

General/Planning Requirements

Timing	
<p>1) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	<p>While site/operational/building work is occurring</p>
<p>2) Carry Out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>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.</p>	<p>While site/operational/building work is occurring and then to be maintained</p>
<p>3) Complete All Operational Work</p> <p>Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).</p>	<p>Prior to Council's notation on the plan of subdivision and then to be maintained</p>
<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 generally in accordance with the</p>	<p>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</p>

<p>approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.</p>	
<p>5) Hours of Operation of the Development</p> <p>Limit the hours of operation of the approved development to between 7:00am and 5:30pm Monday to Saturday (excluding public holidays). The front gates must remain open during operating hours.</p>	<p>To be maintained</p>
<p>6) Maintain the Approved Development</p> <p>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.</p>	<p>To be maintained</p>
<p>7) Demolish or Relocate Buildings</p> <p>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.</p> <p>Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)</p>	<p>As indicated</p>
<p>8) Restricted Uses</p> <p>The use of the development is restricted to the following</p>	<p>At all times</p>

· Vehicle storage or stockpiling of material and goods is not permitted in the southern portion of the site (within 24m of the rear (southern) property boundary) as indicated on approved plan Stage 1 - Site Development Plan, ref: A1GA 1845 SK-02 Issue J, received 2 September 2022 as amended in red 2 March 2023;

· All areas, with the exception of car storage areas, landscaping and any other pervious areas indicated on the approved plans, must be sealed ~~prior to commencement of use~~ **prior to 30 September 2028** and maintained;

· The administration areas as shown on the APPROVED DRAWING AND DOCUMENTS are to remain ancillary to the approved Shop, Medium Impact Industry and Warehouse uses. The administration areas are to serve an administrative function to the approved use only, and are to remain at all times associated with and subordinate to the approved use of the premises.

All prospective purchasers or tenants of the site are to be made fully aware of this provision. Should the approved Medium Impact Industry and Warehouse use cease, the use of the ancillary administration area must also cease;

· The approved 'Shop' use is limited to 18m² Gross Floor Area as shown on approval plans 'Stage 1 – Site Development Plan' and 'Stage 1 Building A Floor Plan and Elevations', refs: A1GA 1845 SK-02 Issue J and A1GA 1845SK-04 Issue J received 2 September 2022 as amended in red 2 March 2023; and

· The above mentioned uses must be carried out strictly in accordance with the hours of operation identified elsewhere in this Conditions Package.

For the purposes of this development permit, conditions package and the ongoing use of the development, the terms: 'medium impact industry', 'shop' and 'warehouse' are as per the definitions of *Brisbane City Plan 2014*.

Note. Should any other uses be proposed, then further Material Change of Use - development permit/s will be required.

GUIDELINE

This condition is imposed to ensure the development is carried out in accordance with the approved use. Contact the Team Manager, Planning Services South, for queries regarding the requirements of this condition.

9) Bicycle Parking

~~Install and maintain secure bicycle parking and associated support facilities consistent with the approved DRAWINGS AND DOCUMENTS and in accordance with the relevant Brisbane Planning Scheme Codes:~~

~~Delete~~

~~Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained~~

<p>10) Security Lighting</p> <p>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</p> <p>Ensure that all external lighting is in accordance with Australian Standard - AS4282- Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.</p> <p>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.</p> <p>Lighting must be maintained by the owner of the building in a safe and good working order.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use prior to 30 September 2028 whichever comes first, and then to be maintained</p>
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<p>11) Car Parking</p> <p>The car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must not be made available to the general public and there must not be signage erected on or in the vicinity of the site advertising the availability of car parking to the general public.</p>	<p>To be maintained</p>
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Architecture

	Timing
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<p>12) External Details</p> <p>External details of the building, facade treatment and external materials, colours 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 Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use whichever comes first, and then to be maintained</p>
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13) 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
13(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 Classification/Final Inspection Certificate or prior to commencement		As indicated
14) Provide Pedestrian Prioritised Pathway		
Provide a pedestrian prioritised pathway from the street frontage to the entry of the Shop. The pathway must 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 prior to 30 September 2028 whichever comes first, and then to be maintained
Ecology		
	Timing	
15) Fauna Management - Fauna Spotter Catcher		
Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing.		While site/operational/building work is occurring

<p>15(a) Prior to Vegetation/ Ecological Feature Clearing</p> <p>Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented.</p> <p>Timing: Prior to vegetation/ecological feature clearing commencing.</p>	As indicated
<p>15(b) During Vegetation/ Ecological Feature Clearing</p> <p>The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing.</p> <p>Timing: While vegetation/ ecological feature clearing is occurring.</p>	As indicated
<p>15(c) Submit Certification</p> <p>Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ecological feature clearing was carried out in accordance with 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>	As indicated
<p>16) Vegetation Management (Submit Plan)</p> <p>Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition.</p>	While site/operational/building work is occurring and then to be maintained
<p>16(a) Submit Vegetation Management Plan</p> <p>Submit and obtain approval for a Vegetation Management Plan from Development Services.</p>	As indicated

