



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

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	289 WATERWORKS RD ASHGROVE QLD 4060
Real Property Description of Site:	L28 RP.18732
Aspects of development and type of approval:	DA - PA - Building Work Development Permit - partial demolition DA - PA - Building Work Development Permit - dual occupancy DA - PA - Material Change of Use Development Permit - dual occupancy
Council File Reference:	A006675696 Permit Reference Number/s: DABW458108224; DABW458108324; DAMC458484325.
Package Status:	DRAFT - Version 1
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PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan	TP-04 rev D3	24-FEB-2026 (Received)
Demolition Plan	TP-05 rev D3	24-FEB-2026 (Received)
Demolition Elevations	TP-06 rev D3	24-FEB-2026 (Received)
Undercroft Floor Plan	TP-07 rev D3	24-FEB-2026 (Received)
Ground Floor Plan	TP-08 rev D3	24-FEB-2026 (Received)
Upper Floor Plan	TP-09 rev D3	24-FEB-2026 (Received)
Elevations	TP-10 rev D3	24-FEB-2026 (Received)
Street Elevations	TP-11 rev D3	24-FEB-2026 (Received)
Concept Section	TP-12 rev D3	24-FEB-2026 (Received)
Excavation Plan	TP-13 rev D3	24-FEB-2026 (Received)
Site Based Stormwater Management Plan - Quantity and Quality	26-132-SBSMP-V2	24-FEB-2026 (Received)
Landscape Concept Plan	Undercroft	24-FEB-2026 (Received)
Landscape Concept Plan	Ground Floor LP	24-FEB-2026 (Received)
Landscape Concept Plan	First Floor LP	24-FEB-2026 (Received)
Landscape Concept Plan	Landscape Notes and Schedules	24-FEB-2026 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Building Work
Activity(ies):	partial demolition
Stage:	Partial demolition of a pre-1946 building in the Traditional Building Character overlay

General/Planning Requirements

	Timing
<p>1) Maintain the Approved Development</p> <p>Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p>2) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p>3) Carry Out the Approved Development</p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.</p>	While site/operational/building work is occurring
<p>4) Complete All Building Work</p> <p>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 in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: Building work must also be completed in accordance with any other current development approval.</p>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Architecture

	Timing
<p>5) Partial Demolition of Building</p> <p>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</p> <p>5(a) Adequate Bracing</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p>

<p>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.</p> <p>Timing: While site/operational/building work is occurring</p>	
<p>5(b) Retain Original Fabric</p> <p>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.</p> <p>Timing: While site/operational/building work is occurring and then to be maintained</p>	<p>As indicated</p>
<p>5(c) Submit Certification</p> <p>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.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use</p>	<p>As indicated</p>

Engineering

	Timing
<p>6) On-site Erosion (Low Risk)</p> <p>Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version). Including but not limited to:</p> <ul style="list-style-type: none"> (i) Drainage control measures must be implemented and maintained to minimise water flow across areas of exposed earth. (ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas. (iii) No release of contaminants to land beyond on-site area of earth disturbance. <p>Note: Guidelines and factsheets to assist with this are available from the 'Healthy Waterways - Water by Design' website at http://hlw.org.au/initiatives/esc/house-sites</p> <p>Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p>	<p>As indicated</p>
<p>6(a) Provide Land Occupier Notification to Council</p> <ul style="list-style-type: none"> (i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au (ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land. 	<p>As indicated</p>

<p>Note: Occupier is any principal contractor occupying the land exercising a right under the development approval.</p> <p>Timing: Prior to commencement of any earth disturbing activities.</p>	
<p>7) Protect Existing Infrastructure</p> <p>Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure.</p> <p>Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations.</p> <p>The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.</p> <p>7(a) As Constructed Drawings - Alterations to Existing Infrastructure</p> <p>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.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> 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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p>
<p>8) Repair Damage to Kerb, Footpath or Road</p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p> <p>8(a) Interim Repairs</p> <p>If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration.</p> <p>Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>Timing: While site / operational / building works is occurring.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p>

Standard Advice

	Timing
<p>9) Construction Noise and Dust Emissions</p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.</p> <p>The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> 1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> - 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- <ul style="list-style-type: none"> - 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. <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	As indicated
<p>10) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.</p>	As indicated
<p>11) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	As indicated
<p>12) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p>	As indicated

For further information about any necessary Water Approvals contact
Urban Utilities.

