BCC DS
RECEIVED
14/10/2026
APPLICATION REF
A007129685

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	40 FLEMING RD HERSTON QLD 4006 42 FLEMING RD HERSTON QLD 4006 46 FLEMING RD HERSTON QLD 4006
Real Property Description of Site:	L10 RP.52955 L9 RP.52955 L1 RP.98578
Aspects of development and type of approval:	DA - SPA - Carry out Building Work Preliminary Approval under s241 - Dwelling House,Demolition DA - SPA - Carry out Building Work Preliminary Approval under s241 - Dwelling House,Extension DA - SPA - Reconfigure a Lot Development Permit - Subdivision of Land DA - SPA - Material Change of Use Development Permit - Dwelling House DA - SPA - Material Change of Use Development Permit - Multiple Dwelling DA - SPA - Carry out Building Work Preliminary Approval under s241 - Multiple Dwelling DA - SPA - Material Change of Use Development Permit - Dwelling House
Council File Reference:	A006295245 Permit Reference Number/s: DABW336910817; DABW337315317; DARL336911017; DAMC337315117; DAMC336910917; DABW355739018; DAMC357917218.
Package Status:	APPROVED - Version 4 (19th of October, 2023 6:19:11 PM)
Package Generated:	19/10/2023

PROJECT TEAM

The assessment of this application has been undertaken by:

Christine GRAY
Principal Urban Planner
Planning Services City West
christine.gray@brisbane.qld.gov.au
3407 0160

Llewellyn BATSON
Principal Urban Planner
Planning Services North
Llewellyn.Batson@brisbane.qld.gov.au
(07) 340 34980

Joseph SELWOOD
Urban Planner
Planning Services City West
Joseph.Selwood@brisbane.qld.gov.au
(07) 3178 1491

Anita CHESTERMAN
Architect, Development Assessment
Architecture Team
anita.chesterman@brisbane.qld.gov.au
(07) 3403 5216

Brigette DAHM
Landscape Architect
Landscape Architecture Team
brigette.dahm@brisbane.qld.gov.au
(07) 3178 3981

Avin KUMAR
Engineer
Engineering Compliance
avin.kumar@brisbane.qld.gov.au
340 38888

Barbara MARIC
Urban Planner
City Planning
Barbara.Maric@brisbane.qld.gov.au
(07) 3403 4249

Richard SHARP
Urban Planner
Planning Services City West
Richard.Sharp@brisbane.qld.gov.au
31780235

John NEVILLE
Team Manager
Development Assurance & Outcomes
john.neville@brisbane.qld.gov.au
07 3403 9893

George KAITHAKKOTTIL
Principal Engineer
Engineering Compliance
George.Kaithakkottil@brisbane.qld.gov.au
3178 0818

Sallie BATTIST
Team Manager
Prelodgement Services
sallie.battist@brisbane.qld.gov.au
3403 5992

Brigette DAHM
Landscape Architect
Landscape Architecture Team
brigette.dahm@brisbane.qld.gov.au
(07) 3178 3981

Shirley MILLS
Senior Urban Planner
Planning Services City West
Shirley.Mills@brisbane.qld.gov.au
3403 6117

MAISIE TANG
Principal Urban Planner
Planning Services City West
maisie.tang@brisbane.qld.gov.au
(07) 31789048

Justin SELLARS
Senior Urban Planner
House & Homes & Express
justin.sellars@brisbane.qld.gov.au
3403 6546

Jian-Min CHEN
Senior Urban Planner
Trunk Infrastructure & Calculations
jianmin.chen@brisbane.qld.gov.au
(07) 3178 0821

Callan BENNETT
Principal Architect
Architecture Team
Callan.Bennett@brisbane.qld.gov.au
07 31780595

Dalia LUCHA
Technical Officer
Engineering Services North
Dalia.Lucha@brisbane.qld.gov.au
07 3178 8911

Carina FIESELER
Landscape Architect
Landscape Architecture Team
carina.fieseler@brisbane.qld.gov.au
3403 5235

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan	SD1002 Issue 07	12-JUN-2023 (Received)
Site Plan - Lower Ground Level	SD1003 Issue 09	12-JUN-2023 (Received)
Site Plan - Mid Ground Level	SD1004 Issue 09	12-JUN-2023 (Received)
Site Plan - Upper Ground Level	SD1005 Issue 09	12-JUN-2023 (Received)
Site Plan - Top Level	SD1006 Issue 09	12-JUN-2023 (Received)
Site Plan - Roof	SD1007 Issue 07	12-JUN-2023 (Received)

Existing & Demolition Plan - Lot 9 (House 44)	SD1210 Issue 05	12-JUN-2023 (Received)
Proposed - Lot 9 - House 44 Relocation & Renovation	SD2010 Issue 05	12-JUN-2023 (Received)
Unit Type A	SD2001 Issue 07	12-JUN-2023 (Received)
Unit Type B	SD2002 Issue 08	12-JUN-2023 (Received)
Unit Type C	SD2003 Issue 07	12-JUN-2023 (Received)
Unit Type D.3	SD2004 Issue 08	12-JUN-2023 (Received)
Unit Type E	SD2005 Issue 07	12-JUN-2023 (Received)
Deep Bed Planting	SD2803 Issue 06	12-JUN-2023 (Received)
Site cover diagram	SD2801 Issue 06	12-JUN-2023 (Received)
GFA diagram	SD2802 Issue 06	12-JUN-2023 (Received)
Unit Type E2	SD2006 Issue 03	12-JUN-2023 (Received)
Private Open Space	SD2806 Issue 06	12-JUN-2023 (Received)
RFI Response - Materiality Breakup	SD2810 Issue 06	12-JUN-2023 (Received)
RFI Response - Materiality Breakup	SD2811 Issue 05	12-JUN-2023 (Received)
Elevations - North West Streetscape	SD3001 Issue 07	12-JUN-2023 (Received)