<p>This plan must be prepared by a qualified and experienced environmental practitioner, with supporting documentation from the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million), where works are required within the Tree Protection Zone (TPZ) of retained trees.</p> <p>The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the APPROVED DRAWINGS AND DOCUMENTS, relevant Brisbane Planning Scheme Code and include the following:</p> <ul style="list-style-type: none"> - The extent of the Vegetation Management Plan must include evaluation of all areas including road reserves, external works and development areas. - The location and description of existing vegetation including species, botanical name, height, invasive pest plant status, canopy spread and Tree Protection Zones (as per AS 4970-2009) of canopy trees, as well as a description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified. - The location and extent of all site works including all infrastructure and areas of earthworks. - Detailed design of all civil works including required changes to protect vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring). - The location and description of all vegetation to be retained or to be removed. - Methods of physical identification of trees/vegetation to be retained or to be removed. - A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970-2009), site protocols, etc. - A description of all pruning and tree surgery works (to AS 4373) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers). - The location and extent of storage and stockpile areas for cleared vegetation and site mulch. - A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works. - Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified fauna spotter catcher during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures. - Ongoing monitoring and certification requirements (e.g. Project Arborist and/or Fauna Spotter Catcher). <p>Timing: Prior to site / operational / building work commencing and prior to or concurrently with any other operational works application.</p>	
<p>16(b) Project Arborist</p> <p>Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.).</p> <p>Provide evidence of this appointment to the Ecologist Development Services.</p> <p>Timing: Prior to arranging a pre-start meeting.</p>	<p>As indicated</p>

<p>16(c) Pre-Start Meeting</p> <p>When measures are in place to identify and protect vegetation on site (such as tree protection fencing), arrange a pre-start meeting with the Ecologist Development Services.</p> <p>Applicable compliance and inspection fees must be paid to Council, in full, prior to the meeting being held.</p> <p>The Project Arborist and qualified Fauna Spotter Catcher must attend the pre-start meeting.</p> <p>Note:</p> <ul style="list-style-type: none"> - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - Pre-start meeting request letter to be emailed to dalodgement@brisbane.qld.gov.au, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. <p>Timing: Prior to site / operational / building work commencing.</p>	<p>As indicated</p>
<p>16(d) Implement Approved Vegetation Management Plan</p> <p>Carry out the works in accordance with the approved Vegetation Management Plan.</p> <p>Note: The Project Arborist must:</p> <ul style="list-style-type: none"> - direct and supervise all contractors in relation to any works within the Tree Protection Zone (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments. - perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373/96. <p>Timing: While site / operational / building work is occurring.</p>	<p>As indicated</p>
<p>16(e) Submit Certification</p> <p>Submit to Development Services, certification from the qualified and experienced environmental practitioner and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan.</p>	<p>As indicated</p>

<p>Certification must include:</p> <ul style="list-style-type: none"> - Inspection log of works; - Photographic records of works and monitoring activities; - Details of any non-conformances and any remediation measures implemented; - Details of vegetation pruning undertaken on retained trees. <p>Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	
<p>16(f) Retain and Protect Vegetation</p> <p>Retain and protect vegetation in accordance with the approved Vegetation Management Plan.</p> <p>Timing: To be maintained.</p>	As indicated
<p>17) Environmental Protection Zone</p> <p>Retain, protect and maintain all vegetation and ecological features within the approved Environmental Protection Zone shown on APPROVED DRAWINGS AND DOCUMENTS. The following requirements must be met and maintained to support the approved Environmental Protection Zone.</p>	While site/operational/building work is occurring and then to be maintained
<p>17(a) Restrictions Within Approved Environmental Protection Zone</p> <p>No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, no on-site stormwater drainage, no on-site wastewater treatment, no areas of disturbance (including excavation and filling), no storage/stockpiles of materials, no on-site parking, no access and no manoeuvring areas and no bushfire management measures must be located on any part of the site within the approved Environmental Protection Zone whether for temporary, short-term or long-term periods unless approved in this Development Approval or subsequent approvals from Council.</p> <p>Timing: To be maintained.</p>	As indicated
<p>17(b) Environmental Protection Zone Set Out</p>	As indicated

<p>A Registered Surveyor must survey and peg the approved Environmental Protection Zone.</p> <p>Timing: Prior to site/operational/building work commencing and to be maintained</p>	
<p>17(c) Fences</p> <p>Any fences erected within or to the perimeter of the Environmental Protection Zone must be constructed to allow the free movement of native fauna.</p> <p>Timing: To be maintained.</p>	As indicated
<p>17(d) Pet Exclusion Fencing</p> <p>Fences must be erected to the perimeter of the Development Footprint Plan to exclude domestic animals from EPZ, as detailed on RMP001 Issue A received 2 September 2022 as amended in red 2 March 2023. Self closing pedestrian gates are to be provided to allow access to EPZ for maintenance purposes.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use prior to 30 September 2028 whichever comes first, and then to be maintained.</p>	As indicated
<p>17(e) Notification to Prospective Purchasers</p> <p>Notify all prospective purchasers of the site(s) of the requirements and effects of this condition.</p> <p>Timing: At the time of marketing a lot for sale.</p>	As indicated
<p>18) Statutory Environmental Covenant</p> <p>Enter an environmental covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the identified vegetation and ecological features within the Environmental Protection Zone identified on the APPROVED DRAWINGS AND DOCUMENTS.</p>	<p>Prior to commencement of use</p> <p>prior to 30 September 2028</p>
<p>18(a) Submit Plan of Survey</p>	As indicated