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Permit to Which These Conditions Relate:	DA - PA - Building Work
Activity(ies):	dual occupancy
Stage:	

General/Planning Requirements

	Timing
<p>13) Maintain the Approved Development</p> <p>Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p>14) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p>15) Carry Out the Approved Development</p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.</p>	While site/operational/building work is occurring
<p>16) Complete All Building Work</p> <p>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 in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: Building work must also be completed in accordance with any other current development approval.</p>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Architecture

	Timing
<p>17) External Details</p> <p>External details of the building, facade treatment and external materials and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays architectural merit. Council has not assessed the materials and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of Australia, the Queensland Development Code, relevant Australian</p>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.	
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Standard Advice

	Timing
<p>18) Construction Noise and Dust Emissions</p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> 1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> - 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- <ul style="list-style-type: none"> - 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. <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	As indicated
<p>19) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.</p>	As indicated
<p>20) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	As indicated
<p>21) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for</p>	As indicated

property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

For further information about any necessary Water Approvals contact Urban Utilities.

DRAFT

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	dual occupancy
Stage:	

General/Planning Requirements

	Timing
<p>22) Maintain the Approved Development</p> <p>Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p>23) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p>24) Carry Out the Approved Development</p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.</p>	While site/operational/building work is occurring
<p>25) Complete All Building Work</p> <p>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 in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: Building work must also be completed in accordance with any other current development approval.</p>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Architecture

	Timing
<p>26) External Details</p> <p>External details of the building, facade treatment and external materials and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays architectural merit. Council has not assessed the materials and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of Australia, the Queensland Development Code, relevant Australian</p>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.	
<p>27) Overall Height</p> <p>The overall height of the building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>27(a) Submit Certification</p> <p>Submit to Development Services certification from a Registered Surveyor (Qld) confirming that the 'as constructed' floor and roof levels and overall height are in accordance with the requirements of this condition.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p>
<p>28) Driveway Material and Finishes</p> <p>Provide materials and finishes to the driveway and external carparking surfaces that reduce the visual impact of these areas when viewed from the street. One or a combination of the following must be used:</p> <ul style="list-style-type: none"> - Coloured aggregate; - Concrete pavers; and/or - Banding and patterns in the surface design. 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>29) Balconies/Verandahs/Terraces</p> <p>All balconies/verandahs/terraces must remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures (excluding screening required by the development approval).</p> <p>Note: Any Community Management Statement that may apply to this approval must contain a by-law which reflects the requirements of this condition.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>30) Screening</p> <p>Provide suitable privacy screening to windows of balconies, landings, terraces and decks of the proposed dwelling(s) in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Suitable screening options must be:</p> <p>For windows:</p> <ul style="list-style-type: none"> - 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 to any part of the window below 1.5m above floor level, or - Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level). <p>For balconies, landings, terraces and decks:</p> <ul style="list-style-type: none"> - Fixed screening from floor level to a height of 1.5m above floor level 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

as shown on [INPUT: the approved DRAWINGS AND DOCUMENTS numbers].

Note: Screening devices must be either solid translucent screens, perforated or slatted panels, or fixed louvres that are permanent, be durable and fixed. Screening devices must have a maximum of 25% openings, with a maximum opening of 50mm.