Elevations - Type A Units	SD3002 Issue 06	12-JUN-2023 (Received)
Elevations - Type A Units	SD3003 Issue 07	12-JUN-2023 (Received)
Elevations - Type B Units	SD3004 Issue 07	12-JUN-2023 (Received)
Elevations - Type B Units	SD3005 Issue 08	12-JUN-2023 (Received)
Elevations - Type C and D Units	SD3006 Issue 09	12-JUN-2023 (Received)
Elevations - Type E Units	SD3007 Issue 07	12-JUN-2023 (Received)
Sections	SD3101 Issue 07	12-JUN-2023 (Received)
Sections	SD3102 Issue 07	12-JUN-2023 (Received)
Sections	SD3103 Issue 07	12-JUN-2023 (Received)
Sections	SD3104 Issue 06	12-JUN-2023 (Received)
Sections	SD3105 Issue 05	12-JUN-2023 (Received)
Sections	SD3106 Issue 02	12-JUN-2023 (Received)
Concept Site Levels & Drainage Layout Plan	B21575-CSK02 F (Amended In Red 04-OCT-2023)	29-SEP-2023
Stormwater Detention Concept Plan	B21575-CSK03 D	02-AUG-2023
Concept Sewer & Water Connection Plan	B21575-CSK04 E	29-SEP-2023

Concept Bulk Earthworks Layout Plan	B21575-CSK05 E	29-SEP-2023
Concept Site Sections Sheet 1 of 2	B21575-CSK06 D	02-AUG-2023
Concept Site Sections Sheet 2 of 2	B21575-CSK07 C	02-AUG-2023
Concept Site Levels And Drainage Layout Plan - Unit 15	B21575-CSK08 A (Amended In Red 04-OCT-2023)	29-SEP-2023
Retaining Wall (RW9) Section K	D6 REV P (Amended In Red 04-OCT-2023)	07-SEP-2023
Unit 14 Garage Access Swept Path Assessment	B22128-SK-004 A	13-SEP-2023
Unit 15 Garage Access Swept Path Assessment	B22128-SK-005 A	13-SEP-2023
Landscape Concept Plan Cover Sheet & Drawing Index	SK001 Rev. E	11-AUG-2023 (Received)
Landscape Concept Plan - Site Wide Plan	SK002 Rev. E (Amended In Red 16-OCT-2023)	11-AUG-2023
Landscape Concept Plan - Site Wide Fencing Plan	SK003 Rev. E (Amended In Red 16-OCT-2023)	11-AUG-2023
Landscape Concept Plan - Planting Species Schedule & Images	SK010 Rev. E	11-AUG-2023
Stormwater Management Plan	B21575CR002.DOCX Rev. D (Amended In Red 04-OCT-2023)	29-SEP-2023
Proposed Subdivision Plan	BNE150993 A3 5205 Rev G	12-JUN-2023 (Received)

Commented [ML1]: To be updated - refer planning report

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Carry out Building Work
Activity(ies):	Dwelling House Demolition
Stage:	1 (44 Fleming Rd (Lot 2))

General/Planning Requirements

	Timing
1) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
2) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated	While site/operational/building work is occurring and then to be maintained

drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	
3) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
4) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained

Architecture

	Timing
5) Partial Demolition of Building Partial demolition resulting from this approval must be in accordance with the APPROVED DRAWINGS AND DOCUMENTS and all building work must comply with this condition	While site/operational/building work is occurring and then to be maintained

5(a) Adequate Bracing Provide adequate bracing from the commencement of any demolition work and throughout the demolition and construction phases of the project, to ensure that all parts of the building not specifically designated for demolition on the APPROVED DRAWINGS AND DOCUMENTS are retained and protected. Timing: While site/operational/building work is occurring	As indicated
5(b) Retain Original Fabric Retain all existing external original fabric in the sections of the building which are not being demolished. This will include, but is not limited to, existing decorative detailing, balustrading, wall cladding, windows, doors, stairs and roof sheeting. Timing: While site/operational/building work is occurring and then to be maintained	As indicated
5(c) Submit Certification Submit to Development Services certification by a Registered Architect / Building Designer (holding a Queensland Building and Construction Commission Licence appropriate to the scale of the approved development) confirming that the partial demolition has been carried out in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use	As indicated

Engineering

	Timing
6) Construction Management Plan (Minor) Prepare a Construction Management Plan for the subject site. The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development: - Provision of alternative pedestrian route/s, past or around the site - Personal Protection Equipment Areas - Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers) - Temporary vehicular access points - A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Construction Management Plan - Employee and visitor parking areas - Provision for loading and unloading materials including the location of any remote loading sites - The location of materials, structures, plant and equipment to be stored or placed on the construction site - The anticipated staging and programming - Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development - Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008. A request	Prior to site/operational/building work commencing

can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services. Note: - The Construction Management Plan is not required to be approved by Development Services.	
6(a) Implement Construction Management Plan (minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition. Timing: While site/operational/building work is occurring	As indicated
7) 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
7(a) As Constructed Drawings Where alterations to existing infrastructure are required, submit to Development Services "As Constructed"	As indicated

drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
7(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services 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. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
8) 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 and 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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
9) Further Development Permit required This Preliminary Approval (Carrying Out Building Works) does not include assessment under the Building Act and does not permit building work to occur. Prior to the commencement of any building work, Development Permit(s) for Carrying Out Building Work will be required.	As indicated
10) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	As indicated

11) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated
12) Advice Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.	As indicated
13) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the *Sustainable Planning Regulation 2009* (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated

14) Damage to Trees on Adjoining Lots Please note that any damage caused to vegetation on adjoining lots as a result of exercising this development approval may result in civil action.	As indicated
15) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Carry out Building Work
Activity(ies):	Dwelling House Extension
Stage:	1 (44 Fleming Rd (Lot 2))

General/Planning Requirements

	Timing
16) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
17) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
18) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	
19) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained

Architecture

	Timing
20) External Details External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
21) Overall Building Height - Dwelling House The overall height of the constructed building(s) must be in accordance with this condition:	While site/operational/building work is occurring and then to be maintained
21(a) Construct the development Construct the development in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.	As indicated

Timing: While building work is occurring and then to be maintained	
21(b) Submit certification Where the approved building height is 9.0 metres or greater at any point, submit to Development Services certification from a registered surveyor confirming that the "as constructed" floor and roof levels and overall height are in accordance with this condition. Provide a copy of the Certification to the Building Certifier responsible for issuing the Development Permit for the proposed building works. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated

Engineering

	Timing
22) Construction Management Plan (Minor) Prepare a Construction Management Plan for the subject site. The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development: - Provision of alternative pedestrian route/s, past or around the site - Personal Protection Equipment Areas	Prior to site/operational/building work commencing

- Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers) - Temporary vehicular access points - A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Construction Management Plan - Employee and visitor parking areas - Provision for loading and unloading materials including the location of any remote loading sites - The location of materials, structures, plant and equipment to be stored or placed on the construction site - The anticipated staging and programming - Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development - Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008. A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services. Note: - The Construction Management Plan is not required to be approved by Development Services.	
22(a) Implement Construction Management Plan (minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition. Timing: While site/operational/building work is occurring	As indicated

23) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - 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 Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
23(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 issue of Certificate of	As indicated

Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
23(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
24) Permanent Vehicle Crossover Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 40 Fleming Road (Lot 3) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 44 Fleming Road (Lot 2) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.	
25) Redundant Crossover Remove the redundant existing vehicle crossing(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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
26) Further Development Permit required This Preliminary Approval (Carrying Out Building Works) does not include assessment under the Building Act and does not permit building work to occur. Prior to the commencement of any building work, Development Permit(s) for Carrying Out Building Work will be required.	As indicated
27) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that:	As indicated

1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	
28) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated
29) Advice Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.	As indicated

30) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the *Sustainable Planning Regulation 2009* (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated
31) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Reconfigure a Lot
Activity(ies):	Subdivision of Land
Stage:	1

General/Planning Requirements

	Timing
32) Timing All building work associated with the relocation of dwelling on to Lot 2 and approved demolition of a pre-1947 dwelling house (A005647219) over Lot 10 on RP52955 must be carried out and completed prior to the registration of the plan of subdivision. Timing: Prior to the registration of the plan of subdivision	As indicated
33) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
34) Carry Out the Approved Development	While site/operational/building work

Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	is occurring and then to be maintained
35) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained
36) Demolish or Relocate Buildings Demolish or relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings. Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)	As indicated

Landscape Architecture and Open Space Planning

	Timing

37) Retain and Protect Existing Street Tree(s) Identify, retain and protect the existing street trees unless otherwise agreed in writing with Asset Services. Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from Asset Services.	While site/operational/building work is occurring
37(a) Implement Protection Measures Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). Note: If fencing is proposed to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services. Timing: Prior to site / operational / building work occurring	As indicated
37(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 / building work is occurring	As indicated
38) Streetscape Works - Neighbourhood Street	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to

Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge to a Neighbourhood Street Minor standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5	commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
38(a) Concrete Path Install a 1.8m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
38(b) Submit As-Constructed Drawings Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated

38(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
38(d) Street Tree(s) Contact the call centre on 3403 8888 and request that Council undertake street tree planting in accordance with the Infrastructure Design Planning Scheme Policy including section 3.7.5 to the frontage of the development. Provide the call centre with the Development Approval number and obtain a reference number for the phone call for your record. Timing: Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	As indicated

Engineering

	Timing
39) Filling and / or Excavation All proposed earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes.	As indicated

Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)	
39(a) Submit Earthworks Drawings Submit for the approval of Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS, 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 proposed 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 ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. 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. Timing: Prior to site/operational/building work commencing	As indicated

39(b) Fill Material, Placement, Compaction and Testing All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act) 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/building work is occurring	As indicated
39(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/building work is occurring and then to be maintained	As indicated
39(d) Submit As Constructed Drawings Submit to Development Services “As Constructed” drawings prepared by a Registered Surveyor. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)	As indicated
39(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.	As indicated

Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)	
40) Grant Easements Grant the following easement(s): i) Easements for underground drainage, overland flow, maintenance of stormwater drainage and access purposes as may be required, in favour of Brisbane City Council. ii) Easements for underground drainage and access purposes a minimum of 3.0 metres wide over the relocated stormwater drainage pipes that traverse the site, in favour of Brisbane City Council. iii) Volumetric easement for underground drainage and access purposes over the relocated stormwater pipes located underneath of Unit 15 , in favour of Brisbane City Council Iv) a 1m wide access easement corridor for overland flow emergency and for maintenance of the Stormwater pipes located at the rear of Unit 15, in favour of Council. v) Easements for underground drainage and access purposes (no less than 900mm wide) over the roofwater drainage infrastructure provided for the upstream lots to preserve the rights of upstream owners. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL), and then to be maintained	As indicated
40(a) Submit Plan of Subdivision and Documentation (Non-Council Easement) Submit for the approval of Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition.	As indicated

Commented [ML2]: To be updated (refer Appendix C)

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 for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)	
40(b) Submit Plan of Subdivision and Documentation (Council Easement) Submit for the approval of Development Services, a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition. 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. Timing: Prior to submission of the request for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)	As indicated
40(c) Lodge Notated Plan and Documentation Lodge the plan of subdivision notated by Council pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL)	As indicated
40(d) Submit Evidence of Registration Submit to Development Services evidence of the registration of the necessary easement documentation.	As indicated

Timing: Within one month of the registration of the easement documentation	
41) On-site Erosion (medium risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
41(a) Prepare Erosion and Sediment Control Plan Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes. The plan(s) and design certificates 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. At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at: CARS-ESC@brisbane.qld.gov.au Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.	As indicated
41(b) Attend a pre-start meeting Request and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are	As indicated

to be made when submitting copies of all required documentation, including design certificates to: CARS- ESC@brisbane.qld.gov.au Timing: Prior to commencement of any site works causing exposure of soil.	
41(c) Implement Certified Erosion and Sediment Control Plan Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion. The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
42) 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. Timing: During the on-maintenance period	As indicated
42(a) On-Maintenance Acceptance Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed	As indicated

in accordance with the requirements of the condition and is accepted on-maintenance. Provide proof of Public Liability Insurance ($20 million) for the on-maintenance period. Lodge a maintenance security for the on- maintenance period. The security must be calculated as 5% of the value of the constructed work or $10,000.00, whichever is greater. Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's *Infrastructure Installation and Construction Requirements Manual* for further details about the on-maintenance procedure and requirements. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
42(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. Timing: A minimum 12 months from acceptance on-maintenance	As indicated
42(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

43) 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; 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 Fleming road frontage of the site; 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.	As indicated