<p>Submit to Development Services, and obtain approval for, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition.</p> <p>Timing: Prior to building work commencing.</p>	
<p>18(b) Request Preparation of Covenant</p> <p>Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition.</p> <p>The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and must address the following:</p> <p>1. Maintenance of vegetation and ecological features including:</p> <ul style="list-style-type: none"> - retention of vegetation and tree hollows; - maintenance of nesting boxes; - ongoing maintenance access; - ongoing invasive pest plant and animal control; - rehabilitation in accordance with an approved Rehabilitation Plan for the site. - Maintenance of fauna movement fences/ pet exclusion fences. <p>2. Exclusion from the covenant area of all buildings and structures (including swimming pools, tennis courts, retaining walls), activities and storage of materials associated with the industry and warehouse uses on site, open space, all associated facilities, landscaping, on-site stormwater infrastructure, on-site wastewater treatment, all areas of disturbance (including excavation and filling), on-site parking, access and manoeuvring areas, unless otherwise specified in this development approval or subsequent approvals from Council.</p> <p>Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council.</p> <p>Timing: Prior to building work commencing.</p>	As indicated
<p>18(c) Lodge Notated Plan and Covenant</p> <p>Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.</p> <p>Timing: Prior to commencement of use: prior to 30 September 2028</p>	As indicated
<p>18(d) Submit Evidence of Registration</p>	As indicated

<p>Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council.</p> <p>Timing: Within one month of the registration of the covenant.</p>	
<p>18(e) Maintain Covenant</p> <p>Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant.</p> <p>Timing: At all times</p>	As indicated
<p>19) Bushfire Management</p> <p>Manage bushfire risk in accordance with the approved 'Bushfire management plan' (report 21093 Version: Final, received 4 February 2022 as amended in red 2 March 2023).</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028 whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p>
<p>19(a) Implement Bushfire Management Measures</p> <p>Implement the following bushfire management measures:</p> <ul style="list-style-type: none"> - Building setbacks to a achieve radiant heat exposure level < 29 kW/m2; - Fencing design to be constructed of non- flammable materials; - Low bushfire hazard landscaping design and maintenance of a modified vegetation structure; - Appropriate access for emergency services vehicles within the site, a private hydrant within the site as determined by a hydraulic engineer or otherwise in accordance with AS 2419.1-2021 and preparation of an emergency plan. - Storage or handling of hazardous chemicals in quantities equivalent or exceeding the threshold quantities set out in Table 8.2.5.3.D of the Bushfire overlay code of <i>Brisbane City Plan 2014</i> is not permitted. 	As indicated

<p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028 whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL),</p>	
<p>19(b) Submit Certification</p> <p>Submit certification to Development Services certifying that the bushfire management measures identified in (a) above have been implemented.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028 whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL),</p>	<p>As indicated</p>
<p>19(c) Maintain Bushfire Management Measures</p> <p>Maintain bushfire management measures identified in (b) above.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p>
<p>20) Rehabilitation (Approved Plan)</p> <p>Rehabilitate the site in accordance with the approved Rehabilitation Plan, RMP001 Issue A, received 2 September 2022 as amended in red 2 March 2023.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first, and then to be maintained</p>
<p>20(a) Implement Approved Rehabilitation Plan</p> <p>Carry out the works in accordance with the approved Rehabilitation Plan.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first, and then to be maintained</p>	<p>As indicated</p>

<p>20(b) Submit Implement Certification</p> <p>Submit to Development Services, certification from a qualified and experienced environmental professional, certifying that the rehabilitation works have been carried out in accordance with the approved Rehabilitation Plan.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028 whichever comes first.</p>	As indicated
<p>20(c) Submit Final Certification</p> <p>Submit to Development Services, certification from a qualified and experienced environmental professional, certifying that the rehabilitation maintenance works have been carried out in accordance with the approved Rehabilitation Plan and are now complete.</p> <p>Timing: At completion of maintenance period.</p>	As indicated
<p>20(d) On-Maintenance Period</p> <p>Provide a minimum of 24 months on-maintenance to the works from the time the works are accepted on- maintenance by Council. During this period maintain the works and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.</p> <p>Timing: A minimum of 24 months from acceptance on-maintenance.</p>	As indicated

Landscape Architecture and Open Space Planning

	Timing
<p>21) Landscape the Site - Self Certification</p> <p>Landscape the site in accordance with the requirements of this condition.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30</p>