Landscape Architecture and Open Space Planning

	Timing
<p>31) Landscape the Site - Self Certification</p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p>31(a) Detailed Landscape Plan for Self-Certification</p> <p>Prepare a Detailed Landscape Plan at a scale of 1:100 for all on-site landscape works including planting areas identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared by a qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes.</p> <p>The plan must include the following:</p> <ul style="list-style-type: none"> - Planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use. - Unless otherwise specified, trees provided as 45 litre stock or larger, staked and tied, and complying with Australian Standards. - Plant selection and densities to achieve full surface coverage of garden beds within 2 years of planting. - A reticulated drip irrigation system to all planting areas, with drainage connected to the stormwater system; the irrigation system must be connected to a non-mains water source. - Trees required to be retained are documented, integrated into landscape design, and protected in accordance with the relevant sections of Australian Standard AS4970 Protection of trees on development sites. - Details of a 12 week establishment period. <p>In addition to the requirements listed above, the plan must include the following:</p> <ul style="list-style-type: none"> - Deep planting areas as shown on the approved drawings planted with trees capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting noting that this is a minimum requirement and trees are expected to grow beyond these measurements. - Columnar canopy form or screening tree/shrub species planted at suitable spacings along side boundaries and adjacent to pedestrian access paths, in planting areas shown on the approved drawings. - Shade and/or round canopy trees planted at suitable spacings along front boundaries in planting areas shown on the approved drawings. - Shade and/or round canopy trees in car parking areas in planting areas shown on the approved drawings. - Minimum internal depths and widths sufficient to support healthy plant growth, with the following dimensions or other dimensions if achieving the same soil volume; trees - 1200mm width x depth, large shrubs and palms - 800mm width x depth, small shrubs and groundcovers - 600mm width x depth. - One hose cock within any private landscape and recreation area. 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p> <p>As indicated</p>

Timing: Prior to building works commencing

PROOF OF FULFILMENT

A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form.

31(b) Certify Detailed Landscape Plan

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

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

The Certification must include a copy of the:

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

As indicated

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

Timing: Prior to building work commencing.

PROOF OF FULFILMENT

A copy of the landscape design certification form and certified detailed landscape plan

31(c) Implement Certified Detailed Landscape Plan

Carry out the landscape work in accordance with the above certified detailed Landscape Plan.

As indicated

Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

31(d) Certify Work

As indicated

On completion of the landscape work, submit a Landscape Works Certification via the Landscape Design and Landscape Works Certification online form. The landscape works certification is to be prepared by a qualified Landscape Architect, certifying that the landscape works comply with the certified Detailed Landscape Plan.

The certification must include:

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

<p>NOTE: The landscape design and landscape works certification online form can be found by searching <i>development services</i> on Council's website.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>A copy of the Landscape works certification form, a copy of the as-constructed landscape drawings, photos of installed landscaping, confirmation in writing from the landscape contractor who completed the works, that the works were completed in accordance with best practice landscape construction and horticultural standards.</i></p> <p>31(e) Maintain Landscape Work</p> <p>Maintain the landscape work, including deep planting, in accordance with the certified Detailed Landscape Plan.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p>
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Pollution

	Timing
<p>32) Mechanical Plant or Equipment - Acoustically Screened</p> <p>Mechanical plant or equipment is to be acoustically screened from an adjoining sensitive use. Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration and cold room motors. Acoustically screened is defined in City Plan 2014.</p> <p>NOTE: This condition does not authorise environmental nuisance under the Environmental Protection Act 1994.</p> <p><i>PROOF OF FULFILMENT</i> <i>Submit to Development Services, certification that all mechanical plant or equipment, is acoustically screened. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>33) Acoustic Fence - General</p> <p>Erect 1.8m (min) high acoustic fences, (relative to the finished RL of the building pad) along the northern, western and eastern property boundaries. The acoustic fence must:</p> <ul style="list-style-type: none"> - Be constructed of a material with a minimum surface area density of 12.5kg/m²; - Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof; and - Be continuous and gap free. <p>33(a) Certification</p> <p>Submit to Development Services certification from a person who is a Member or eligible to be a Member of the Australian Acoustic Society that the constructed acoustic fence complies with the above requirements.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p>