44) Construction Management Plan (Minor) Prepare a Construction Management Plan for the subject site. The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development: - Provision of alternative pedestrian route/s, past or around the site - Personal Protection Equipment Areas - Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers) - Temporary vehicular access points - A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Construction Management Plan - Employee and visitor parking areas - Provision for loading and unloading materials including the location of any remote loading sites - The location of materials, structures, plant and equipment to be stored or placed on the construction site - The anticipated staging and programming - Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development - Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008. A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services. Note:	Prior to site/operational/building work commencing

- The Construction Management Plan is not required to be approved by Development Services.	
44(a) Implement Construction Management Plan (minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition. Timing: While site/operational/building work is occurring	As indicated
45) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners	Prior to site/operational/building work commencing

- Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.	
45(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 wall and ancillary drainage is 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 (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
46) 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
46(a) As Constructed Drawings	As indicated

Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
46(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services 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. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
47) 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 the area of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes. Note:	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Queensland Urban Utilities permission is required if water supply and sewerage services are affected.	
47(a) Certify the Work Submit to Development Services certification from a Registered Surveyor or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
48) 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 and 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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

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

50) Land for Transport Network - Road (Non- trunk) Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING BNE150993 A3 5205 Rev G (dated 02/06/2023) (received date 12/06/2023), including the following: i. An additional land dedication along the full length of the Fleming Road frontage of the site so combined footpath width (existing plus additional dedication) is 3.75m. NOTE: This condition is imposed under section 665 of the Sustainable Planning Act 2009. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL)	As indicated
50(a) Submit Plan of Subdivision (MCU only) Submit for the approval of Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition.	As indicated

Timing: As part of the submission of the request for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition	
50(b) Lodge Notated Plan (MCU only) Lodge the plan of subdivision notated by Council pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use	As indicated
50(c) Submit Evidence of Registration (MCU only) Submit to Development Services, evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision	As indicated

51) Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance with the approved DRAWINGS AND DOCUMENTS and 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 665 of the Sustainable Planning Act 2009.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

51(a) Submit Stormwater Drawings Submit for the approval of Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing	As indicated
51(b) Pre-Start Meeting Arrange a pre-start meeting with Development Services. Timing: Prior to site/operational work commencing	As indicated
51(c) Implement Approved Drawings Construct the works in accordance with the above approved stormwater drawings. Timing: Prior to On-Maintenance Acceptance	As indicated
51(d) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings including an asset register and a pre-On Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland. Timing: Prior to On-Maintenance Inspection	As indicated
51(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer	As indicated

Queensland, confirming that the works have been completed in accordance with the above approved stormwater drawings. Timing: Prior to on- maintenance inspection	
52) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
53) Up Stream Stormwater Drainage Connection Provide a stormwater drainage connection for the future development of all adjoining upstream properties designed for ultimate developed catchment conditions and connected to a lawful point of discharge.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
53(a) Submit Stormwater Drawings Submit for the approval of Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in	As indicated

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 - For a multiple dwelling a 225mm diameter pipe is the minimum size required to service an upstream development of any kind Timing: Prior to site/operational/building work commencing	
53(b) Implement Approved Drawings Carry out the works in accordance with the above approved stormwater drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained	As indicated
53(c) Submit As Constructed Drawings	As indicated

Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	
53(d) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved stormwater drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	As indicated
54) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - 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	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

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 Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.	
54(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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
54(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever	As indicated

comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
55) 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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
56) 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.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
57) Construct Private Internal Fire Main and Hydrant Construct a private internal fire main and fire hydrant(s) to serve the development. The installation is to satisfy requirements for internal hydrants within the current version of AS2419. Notes. • &n bsp; The private fire main shall be supplied from a Queensland Urban Utilities (QUU)	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

water service and meter with detector check valve bypass. **This water service requirement is to be included in the development's Water Approval.** • &n bsp; Private fire hydrants are required where any point of a possible building envelope is more than 90 metres (when the distance is measured around the perimeter of the building envelope) from a QUU hydrant. • &n bsp; Ownership and maintenance requirements for the private main and hydrant shall lie with a single legal entity, which represents the owner(s) of any property served by the private main and hydrant. This legal entity is to be to the satisfaction of QUU for billing purposes and is to be a requirement of the development's Water Approval. • &n bsp; This legal entity shall remain in place for the life of the development, be responsible for the cost of water consumption charges at the QUU boundary meter, and be responsible for maintaining the private fire main and hydrant, for the life of the development. • &n bsp; The responsibilities of legal entity shall remain in effect on transfer of the property title.	
57(a) Submit Hydraulic Plan Submit detailed hydraulics plans showing the design of the work and obtain a Compliance Permit for regulated work (Plumbing and Drainage Installation) under the Plumbing and Drainage Act 2002 from the Manager, Plumbing Services Group. Timing: Prior to site/operational/building work commencing	As indicated

57(b) Implement Approved Plans Construct the works in accordance with the approved hydraulics plan. Obtain a Compliance Certificate for the constructed works from the Manager, Plumbing Services Group Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
57(c) Submit Documentation Submit the following documentation to Development Services: - Submit a copy of the Compliance Certificate from the Manager, Plumbing Services Group - Submit a copy of the QUU Connection Certificate, indicating all requirements of the development's Water Approval have been satisfied. - Submit an undertaking that future and potential property owners will be advised of the private fire fighting infrastructure, who owns that infrastructure and the maintenance responsibilities for the infrastructure. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
57(d) Notify Future Owners	As indicated

The developer must notify all future and potential property owners of the private fire main and hydrants, and ownership responsibilities for the private fire main and fire hydrant. Timing: To be maintained	
58) Permanent Vehicle Crossover Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 40 Fleming Road (Lot 3) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Provide a maximum 6.50 metre wide Type B1 permanent vehicle crossover to 42 Fleming Road (Lot 4) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 44 Fleming Road (Lot 2) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 46 Fleming Road (Lot 1) frontage	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.	
59) Redundant Crossover Remove the redundant existing vehicle crossing(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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
60) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated

61) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the *Sustainable Planning Regulation 2009* (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated
62) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Dwelling House
Stage:	1 (44 Fleming Rd (Lot 2))