	September 2028, whichever comes first, and then to be maintained
<p>21(a) Landscape Plan for Self Certification</p> <p>Prepare a detailed Landscape Plan at a scale of 1:100 for all on-site landscape works. The plan must be prepared by a registered Landscape Architect and must comply with the relevant Brisbane Planning Scheme Code. The plan must be certified by the registered Landscape Architect using Brisbane City Council Form CC10616 - Landscape Design Certification and the form must be submitted to Development Services.</p> <p>In addition to the requirements listed above, the plan must include the following:</p> <p>Planting</p> <ul style="list-style-type: none"> - Provide & maintain a 12m wide landscaping buffer along the southern (rear) boundary as indicated on approved plan Stage 1 - Site Development Plan, ref: A1GA 1845 SK-02 Issue J, received 2 September 2022 as amended in red 2 March 2023. So as not to increase the bushfire hazard, the buffer must consist of the following: <ul style="list-style-type: none"> i. Plants retained in or introduced into the buffer must be selected based on low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, and absence of shedding bark. ii. Plant arrangement: Plants are to be placed so as to minimize either vertical or horizontal connectedness of plant material. iii. Plant less hazardous native plant species in accordance with 'Appendix 10 of the Less Combustible Plant List by (Bowden, 1999)'. Examples include, Dianella revolute (Flax Lily), Sedge, Omalanthus nutans (Queensland Bleeding Heart), Hovea linearis (Common Hakea), Melastoma affine (Pink Lasiandra), Cupaniopsis neumanii (Longleaf Tuckeroo), Ficus coronata (Sandpaper Fig), Cyathea cooperi (Common Tree Fern). - Provide a minimum 3% of the site as soft landscaping (ie, garden) areas - Provide a minimum 3m wide garden bed along the street frontage excluding the driveway crossover and pedestrian access - Provide medium / large subtropical shade trees within the frontage (ie, with a mature canopy of 8m to 10m in diameter) at maximum centres of 8m to 10m - Provide tree planting to site frontage which will achieve a canopy spread over 50% of the site frontage within 5 years of planting - Provide screening trees and shade trees along the entire length of the rear boundary - Provide screening and buffering with large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building - Provide landscaping to staff recreation area including a minimum of one medium shade tree - Provide a minimum of 1 shade tree for every 6 car spaces - Provide shade trees along driveways where possible - Provide low shrubs and groundcovers to all landscape areas <p>Amenity</p> <ul style="list-style-type: none"> - Ensure appropriate measures are taken to allow the healthy retention of existing vegetation where this is situated outside the building 	As indicated

<p>footprint</p> <ul style="list-style-type: none"> - Trees required to be retained are documented, protected and integrated into the landscape design in accordance with Australian Standard - AS4970 Protection of trees on development sites - Fences and retaining walls must not exceed 2.0 metres in height from ground level unless stepped back and planted <p>Specifications</p> <ul style="list-style-type: none"> - Provide mulch and soil to meet Australian Standards - Ensure that soil media is ameliorated to increase its water-holding abilities. <p>Timing: Prior to building work above ground level commencing.</p>	
<p>21(b) Implement Certified Landscape Plan</p> <p>Carry out the landscaping work in accordance with the above certified detailed Landscape Plan.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first.</p>	As indicated
<p>21(c) Certify Work</p> <p>On completion of the landscaping work, submit to Development Services Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a registered Landscape Architect or licensed Landscape Contractor to certify the completed landscaping work complies with the certified detailed Landscape Plan.</p> <p>Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Landscape Works Certificate.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first.</p>	As indicated
<p>21(d) Maintain Landscape Work</p>	As indicated

Maintain the landscape work generally in accordance with the certified detailed Landscape Plan.	
Timing: To be maintained.	

Pollution

	Timing
<p>22) Dust Suppressant</p> <p>All areas indicated as 'car storage - gravel' on the approved plan Stage 1 - Site Development Plan, ref: A1GA 1845 SK-02 Issue J, received 2 September 2022 as amended in red 2 March 2023, are to be treated with dust suppressant material regularly so as not to exceed 1g/m² per week onto any neighbouring site (both industrial and sensitive uses).</p> <p>All dust complaints are to be recorded and maintained.</p> <p>Reapply the dust suppressant material as necessary to maintain suppression of dust emissions.</p> <p><i>GUIDELINE</i> <i>Vital Bon-Matt HR or equivalent material may be used to suppress dust emissions.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>

<p>23) Emissions to Air</p> <p>This approval does not permit any activities, which generate an air emission from the site.</p> <p><i>PROOF OF FULFILMENT</i> <i>The sole use of aerosol cans or air brushing is permitted.</i></p>	<p>To be maintained</p>
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<p>24) Dangerous Goods</p> <p>This approval allows the storage of hazardous materials where the product is a flammable gas, gas under pressure or flammable liquid, and stored in quantities that are less than those in column 5 of schedule 11 of the <i>Work Health and Safety Regulation 2011</i>.</p> <p><i>GUIDELINE</i> <i>This limitation is applied to both buildings as a whole, not to individual buildings, areas or tenancies.</i></p>	<p>At all times</p>
<p>25) Drainage of Vehicles and Equipment</p> <p>All activities involving the removal of fluids and other liquids from vehicles and equipment are to be carried out in roofed and bunded areas, without any connection to the surrounding environment or stormwater system.</p>	<p>To be maintained</p>
<p>26) Acid Sulfate Soils - Management Plan</p> <p>Acid Sulfate Soils must be managed in accordance with this condition.</p>	<p>As indicated</p>
<p>26(a) Submit Management Plan</p> <p>Submit for approval an Acid Sulfate Soils Management Plan prepared in accordance with the Potential and actual acid sulfate soils overlay Code, City Plan 2014.</p>	<p>Prior to site/operational/building work commencing</p>
<p>26(b) Implement Management Plan</p> <p>Implement the approved Acid Sulphate Soils Management Plan.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first</p>