<p>34) Balcony Balustrading</p> <p>Balconies affected by transport noise, are to be fitted with solid balustrading (12.5kg/m²) with a minimum height of 1m.</p>	<p>Prior to the commencement of the use and then to be maintained</p>
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Engineering

	Timing
<p>35) On-site Erosion (Medium Risk)</p> <p>Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version).</p> <p>Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p> <p>35(a) Manage earth disturbance on-site</p> <p>(i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth.</p> <p>(ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas.</p> <p>(iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water pollutant concentration release limits of:</p> <p>A. 50mg/L TSS (Total Suspended Solids);</p> <p>B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU, or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services;</p> <p>C. pH between 6.5 and 8.5 at all times.</p> <p>(iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops.</p> <p>Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p> <p>35(b) Provide Land Occupier Notification to Council</p> <p>(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au</p> <p>(ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land.</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

Timing: Prior to commencement of any earth disturbing activities.

35(c) Prepare Erosion and Sediment Control Plan

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

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

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

As indicated

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

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

35(d) Attend a pre-start meeting

Arrange and attend a pre-start meeting for Erosion and Sediment Team, Compliance and Regulatory Services (CARS).

All relevant documentation, including the certified erosion and sediment control plan and the certified design certificate must be submitted with the request.

As indicated

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

- A minimum 10 working days' notice is required.

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

35(e) Implement Certified Erosion and Sediment Control Plan

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

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

As indicated

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

36) Information Signage

As indicated

Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:

<p>a) The sign should provide a brief description of the development proposed;</p> <p>b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:</p> <ul style="list-style-type: none"> - Developer; - Project Coordinator; - Architect/Building Designer; - Builder; - Civil Engineer; - Civil Contractor/s; and - Landscape Architect; <p>c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>e) The maximum area of the sign is to be 2.0m²;</p> <p>f) The sign is to be positioned as follows:</p> <ul style="list-style-type: none"> - located centrally along each road frontage of the site to Waterworks Road and Wessex Lane; - 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; <p>g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;</p> <p>h) The sign is to be non-illuminated; and</p> <p>i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;</p> <p>Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.</p>	
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37) Basement Excavation and Support

Basement excavation and support of all exposed walls must be carried out in accordance with the relevant Brisbane Planning Scheme Codes and the requirements of this condition.

Prior to building work commencing

37(a) Prepare Engineering Drawings

As indicated

Engineering drawings for the work required by this condition must be prepared and certified by a Registered Professional Engineer Queensland (Structural), in accordance with the relevant Brisbane Planning Scheme Codes detailing the design of the proposed excavation as well as proposed temporary and permanent support (if no temporary proposed) systems.

The design must include at least the following:

- The location (in plan and section) of the proposed excavation;
- Detailed design of proposed temporary support of the excavation;
- If no temporary support is proposed then detail design of the proposed permanent support of the excavation;
- Any retention system, including associated drainage, is to be wholly contained within the site unless written approval has been obtained from the affected neighbouring property owner;
- 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 excavation;
- Protection of adjoining properties and roads from adverse impacts as a result of Building Works;
- All existing Brisbane City Council stormwater lines and

Maintenance Holes, including depths of Maintenance Holes and clearances to retention structures is to be shown.

Where ground or rock anchors are proposed as a temporary support (Note: permanent anchors are not acceptable) the design must include the following in addition to the above:

- Anchor position/s and length/s (in elevation view and sectional view);
- Where the anchoring system is proposed to encroach into a neighbouring property, written approval is to be obtained from the affected property owner;
- Plans must show the location of the ground anchors in relation to all existing services and public utilities. The cost of relocating any existing services, public utilities or BCC assets is the responsibility of the Developer.