General/Planning Requirements

	Timing
63) Commencement of Use The use shall not commence until plan of subdivision of this development approval has been registered. Timing: Registration of the plan of subdivision	As indicated
64) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
65) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.	While site/operational/building work is occurring and then to be maintained

Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	

66) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

67) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained

Architecture

	Timing

68) External Details External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
69) Overall Building Height - Dwelling House The overall height of the constructed building(s) must be in accordance with this condition:	While site/operational/building work is occurring and then to be maintained
69(a) Construct the development Construct the development in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS. Timing: While building work is occurring and then to be maintained	As indicated
69(b) Submit certification Where the approved building height is 9.0 metres or greater at any point, submit to Development Services certification from a registered surveyor confirming that the "as constructed" floor and roof levels and overall height are in accordance with this condition. Provide a copy of the Certification to the Building Certifier responsible for issuing the Development Permit for the proposed building works.	As indicated

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
70) Screening Dwelling House (Small Lot) Provide screening in accordance with the approved DRAWINGS AND DOCUMENTS and the following: a) Where any windows of habitable rooms of the proposed dwelling(s) are within 2m at ground floor level or 9m above ground floor level of adjoining neighbouring dwellings' windows to habitable rooms, provide suitable screening in accordance with the following: - Sill heights of 1.5m above floor level; or - Fixed obscure glazing in any part of the window below 1.5m above floor level; or - Fixed external screens, or - Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level). b) Where a direct view is available from balconies, landings, terraces and decks of the proposed dwelling(s) into windows, balconies, landings, terraces and decks of an adjacent dwelling house, that view must be screened from floor level to a height 1.5m above floor level c) Translucent screens, perforated or slatted panels, or fixed louvres that are permanent,	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

durable and fixed and have a maximum of 25% openings, with a maximum opening of 50mm.	

Engineering

	Timing
71) On-site Erosion (medium risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
71(a) Prepare Erosion and Sediment Control Plan Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes. The plan(s) and design certificates 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. At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at: CARS-ESC@brisbane.qld.gov.au Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.	As indicated

71(b) Attend a pre-start meeting Request and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: CARS- ESC@brisbane.qld.gov.au Timing: Prior to commencement of any site works causing exposure of soil.	As indicated
71(c) Implement Certified Erosion and Sediment Control Plan Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion. The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
72) 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; b) The sign is to list the name, postal and/or email address and a contact	As indicated

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 Fleming road frontage of the site; 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.	

73) Construction Management Plan (Minor) Prepare a Construction Management Plan for the subject site. The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development:	Prior to site/operational/building work commencing

- Provision of alternative pedestrian route/s, past or around the site - Personal Protection Equipment Areas - Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers) - Temporary vehicular access points - A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Construction Management Plan - Employee and visitor parking areas - Provision for loading and unloading materials including the location of any remote loading sites - The location of materials, structures, plant and equipment to be stored or placed on the construction site - The anticipated staging and programming - Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development - Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008. A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services. Note: - The Construction Management Plan is not required to be approved by Development Services.	
73(a) Implement Construction Management Plan (minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition.	As indicated

Timing: While site/operational/building work is occurring	
74) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners - Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.	Prior to site/operational/building work commencing
74(a) Certification of Retaining Walls	As indicated

For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining wall and ancillary drainage is in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
75) 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
75(a) As Constructed Drawings Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated

75(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services 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. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
76) 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 and 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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
77) 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	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

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	
78) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - 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 Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
78(a) Submit As Constructed Drawings	As indicated

Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
78(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
79) Telecommunications Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards: a) Provide telecommunications to the subject buildings, lead-in conduits and equipment	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

space in a suitable location within the buildings, to suit the carrier of choice. b) If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.	
80) 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.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
81) Permanent Vehicle Crossover Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 40 Fleming Road (Lot 3) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 44 Fleming Road (Lot 2) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Note: No further permits are required to carry	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

out these works and street trees must not be removed without prior approval from Asset Services.	
82) Redundant Crossover Remove the redundant existing vehicle crossing(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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
83) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated
84) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water	As indicated

Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the *Sustainable Planning Regulation 2009* (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	
85) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Multiple Dwelling

Stage: 2

General/Planning Requirements

	Timing
86) Time for Completion of Development Development relating to this approval must be completed within 7 years from when the approval takes effect. Note: If the development is started but not completed within the time specified above, the approval (to the extent it relates to any development not completed) lapses. Timing: Development to be completed within 7 years.	As indicated
87) Commencement of Stage Stage 2 shall not commence until the plan of subdivision, associated with the Stage 1 of this development approval, has been registered. Timing: Registration of the plan of subdivision	As indicated
88) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring

89) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained

90) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

91) Car Parking The car parking within the building is to be maintained exclusively for the ancillary use of the development. The parking is not to be made available to the general public and there is to be no advertising signage erected on	To be maintained

or in the vicinity of the site advertising the availability of car parking to the general public.	
92) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained
93) Visitor Parking Visitor car parking spaces must: - Be used by bona fide visitors to the premises only; - Be clearly labelled as 'Visitor Parking'; and - Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
94) Security Lighting Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances and vegetated areas Ensure that all external lighting is in accordance with Australian Standard - AS4282- Control of	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. Ensure lighting over publicly accessible pathways covered by permanent awnings is in accordance with Australian Standard - AS/NZS 1158.3.1 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements. Lighting must be maintained by the owner of the building in a safe and good working order.	