<p>26(c) Submit Certification</p> <p>Submit certification to Development Services that the requirements of the approved Acid Sulphate Soils management plan have been carried out.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate prior to commencement of use, prior to 30 September 2028, whichever comes first</p>
<p>27) Hours of Operation - Vehicle movements</p> <p>Operation of trucks and commercial vehicles (excluding waste collection vehicles) during the operational phase of the development must only occur between 7am - 7pm Monday to Saturday.</p>	<p>To be maintained</p>
<p>28) Noise Emitters / Receivers (Implement Report)</p> <p>Design and construct all noise impact control measures, including relevant site layout, building and/or control measures and specifications, in accordance with the approved Acoustic Report Recommendations, Document No. 2021404 R01C received 8 December 2022, as amended in red on 2 March 2023.</p>	<p>While site/operational/building work is occurring and then to be maintained</p>
<p>28(a) Submit 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 necessary noise impact control measures in the approved Acoustic Report Recommendations, Document No. 2021404 R01C received 8 December 2022, as amended in red on 2 March 2023, have been incorporated into the development.</p> <p>Timing: Prior to Certificate of Occupancy/Final Inspection or commencement of use prior to 30 September 2028 whichever comes first.</p>	<p>As indicated</p>
<p>29) Plant and Equipment Certification</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first, and then to be maintained</p>

<p>Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and refrigeration equipment and heat pump hot water systems), submit to Development Services certification that the plant and equipment is adequately noise-attenuated and is in accordance with the criteria of the relevant Brisbane Planning Scheme Codes/Policies.</p>	
<p>30) Waste Liquids - Discharging to Sewerage System</p> <p>Any waste liquids must be directed to the sewerage system subject to the requirements and recommendations of the Distributer Retailer Authority, or collected for recycling or disposed of by a licensed contractor at a liquid waste treatment facility.</p>	<p>At all times</p>
<p>31) Spillage - Clean Up Spilt Waste Contaminants</p> <p>Any spillage of wastes, contaminants or other materials must be cleaned up as soon as practicable to prevent off-site contamination. Such spillages must be cleaned up in accordance with documented emergency response and clean up procedures.</p>	<p>To be maintained</p>
<p>32) Spillage - Materials & Equipment to Contain & Clean Up</p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures must be kept on site.</p> <p><i>PROOF OF FULFILMENT</i> <i>This may include drip trays and other pieces of equipment used to control potentially contaminating liquids.</i></p>	<p>To be maintained</p>

<p>33) Stormwater Quality (Implement Management Plan)</p> <p>Manage stormwater quality in accordance with this condition.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first</p>
<p>33(a) Implement Management Plan</p> <p>Implement the approved Stormwater Quality Management plan, reference number 7658 page 20 received 2 September 2022, as amended in red 2 March 2023.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first.</p>	<p>As indicated</p>
<p>33(b) Certification</p> <p>Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the approved Stormwater Quality Management plan, reference number 7658 page 20 received 2 September 2022, as amended in red 2 March 2023, have been implemented.</p> <p>A copy of the as-constructed site based stormwater quality measures must accompany the Certification.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first.</p>	<p>As indicated</p>
<p>33(c) Maintain Management Plan</p> <p>Maintain the approved Stormwater Quality Management plan, reference number 7658 page 20 received 2 September 2022, as amended in red 2 March 2023.</p>	<p>As indicated</p>
<p>34) Vehicle Storage at Outdoor Areas</p> <p>The storage of vehicles at outdoor/uncovered areas (associated with this approval), is only permitted where vehicles have been decontaminated, and completely drained of all fuel, oil, and other liquids, which may be present within the entire body of the vehicle.</p>	<p>To be maintained</p>

Engineering

	Timing
<p>35) On-site Erosion (medium risk)</p> <p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.</p> <p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	As indicated
<p>35(a) Prepare Erosion and Sediment Control Plan</p> <p>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</p> <p>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.</p>	As indicated
<p>35(b) Attend a Pre-Start meeting</p> <p>Arrange 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</p> <p>Timing: Prior to commencement of any site works causing exposure of soil.</p>	As indicated
<p>35(c) Implement Certified Erosion and Sediment Control Plan</p>	As indicated

<p>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.</p> <p>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.</p> <p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.</p> <p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	
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36) 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 road frontage of the site to King Avenue;
- 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;