Notes:

- The Earthworks drawings are not required to be submitted for Council approval.
- Where any ground anchors or rock bolts are proposed within 10metres in the vertical plane of a UU sewer, UU water main, BCC stormwater line or combined sanitary drain, assessment will be required against the QDC section MP1.4 by the building certifier.
- Ground anchors are not to be located closer than 1.0m vertically or 1.0m horizontally from existing or proposed Council Infrastructure.
- If the basement excavation impacts 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.
- Where public utilities such as UU sewer or water infrastructure, electricity, telecommunication or gas infrastructure will be affected advice must be obtained from the respective utility owner.

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

37(b) Implement Certified Engineering Drawings

Construct and maintain the basement excavation and proposed support system in accordance with the above certified engineering drawings.

Note: A copy of the certified engineering drawings must be available on-site for inspection by Council Officers during these works.

Timing: While basement excavation and support system installation is occurring.

As indicated

37(c) Submit Post Construction Certification

Submit certification by a Registered Professional Engineer Queensland that the basement excavation and support have been installed in compliance with the certified engineering drawings, the relevant Brisbane Planning Scheme Codes and the requirements of this condition.

Where ground or rock anchors have been installed, submit certification by a Registered Professional Engineer Queensland (Geo-technical) that all anchors have been de-stressed.

Timing: Prior to building work commencing above ground.

As indicated

38) Protect Existing Infrastructure

While site/operational/building work is occurring

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.

38(a) As Constructed Drawings - Alterations to Existing Infrastructure

Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.

Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

As indicated

PROOF OF FULFILMENT

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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

39) Filling and / or Excavation (Minor)

Filling and/or excavation works on the site must be in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes.

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

39(a) Prepare Earthworks Drawings

Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.

The drawings must include the following:

- The location of any cut and/or fill;
- The quantity of fill to be deposited and finished fill levels;
- The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties);
- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary
- preservation of all drainage structures from the effects of structural loading generated by the earthworks
- protection of adjoining properties and roads from adverse impacts as a result of proposed works.
- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.

As indicated

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

Note: The Earthworks drawings are not required to be submitted for Council approval.

39(b) Implement and Maintain the Earthworks

As indicated

<p>Carry out and maintain the earthworks in accordance with the certified drawings.</p> <p>Note: A copy of the certified Earthworks Drawings must be available on-site for inspection by Council Officers during these works.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	
<p>40) Repair Damage to Kerb, Footpath or Road</p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p> <p>40(a) Interim Repairs</p> <p>If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration.</p> <p>Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>Timing: While site / operational / building works is occurring.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p>
<p>41) Retaining Walls</p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p> <ul style="list-style-type: none"> - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: <ul style="list-style-type: none"> - walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - walls must be designed and certified by a Registered Professional Engineer Queensland 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

<p>- walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.</p> <p>NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD.</p> <p>41(a) Certification of Retaining Walls</p> <p>For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition.</p>	<p>As indicated</p>
<p>42) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Construct and maintain 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:</p> <ul style="list-style-type: none"> 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 an SRV and for the loading and unloading of vehicle(s); iii. Parking on the site for 4 resident/tenant cars and for the loading and unloading of vehicle(s) within the site. iv. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc). v. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site. vi. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices. <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.</i> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.</i></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>43) Refuse Collection - Kerb Side (external road or internal private road)</p> <p>Refuse and recycling bins for the development must be collected from the kerb side as shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services.</p> <p>Timing: At the commencement of use and then to be maintained.</p>	<p>As indicated</p>