Architecture

	Timing
95) Provide Pedestrian Prioritised Pathway Provide a pedestrian prioritised pathway from the street frontage to the front door of each unit. The pathway is to be differentiated in colour and texture from the driveway surface.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
96) Balconies and Terraces to Remain Unenclosed All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes/Policies and clearly depicted on	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

the approved drawings. Any Community Management Statement is to contain a by-law which reflects the requirements of this condition.	
97) Driveway Material and Finishes Provide materials and finishes to the driveway and external carparking surfaces that reduce the visual impact of these areas when viewed from the street. In order to achieve this outcome, one or a combination of the following is to be used: - Coloured aggregate; - Cement pavers; and/or - Banding and patterns in the surface design.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
98) Overall Height The overall height of the proposed building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.	While site/operational/building work is occurring and then to be maintained
98(a) Submit Certification Submit to Development Services certification from a registered surveyor confirming that the "as constructed" floor and roof levels and overall height are in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of	As indicated

Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
99) Screen A/C and Other Plant Enclosures Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
100) Screening Multiple Dwelling / Dual Occupancy Provide screening in accordance with the approved DRAWINGS AND DOCUMENTS and the following: a) Where any windows of habitable rooms of the proposed dwelling(s) are within 2m at ground floor level or 9m above ground floor level of adjoining neighbouring dwellings' windows to habitable rooms, provide suitable screening in accordance with the following: - Sill heights of 1.5m above floor level; or - Fixed obscure glazing in any part of the window below 1.5m above floor level; or - Fixed external screens, or - Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

at ground floor level). b) Where a direct view is available from balconies, landings, terraces and decks of the proposed dwelling(s) into windows, balconies, landings, terraces and decks of an adjacent dwelling house, that view must be screened from floor level to a height 1.5m above floor level c) Translucent screens, perforated or slatted panels, or fixed louvres that are permanent, durable and fixed and have a maximum of 25% openings, with a maximum opening of 50mm.	

Landscape Architecture and Open Space Planning

	Timing
101) Landscape the Site - Self Certification Landscape the site in accordance with the requirements of this condition.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
101(a) Prepare a detailed Landscape Plan for Self Certification Prepare a detailed Landscape Plan for areas nominated on the approved drawings, in accordance with the approved DRAWINGS AND DOCUMENTS, the relevant Brisbane Planning Scheme Codes/Policies and the following conditions: PLANTING - Provide columnar trees at 3m intervals where possible along site boundaries	Prior to site/operational/building work commencing

- Provide columnar screening trees at 6m intervals along the rear boundary - Provide a minimum 2m wide landscape strip along the frontage planted with trees, shrubs and groundcovers - Provide flowering /shade trees within the frontage at maximum centres of 6m, provided as 25 litre stock or larger - staked and tied - Provide shade trees to driveways and car parking to achieve a minimum 50% shade to hardstand areas - Provide a 3 tier landscape structure to all landscape areas i.e. Trees, shrubs and groundcovers ADDITIONAL REQUIREMENTS - Retain existing vegetation, except for environmental weeds, which are to be removed and replaced - Trees to be retained are documented, protected and integrated into the landscape design in accordance with AS4970 (the Australian Standard for the Protection of Trees on Development sites) - Maximise opportunities for stormwater infiltration into landscaped areas SPECIFICATIONS - Provide mulch and soil to meet AS4454 and AS4419 - Ensure that soil media is ameliorated to increase its water holding capabilities. Note: The requirements outlined by this condition do not require an application to be made with Council.	

101(b) Construct Approved Work Construct landscaping in accordance with the prepared detailed Landscape Plan.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first
101(c) Certify Work On completion of works, submit to Development Services certification from: - A registered Landscape Architect or Landscape Designer that the detailed Landscape Plan complies with the City Plan (Form CC10616 Landscape Design Certificate); and - A registered Landscape Architect and registered Landscape Contractor that the completed landscape work complies with the detailed Landscape Plan, (Form CC10613 Landscape Works Certificate). Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Compliance Certificates.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
101(d) Maintain Landscape Work Maintain the landscape generally in accordance with the detailed plans.	To be maintained

Pollution

	Timing

102) Dampening of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

Engineering

	Timing
103) Filling and / or Excavation All proposed earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)	As indicated
103(a) Submit Earthworks Drawings Submit for the approval of Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS, 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 proposed 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;	As indicated

- Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. 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. Timing: Prior to site/operational/building work commencing	
103(b) Fill Material, Placement, Compaction and Testing All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act) 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/building work is occurring	As indicated
103(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/building work is occurring and then to be maintained	As indicated

103(d) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings prepared by a Registered Surveyor. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)	As indicated
103(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 building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)	As indicated
104) Grant Easements Grant the following easement(s): i) Easements for underground drainage, overland flow, maintenance of stormwater drainage and access purposes as may be required, in favour of Brisbane City Council. ii) Easements for underground drainage and access purposes a minimum of 3.0 metres wide over the relocated stormwater drainage pipes that traverse the site, in favour of Brisbane City Council. iii) a volumetric easement for underground drainage and access purposes over the relocated stormwater pipes located underneath of Unit 15 , in favour of Brisbane City Council	As indicated

Commented [ML3]: To be updated (refer Appendix C)

Iv) a 1m wide access easement corridor for overland flow emergency and for maintenance of the Stormwater pipes located at the rear of Unit 15, in favour of Council. v) Easements for underground drainage and access purposes (no less than 900mm wide) over the roofwater drainage infrastructure provided for the upstream lots to preserve the rights of upstream owners. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL), and then to be maintained	
104(a) Submit Plan of Subdivision and Documentation (Non-Council Easement) Submit for the approval of Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition. 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 for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)	As indicated
104(b) Submit Plan of Subdivision and Documentation (Council Easement) Submit for the approval of Development Services, a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition. 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. Timing: Prior to submission of the request for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for	As indicated

Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)	
104(c) Lodge Notated Plan and Documentation Lodge the plan of subdivision notated by Council pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL)	As indicated
104(d) Submit Evidence of Registration Submit to Development Services evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation	As indicated
105) On-site Erosion (medium risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
105(a) Prepare Erosion and Sediment Control Plan Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes. The plan(s) and design certificates must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered	As indicated

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. At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at: CARS-ESC@brisbane.qld.gov.au Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.	
105(b) Attend a pre-start meeting Request and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: CARS- ESC@brisbane.qld.gov.au Timing: Prior to commencement of any site works causing exposure of soil.	As indicated
105(c) Implement Certified Erosion and Sediment Control Plan Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion. The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.	As indicated

Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	
106) 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. Timing: During the on-maintenance period	As indicated
106(a) On-Maintenance Acceptance Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance. Provide proof of Public Liability Insurance ($20 million) for the on-maintenance period. Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or $10,000.00, whichever is greater. Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's *Infrastructure Installation and Construction Requirements Manual* for further details about the on-maintenance procedure and requirements. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated

106(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. Timing: A minimum 12 months from acceptance on-maintenance	As indicated
106(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
107) 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; 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;	As indicated

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 Fleming road frontage of the site; 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.	