As indicated

<p>Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.</p>	
<p>37) Maintenance Period for Engineering Work</p> <p>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.</p> <p>Note: Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals).</p> <p>Timing: During the on-maintenance period.</p>	<p>As indicated</p>
<p>37(a) On-Maintenance Acceptance</p> <p>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.</p> <p>Provide proof of Public Liability Insurance (\$20 million) for the on- maintenance period.</p> <p>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.</p> <p>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.</p> <p>Timing: 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>37(b) On-Maintenance Period</p> <p>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.</p> <p>Note: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period.</p> <p>Timing: A minimum 12 months from acceptance on-maintenance.</p>	<p>As indicated</p>

<p>37(c) Off-Maintenance Acceptance</p> <p>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.</p> <p>Ensure all defects are rectified prior to making an appointment for off- maintenance Inspection.</p> <p>Note: If the inspection is successful the maintenance security will be released.</p> <p>Timing: On completion of the on-maintenance period.</p>	<p>As indicated</p>
<p>38) Engineering Pre-Start Meeting</p> <p>Arrange and attend a pre-start meeting with Development Services and Program Planning and Integration.</p> <p>Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.</p> <p>Note: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) must be sent to dalodgement@brisbane.qld.gov.au.</p> <p>Details include (but are not limited too) the following:</p> <ul style="list-style-type: none"> - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development 'Compliance and Inspection Fee' quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. <p>Note:</p> <ul style="list-style-type: none"> - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Further guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). 	<p>As indicated</p>

Timing: Prior to site/operational/building work commencing.	
<p>39) Retaining Walls</p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following:</p> <ul style="list-style-type: none"> - 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
<p>39(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 wall and ancillary drainage is in accordance with this condition.</p> <p>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).</p>	As indicated
<p>40) Construction Management Plan (Minor)</p> <p>Carry out development in accordance with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.</p>	While site/operational/building work is occurring

40(a) Prepare 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 demolition (where in a Centre zone, a Mixed use zone or where the demolition is otherwise assessable development), excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components:

- Provision of alternative pedestrian route/s, past or around the site
- 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
- Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties
- Employee and visitor parking areas (if provided)
- 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
- Allowable work times as set by the Queensland Environmental Protection Act 1994 (section 440). 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.

The Construction Management Plan must be supported by Permits or written approvals from the relevant Council sections or other body listed below (where applicable to the Plan) to ensure all potential impacts to Council and other infrastructure have been addressed:

(i) Work Zones / Temporary Road Closures / Taxi Ranks - (Congestion Reduction Unit, Planned Incident Management / Temporary Road Closures);

(ii) Full/Partial Footway-Footpath Closures – (Brisbane Infrastructure – Congestion Reduction Unit);

(iii) Street Lighting - (Brisbane Infrastructure - Asset Services-City Lighting);

(iv) City Cycle bike stations and JCDecaux Advertising Signage (including obstruction to sight lines for such advertising - owned by JCDecaux)- (Brisbane Infrastructure - Transport Planning and Strategy, Contract Management section);

As indicated

<p>(v) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage);</p> <p>(vi) Waste Bins - (Brisbane Infrastructure, Waste Service);</p> <p>(vii) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy-Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations);</p> <p>(viii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture);</p> <p>(ix) Parking Meters/Spaces - (Brisbane Infrastructure - City Parking);</p> <p>(x) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations);</p> <p>(xi) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage);</p> <p>(xii) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL).</p> <p>Note: The Construction Management Plan is not required to be approved by Development Services.</p> <p>At least 10 days prior to commencement of site works, submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringsservices@brisbane.qld.gov.au quoting the planning development approval reference number.</p> <p>Timing: Prior to site/operational/building work commencing</p>	
<p>40(b) Construction Management Plan (Minor) - Documentation on Site</p> <p>Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request at all times.</p> <p>Timing: While site/operational/building work is occurring</p>	As indicated
<p>40(c) Construction Management Plan (Minor) - Works to be Performed Out of Hours</p> <p>Obtain approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	As indicated

<p>40(d) Implement Construction Management Plan (Minor)</p> <p>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.</p>	As indicated
<p>41) 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. 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.</p>	While site/operational/building work is occurring
<p>41(a) As Constructed Drawings</p> <p>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.</p> <p>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).</p>	As indicated
<p>41(b) Submit Certification</p> <p>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.</p> <p>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).</p>	As indicated