<p>44) Refuse Storage - Kerb Side Collection</p> <p>Provide a refuse storage area to accommodate the type and quantity of refuse and recycling bins required to service the development, as shown on the APPROVED DRAWINGS AND DOCUMENTS.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>45) Ponding of Stormwater</p> <p>Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater during construction.</p> <p>Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>46) On Site Drainage - Minor</p> <p>Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to the Kerb and channel of Wessex Lane and as shown on SK003, Revision B, Dated 18/02/206 and amended in Red 16/04/2026.</p> <p>Note:</p> <p>Where connections are adjacent to a driveway crossover and within the TPZ of a street tree, Rectangular Hollow Section (RHS) is to be used.</p> <p>Note:</p> <ul style="list-style-type: none"> - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - 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 - Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation & Construction Requirements Manual. - Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>47) Service Conduits and Mains</p> <p>Provide and install all service conduits, including street lighting as required by Council, and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</p> <ul style="list-style-type: none"> - the provision of all services and/or conduits along the full length of 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>any rear allotment access or access easement.</p> <ul style="list-style-type: none"> - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. <p>Note:</p> <ul style="list-style-type: none"> - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable. <p>47(a) Submit Certification to Council</p> <p>Submit to Development Services certification by a Registered Professional Engineer Queensland (RPEQ) that the works have been completed in accordance with the requirements of the condition.</p> <p>Note: Where rear allotment accesses or easements exist, the certification is to be supported by As-Constructed drawings certified by a RPEQ showing all services and/or conduits. Civil works are to be certified by a RPEQ (Civil) and electrical works are to be certified by a RPEQ (Electrical)</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical).</i></p>	<p>As indicated</p>
<p>48) Telecommunications</p> <p>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:</p> <ul style="list-style-type: none"> - 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. - 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. 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>49) Agreement with Electricity Supplier</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection</p>

<p>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.</p> <p>Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s).</p> <p>In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).</p>	<p>Certificate or prior to commencement of use, whichever comes first</p>
<p>50) Water and Wastewater</p> <p>Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>51) Redundant Driveway Crossover</p> <p>Remove the redundant existing driveway crossover(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour.</p> <p>Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>52) Permanent Driveway Crossover</p> <p>Provide a 6 metre wide Residential type permanent driveway crossover to the Wessex Lane frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>No Driveway access is to be provided from Waterworks road.</p> <p>Written consent must be obtained from Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill within the root zone/canopy of the tree)</p> <p>At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.</p> <p>Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

	Timing
<p>53) Construction Noise and Dust Emissions</p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.</p> <p>The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> 1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> - 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- <ul style="list-style-type: none"> - 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. <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	As indicated
<p>54) Natural Assets Local Law (NALL) - Protected Vegetation On Site</p> <p>Work on or around protected vegetation may require a permit under the Natural Assets Local Law 2003 (NALL). Permits under the NALL are issued by Development Services.</p> <p>To apply for a permit to work on protected vegetation go to Council's website or contact the call centre on 3403 8888</p>	As indicated
<p>55) Buildings in Transport Noise Corridors - Acoustic Treatments (State Roads)</p> <p>All new houses, townhouses, units, hotels and motels (Class 1-4 buildings) on sites located in a designated transport noise corridor are required to comply with the requirements of the Queensland Development Code Mandatory Part 4.4 - Buildings in Transport Noise Corridors. The buildings will need to achieve specific levels of noise mitigation through the use of appropriate materials for floors, walls, roofs, windows and doors for the relevant noise category.</p>	As indicated
<p>56) Plumbing and Drainage Work</p> <p>Pursuant to the Plumbing and Drainage Act 2018, any plumbing and drainage work must be carried out in compliance with the Plumbing and Drainage Regulation 2019.</p> <p>Note: All new and existing plumbing services should be located within the lot that they serve.</p> <p>Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.</p>	As indicated
<p>57) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p>	As indicated

<p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.</p>	
<p>58) Damage to Trees on Adjoining Land</p> <p>Please note that any damage caused to vegetation on adjoining land as a result of exercising this development approval may result in an offence under other legislation (e.g. Natural Assets Local Law) and/or civil action</p>	<p>As indicated</p>
<p>59) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	<p>As indicated</p>
<p>60) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	<p>As indicated</p>

**** End of Package ****