108) Construction Management Plan (Minor) Prepare a Construction Management Plan for the subject site. The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development: - Provision of alternative pedestrian route/s, past or around the site - Personal Protection Equipment Areas - Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers) - Temporary vehicular access points - A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Construction Management Plan	Prior to site/operational/building work commencing

- Employee and visitor parking areas - Provision for loading and unloading materials including the location of any remote loading sites - The location of materials, structures, plant and equipment to be stored or placed on the construction site - The anticipated staging and programming - Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development - Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008. A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services. Note: - The Construction Management Plan is not required to be approved by Development Services.	
108(a) Implement Construction Management Plan (minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition. Timing: While site/operational/building work is occurring	As indicated
109) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning	Prior to site/operational/building work commencing

Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners - Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.	
109(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 wall and ancillary drainage is 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 (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated

110) 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
110(a) As Constructed Drawings Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
110(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services 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.	As indicated

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
111) 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 the area of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes. 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. Queensland Urban Utilities permission is required if water supply and sewerage services are affected.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
111(a) Certify the Work Submit to Development Services certification from a Registered Surveyor or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or	As indicated

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

114) Signs and Line Markings - Internal Prepare signs and line markings drawings. The drawings must be prepared by a Registered Professional Engineer Queensland. The Registered Professional Engineer Queensland must certify that the drawings are in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 showing the traffic signs, pavement markings and traffic control devices.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
114(a) Implement Signs and Line Marking Carry out the signs and line marking in accordance with the certified drawings.	As indicated
115) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking Construct 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 RCV and for the loading and unloading of vehicle(s). iii. Parking on the site for a one (1) x RCV / LRV, 44 X resident/tenant cars, four(4) X visitor cars	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

including one (1) X parking space for people with disabilities and for the loading and unloading of vehicle(s) within the site iv. Provide 22 number of secure bicycle parking spaces for residents/tenants and 6 visitors. v. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vi. The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads - Transport Operations (Road Use Management) Act 1995.	
115(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	As indicated
116) Refuse Collection - On Site Provide for the installation and collection of waste/recycling bins by Brisbane City Council's Waste Services.	At all times

116(a) Arrange Refuse Collection Arrange for the installation of waste/recycling bins by Brisbane City Council's Waste Services and for the subsequent collection of waste including recycling from the site. Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.	As indicated
116(b) Notify Future Owner The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provided for refuse collection vehicles to enter the property. Timing: At time of a change of ownership	As indicated
116(c) Indemnify Council The owner and any subsequent owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
117) Refuse Storage - On Site Bulk Collection Provide a roofed and screened waste enclosure to accommodate the type and quantity of bulk waste/recycling bins required to service the development. Bins must be located in an area which	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

allows them to be manoeuvred from the bin storage area to the designated internal collection point.	
118) Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance with the approved DRAWINGS AND DOCUMENTS and 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 665 of the Sustainable Planning Act 2009.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
118(a) Submit Stormwater Drawings Submit for the approval of Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing	As indicated
118(b) Pre-Start Meeting Arrange a pre-start meeting with Development Services.	As indicated

Timing: Prior to site/operational work commencing	
118(c) Implement Approved Drawings Construct the works in accordance with the above approved stormwater drawings. Timing: Prior to On-Maintenance Acceptance	As indicated
118(d) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings including an asset register and a pre-On Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland. Timing: Prior to On-Maintenance Inspection	As indicated
118(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 above approved stormwater drawings. Timing: Prior to on- maintenance inspection	As indicated
119) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	
120) Up Stream Stormwater Drainage Connection Provide a stormwater drainage connection for the future development of all adjoining upstream properties designed for ultimate developed catchment conditions and connected to a lawful point of discharge.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
120(a) Submit Stormwater Drawings Submit for the approval of Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. 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	As indicated

is provided in the Brisbane Planning Scheme Policies - For a multiple dwelling a 225mm diameter pipe is the minimum size required to service an upstream development of any kind Timing: Prior to site/operational/building work commencing	
120(b) Implement Approved Drawings Carry out the works in accordance with the above approved stormwater drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained	As indicated
120(c) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	As indicated
120(d) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have	As indicated

been completed in accordance with the above approved stormwater drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	
121) Stormwater Quality (MCU) Manage stormwater quality in accordance with this condition.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
121(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. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), and then to be maintained	As indicated
121(b) Water Quality Maintenance Management Plan Prepare and implement a Water Quality Maintenance Management Plan in accordance with the Water by Design 'WSUD Technical Design	As indicated

Guidelines for South East Queensland'. The plan must be prepared and certified by a Registered Professional Engineer Queensland. Note: This condition does not require any further approval from Council. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), and then to be maintained	
121(c) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater quality treatments strategy required pursuant to part (a) of this condition has been implemented and where a proprietary stormwater quality improvement device has been used to meet the water quality objectives, the device has been approved by Brisbane City Council for use in achieving the water quality targets. Note: Manufacturers that have approved devices by Brisbane City Council will be able to provide evidence of Council approval for use. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW)	As indicated
121(d) Maintain Management Plans Maintain the certified Water Quality Maintenance Plan and the stormwater quality treatment strategy required pursuant to part (a) of this condition. Include the Water Quality Maintenance Plan in any building management strategy, building	As indicated

management statement or community management statement. Timing: To be maintained	
122) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - 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 Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
122(a) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings, including an asset	As indicated

register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
122(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
123) Telecommunications Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards: a) Provide telecommunications to the subject buildings, lead-in conduits and equipment space in a suitable location within the buildings, to suit the carrier of choice.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

b) If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.	
124) 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.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
125) Construct Private Internal Fire Main and Hydrant Construct a private internal fire main and fire hydrant(s) to serve the development. The installation is to satisfy requirements for internal hydrants within the current version of AS2419. Notes. • &n bsp; The private fire main shall be supplied from a Queensland Urban Utilities (QUU) water service and meter with detector check valve bypass. **This water service requirement is to be included in the development's Water Approval.** • &n bsp; Private fire hydrants are required where any point of a possible building envelope is more than 90 metres (when the distance is measured around the perimeter of the building envelope) from a QUU hydrant.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