<p>42) Filling and / or Excavation (Minor)</p> <p>Filling and / or excavation works on the site must be in accordance with the relevant Brisbane Planning Scheme Codes and in accordance with the following Inertia Engineering Drawings:</p> <ul style="list-style-type: none"> · Concept Bulk Earthworks Layout Plan Sheet 1 of 2, SK208 Revision B, received 04 February 2022 as amended in red 2 March 2023. · Concept Bulk Earthworks Layout Plan – Sheet 2 of 2, SK209 Revision B, received 04 February 2022 as amended in red 2 March 2023. 	<p>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)</p>
<p>42(a) Prepare Earthworks Drawings</p> <p>Earthworks drawings must be prepared and certified by either: a Registered Professional Engineer Queensland or a suitably qualified geotechnical and structural consultant, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>The drawings must include the following:</p> <ul style="list-style-type: none"> - 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 ponding or nuisance from stormwater. <p>Timing: Prior to site/operational/building work commencing.</p> <p>Note: The Earthworks drawings are not required to be submitted for Council approval.</p>	<p>As indicated</p>
<p>42(b) Implement and Maintain the Earthworks</p> <p>Carry out and maintain the earthworks in accordance with the certified drawings.</p>	<p>As indicated</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 Classification/Final Inspection Certificate or prior to commencement of use, within 24 months of date the approval takes effect, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	
<p>43) Repair Damage to Kerb, Footpath Or Road</p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>43(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 Asset Services.</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 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).</p> <p>Timing: While site / operational / building works is occurring</p>	<p>As indicated</p>
<p>44) Remove Improvements & Obstructions from Truncation and Dedication</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first</p>

<p>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 dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.</p> <p>Note: The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected.</p> <p>Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.</p> <p><i>PROOF OF FULFILMENT</i> <i>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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	
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<p>45) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>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:</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 Articulated Vehicle (AV) and for the loading and unloading of vehicle(s). iii. Parking on the site for 15 car parking spaces including one car parking space and associated shared area with a bollard for people with disabilities, and for the loading and unloading of vehicle(s) within the site. iv. The front gates are to remain open during operating hours and queuing areas are to remain unobstructed at all times. 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. 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first, and then to be maintained</p>
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<p>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.</p>	
<p>45(a) Submit certification</p> <p>Submit to Development Services, certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028 whichever comes first.</p>	<p>As indicated</p>
<p>46) Refuse Collection - On Site</p> <p>Provide for the installation and collection of waste/recycling bins by Brisbane City Council's Waste Services.</p>	<p>At all times</p>
<p>46(a) Arrange Refuse Collection</p> <p>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.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p>	<p>As indicated</p>
<p>46(b) Notify Future Owner</p>	<p>As indicated</p>

<p>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.</p> <p>Timing: At time of a change of ownership.</p>	
<p>46(c) Indemnify Council</p> <p>The owner and any subsequent owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first, and then to be maintained</p>
<p>47) Refuse Storage - On Site Bulk Collection</p> <p>Provide a roofed and screened waste enclosure to accommodate the type and quantity of bulk waste/recycling bins required to service the development.</p> <p>Bins must be located in an area which allows them to be manoeuvred from the bin storage area to the designated internal collection point.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first, and then to be maintained</p>
<p>48) Land for Transport Network - Road (Trunk)</p> <p>Dedicate as road the land shown as new road (trunk) on the approved drawings Stage 1 – Site Development Plan, A1GA 1845, Sheet Number SK-02, Issue J, received 02 September, 2022, as amended in red 02 March, 2023, for the Transport Network, which forms part of LGIP ID WIL-RC-018, in the Local Government Infrastructure Plan 2016 including the following:</p> <p>i. A 15.5 metre widening along the full length of the 76 and 84 King Avenue frontage of the site, in accordance with the approved plan titled: Road Widening Plan, RC 16028, Sheet Number 1 of 1 Issue 2, dated 06 April 2022.</p> <p>NOTE: This condition is imposed under section 128 of the Planning Act 2016.</p>	<p>Prior to commencement of use, prior to 30 September 2028</p>
<p>48(a) Submit Plan of Subdivision</p>	<p>As indicated</p>

<p>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.</p> <p>Timing: As part of the submission of request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition.</p>	
<p>48(b) Lodge Notated Plan</p> <p>Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority.</p> <p>Timing: Prior to commencement of use.</p> <p><i>PROOF OF FULFILMENT</i> <i>Evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.</i></p>	<p>As indicated</p>
<p>49) Work for Transport Network - Road (Non-trunk) - External</p> <p>Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) shown on the approved plan titled Concept Site Access Sketch, BMC22052- SK01 Version 1 received 2 September 2022 as amended in red 2 March 2023, in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTRROADS design standards:</p> <ul style="list-style-type: none"> - an Arterial Type road pavement from the edge of the existing road pavement to the extent shown on the approved plan titled Concept Site Access Sketch, BMC22052-SK01 Version 1 received 2 September 2022 as amended in red 2 March 2023, with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres). <p>Note: Irrespective of the actual widening, the finished road pavement crown must be located along the centreline of the final pavement width.</p> <ul style="list-style-type: none"> - Signs and pavement markings along the King Avenue frontage. 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first</p>

<p>- Street lighting to lighting category V3 along the King Avenue frontage. Note: if street lighting currently exists along the site frontage, please consult with City Lighting as to the lighting requirements for the street frontage. (A different lighting category to what currently exists may be necessary).</p> <p>Note: This condition is imposed under section 145 of the Planning Act 2016.</p>	
<p>49(a) Submit Roadworks and Stormwater Drainage Drawings</p> <p>Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	As indicated
<p>49(b) Submit Street Lighting Design Drawings</p> <p>Submit to, and obtain approval from, City Lighting, street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (Electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	As indicated
<p>49(c) Implement Approved Drawings</p> <p>Construct the works in accordance with the above approved drawings.</p> <p>Timing: Prior to on-maintenance acceptance.</p>	As indicated
<p>49(d) Submit As Constructed Drawings</p> <p>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.</p>	As indicated