• &n bsp; Ownership and maintenance requirements for the private main and hydrant shall lie with a single legal entity, which represents the owner(s) of any property served by the private main and hydrant. This legal entity is to be to the satisfaction of QUU for billing purposes and is to be a requirement of the development's Water Approval. • &n bsp; This legal entity shall remain in place for the life of the development, be responsible for the cost of water consumption charges at the QUU boundary meter, and be responsible for maintaining the private fire main and hydrant, for the life of the development. • &n bsp; The responsibilities of legal entity shall remain in effect on transfer of the property title.	
125(a) Submit Hydraulic Plan Submit detailed hydraulics plans showing the design of the work and obtain a Compliance Permit for regulated work (Plumbing and Drainage Installation) under the Plumbing and Drainage Act 2002 from the Manager, Plumbing Services Group. Timing: Prior to site/operational/building work commencing	As indicated
125(b) Implement Approved Plans Construct the works in accordance with the approved hydraulics plan. Obtain a Compliance Certificate for the constructed works from the Manager, Plumbing Services Group Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior	As indicated

to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
125(c) Submit Documentation Submit the following documentation to Development Services: - Submit a copy of the Compliance Certificate from the Manager, Plumbing Services Group - Submit a copy of the QUU Connection Certificate, indicating all requirements of the development's Water Approval have been satisfied. - Submit an undertaking that future and potential property owners will be advised of the private fire fighting infrastructure, who owns that infrastructure and the maintenance responsibilities for the infrastructure. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
125(d) Notify Future Owners The developer must notify all future and potential property owners of the private fire main and hydrants, and ownership responsibilities for the private fire main and fire hydrant. Timing: To be maintained	As indicated

126) Permanent Vehicle Crossover Provide a maximum 6.50 metre wide Type B1 permanent vehicle crossover to the 42 Fleming Road (Lot 4) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
127) Redundant Crossover Remove the redundant existing vehicle crossing(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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
128) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that:	As indicated

1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	
129) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated
130) Advice Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.	As indicated

131) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the *Sustainable Planning Regulation 2009* (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated
132) Damage to Trees on Adjoining Lots Please note that any damage caused to vegetation on adjoining lots as a result of exercising this development approval may result in civil action.	As indicated
133) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.	As indicated

Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)	

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

General/Planning Requirements

	Timing
134) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
135) Carry Out the Approved Development	While site/operational/building work

Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	is occurring and then to be maintained
136) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
137) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained

Architecture

	Timing
138) External Details External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

Standard Advice

	Timing
139) Further Development Permit required This Preliminary Approval (Carrying Out Building Works) does not include assessment under the Building Act and does not permit building work to occur. Prior to the commencement of any building work, Development Permit(s) for Carrying Out Building Work will be required.	As indicated
140) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and	As indicated

- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	
141) Advice Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.	As indicated
142) Damage to Trees on Adjoining Lots Please note that any damage caused to vegetation on adjoining lots as a result of exercising this development approval may result in civil action.	As indicated
143) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.	As indicated

If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)	

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

General/Planning Requirements

	Timing
144) Commencement of Use The use shall not commence until plan of subdivision of this development approval has been registered. Timing: Registration of the plan of subdivision	As indicated
145) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy	While site/operational/building work is occurring

of the conditions and drawings should be located in a site management office or with the site foreman.	
146) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
147) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

148) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained

Architecture

	Timing
149) External Details External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

150) Overall Building Height - Dwelling House The overall height of the constructed building(s) must be in accordance with this condition:	While site/operational/building work is occurring and then to be maintained
150(a) Construct the development Construct the development in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS. Timing: While building work is occurring and then to be maintained	As indicated
150(b) Submit certification Where the approved building height is 9.0 metres or greater at any point, submit to Development Services certification from a registered surveyor confirming that	As indicated

the "as constructed" floor and roof levels and overall height are in accordance with this condition. Provide a copy of the Certification to the Building Certifier responsible for issuing the Development Permit for the proposed building works. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.	

Engineering

	Timing
151) On-site Erosion (medium risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
151(a) Prepare Erosion and Sediment Control Plan Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes. The plan(s) and design certificates 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.	As indicated

At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at: CARS-ESC@brisbane.qld.gov.au Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.	
151(b) Attend a pre-start meeting Request and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: CARS- ESC@brisbane.qld.gov.au Timing: Prior to commencement of any site works causing exposure of soil.	As indicated
151(c) Implement Certified Erosion and Sediment Control Plan Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion. The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated

152) 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; 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 Fleming road frontage of the site; 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.	As indicated

153) Construction Management Plan (Minor) Prepare a Construction Management Plan for the subject site. The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development: - Provision of alternative pedestrian route/s, past or around the site - Personal Protection Equipment Areas - Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers) - Temporary vehicular access points - A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Construction Management Plan - Employee and visitor parking areas - Provision for loading and unloading materials including the location of any remote loading sites - The location of materials, structures, plant and equipment to be stored or placed on the construction site - The anticipated staging and programming - Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development - Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008. A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services. Note:	Prior to site/operational/building work commencing

- The Construction Management Plan is not required to be approved by Development Services.	
153(a) Implement Construction Management Plan (minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition. Timing: While site/operational/building work is occurring	As indicated
154) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners	Prior to site/operational/building work commencing

- Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.	
154(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 wall and ancillary drainage is 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 (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
155) 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
155(a) As Constructed Drawings	As indicated

Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	
155(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services 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. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
156) 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 and 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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

157) 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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
158) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - 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	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.	
158(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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated
158(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)	As indicated

159) Telecommunications Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards: a) Provide telecommunications to the subject buildings, lead-in conduits and equipment space in a suitable location within the buildings, to suit the carrier of choice. b) If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
160) 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.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
161) Permanent Vehicle Crossover Provide a maximum 5.0 metre wide Residential Type permanent vehicle crossover to 46 Fleming Road (Lot 1) frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

shown on the approved DRAWINGS AND DOCUMENTS. Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.	
162) Redundant Crossover Remove the redundant existing vehicle crossing(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 issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
163) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated
164) Water and Wastewater	As indicated

Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the *Sustainable Planning Regulation 2009* (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	
165) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries)	As indicated

**** End of Package ****