<p>Timing: Prior to on-maintenance inspection.</p> <p><i>PROOF OF FULFILMENT</i></p> <p><i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.</i></p>	
<p>50) Lawful Point Of Discharge</p> <p>Submit to Development Services, evidence of written consent for a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.</p> <p>Note. Refer to Council's website for a standard lawful point of discharge agreement template which is acceptable to Council.</p>	<p>Prior to site/operational/building work commencing</p>
<p>51) Site Drainage - Major</p> <p>Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>The internal drainage system is to be in accordance with the approved plans titled: Stormwater Drainage Internal Layout Plan Sheet 1 and Stormwater Drainage Internal Layout Plan Sheet 2, Drawing numbers SK205, Revision B and SK206 Revision B received 2 September 2022 as amended in red 2 March 2023.</p> <p>Note: The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site. Some developments may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention, rainwater tanks, and upgrade of stormwater drainage infrastructure).</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

<p>51(a) Submit Site Drainage Drawings</p> <p>Submit and obtain approval from Development Services, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work commencing</p>	As indicated
<p>51(b) Implement Approved Drawings</p> <p>Carry out the works in accordance with the approved site drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained.</p>	As indicated
<p>51(c) Submit As Constructed Drawings</p> <p>Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	As indicated
<p>51(d) Submit Certification</p> <p>Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved site drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	As indicated

<p>52) 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 as a result of the works.</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 Classification/Final Inspection Certificate or prior to commencement of use, within 24 months of date the approval takes effect, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>At All Times?</p>
<p>53) Up Stream Stormwater Drainage Connection</p> <p>Provide an upslope 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.</p> <p>The upslope stormwater drainage connection is to be in accordance with the approved plans titled Stormwater Drainage Internal Layout Plan Sheet 1 and Stormwater Drainage Overall Layout Plan Sheet, Drawing numbers SK205, Revision B (as amended in red 2 March 2023) and SK207 Revision B received 2 September 2022.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028 whichever comes first</p>
<p>53(a) Submit Stormwater Drawings</p> <p>Submit to, and obtain approval from, Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note:</p> <ul style="list-style-type: none"> - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies - A 225mm diameter pipe is the minimum size required to service an upstream development of any kind. 	<p>As indicated</p>

<p>Timing: Prior to site/operational/building work commencing.</p>	
<p>53(b) Implement Approved Drawings</p> <p>Carry out the works in accordance with the above approved stormwater drawings.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first.</p>	<p>As indicated</p>
<p>53(c) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or Queensland Building and Construction Commission licensed hydraulic consultant (where applicable).</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland or Queensland Building or Construction Commission licensed hydraulic consultants (where applicable) confirming that the works have been completed in accordance with the above stormwater drawings. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>As indicated</p>
<p>54) Work for Stormwater Network (Non-Trunk)</p> <p>Construct stormwater drainage to service the development in accordance with the approved plan titled Stormwater Drainage Overall Layout Plan, SK207 Revision B received 2 September 2022 and in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p> <p>Note: This condition is imposed under section 145 of the Planning Act 2016.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first</p>

<p>54(a) Submit Stormwater Drawings</p> <p>Submit to, and obtain approval from, Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>
<p>54(b) Implement Approved Drawings</p> <p>Construct the works in accordance with the above approved stormwater drawings.</p> <p>Timing: Prior to On-Maintenance Acceptance.</p>	<p>As indicated</p>
<p>54(c) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings including an asset register and a pre-On Maintenance Inspection Checklist, prepared and certified by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to On-Maintenance Inspection.</p>	<p>As indicated</p>
<p>54(d) Submit Certification</p> <p>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.</p> <p>Timing: Prior to on-maintenance inspection.</p>	<p>As indicated</p>
<p>55) Service Conduits and Mains</p> <p>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:</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

<ul style="list-style-type: none"> - 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. <p>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.</p>	
<p>55(a) Submit As Constructed Drawings</p> <p>Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028 whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	<p>As indicated</p>
<p>55(b) Submit Certification</p> <p>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.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>56) 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>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

<p>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.</p> <p>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.</p>	
<p>57) Agreement with Electricity Supplier</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 proposed 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 <i>Queensland Electrical Connection and Metering Manual</i>.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>58) Permanent Vehicle Crossover</p> <p>Provide a permanent vehicle crossover to the King Avenue frontage of the site in accordance with the approved plan titled Concept Site Access Sketch, BMC22052-SK01 Version 1 received 2 September 2022 as amended in red 2 March 2023, and in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Interim all-turns access to and from the site is accepted for this development. However, once King Avenue is upgraded, traffic flow on the driveway will be limited to left in and left out only.</p> <p>The external gates are to be always open and the driveway unrestricted during business operating hours of the site.</p> <p>Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

<p>59) Redundant Crossover</p> <p>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.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, prior to 30 September 2028, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>