



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

BCC DS
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02-JUL-2026
APPLICATION REF
A007063122

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	2 HELLEN ST BALD HILLS QLD 4036
Real Property Description of Site:	L33 RP.29037
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A006240008 Permit Reference Number/s: DARL434828923.
Package Status:	APPROVED - Version 1 (11th of July, 2023 2:24:47 PM)
Package Generated:	11/07/2023

PROJECT TEAM

The assessment of this application has been undertaken by:

Chani ASHA Urban Planner House & Homes & Express Chani.Asha@brisbane.qld.gov.au 07 3178 5178	Alessio ZANCOLICH Principal Urban Planner Planning Services North edanorth@brisbane.qld.gov.au (07) 3407 8514	Scott RUHLAND Technical Officer Engineering Scoping scott.ruhland@brisbane.qld.gov.au (07) 3403 9459
Jenny BERNARD Urban Planner Planning Services North Jenny.Bernard@brisbane.qld.gov.au 0731780855		

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Concept Civil Services	SW/22/A (Amended In Red 05-JUL-2023)	27-MAR-2023 (Received)
Subdivision Proposal	8654-02A (Amended In Red 07-JUL-2023)	27-MAR-2023 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Reconfiguring a Lot
Activity(ies):	Subdivision of Land
Stage:	

General/Planning Requirements

Timing	
1) Dwelling classification	Prior to survey plan endorsement
2) Maintain the Approved Development	
Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any other_____	At all times

3) Approved Drawings and Documents	
A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring

4) Carry Out the Approved Development	
Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS. Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.	While site/operational/building work is occurring

Engineering

Timing	
5) On-site Erosion (Medium Risk)	As indicated

<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>5(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: A. 50mg/L TSS (Total Suspended Solids) B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU's, or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services; C. pH between 6.5 and 8.5 at all times.</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>As indicated</p>
<p>5(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>Timing: Prior to commencement of any earth disturbing activities.</p>	<p>As indicated</p>
<p>5(c) Prepare Erosion and Sediment Control Plan</p> <p>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</p>	<p>As indicated</p>

<p>(2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Timing: Prior to the commencement of any earth disturbing activities.</p>	
<p>5(d) Attend a pre-start meeting</p> <p>Arrange and attend a pre-start meeting for ESC with an Officer from Councils ESC Team in Compliance and Regulatory Services (CARS).</p> <p>Note: To request a pre-start meeting from Council's ESC Team send an email to CARS- ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed.</p> <p>Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.</p>	As indicated
<p>5(e) Implement Certified Erosion and Sediment Control Plan</p> <p>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.</p> <p>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.</p> <p>Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	As indicated
<p>6) Information Signage</p> <p>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> <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>	As indicated

<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>_____</p> <p>_____</p> <ul style="list-style-type: none"> - located centrally along each road frontage of the site to Hellen and Adair Streets; - 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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<p>7) Construction Management Plan (Minor)</p> <p>C_____</p>	<p>While site/operational/building work is occurring</p>
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<p>7(a) Construction Management Plan (Minor) - Prepare Plan</p> <p>Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following:</p> <p>(i) Provision for pedestrian management including alternative pedestrian routes (adjacent to or surrounding the site);</p> <p>(ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);</p>	<p>As indicated</p>
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<p>(iii) Location of and impacts to any Council or other public utility or local authority's assets on or within or external to the site;</p> <p>(iv) Location and design of temporary vehicular construction access points, including frequency of use;</p> <p>(v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;</p> <p>(vi) Provision for loading and unloading of materials including the location of any remote loading sites;</p> <p>(vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;</p> <p>(viii) Location of proposed external hoardings or gantries, including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage this includes any potential obstruction of sight lines for such advertising (e.g. 'CityCycle' bicycle stations or bus stops with advertising);</p> <p>(ix) Location of proposed employee and visitor parking areas;</p> <p>(x) Anticipated staging and programming;</p> <p>(xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees;</p> <p>(xii) Complaint management processes to be implemented; and</p> <p>(xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.</p> <p>The Construction Management Plan must be supported by "approval in principle" or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure.</p> <p>The list of relevant infrastructure and contacts is available on Council's website - Search "Constructions Management Plan".</p> <p>Note: The Construction Management Plan is not required to be approved by Development Services.</p> <p>Timing: Prior to site/operational work commencing.</p>	
<p>7(b) Construction Management Plan (Minor) - Submit Plan</p>	<p>As indicated</p>

<p>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 BCC planning development approval reference number.</p>	
<p>7(c) 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 by Council at all times.</p> <p>The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition.</p> <p>Timing: While site/operational work is occurring.</p>	<p>As indicated</p>
<p>7(d) Construction Management Plan - Works to be Performed Out of Hours</p> <p>Obtain an approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>
<p>7(e) Implement Construction Management Plan (Minor)</p> <p>Carry out the development in accordance with the submitted Construction Management Plan.</p>	<p>While site/operational/building work is occurring</p>
<p>8) 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>-----</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>While site/operational/building work is occurring</p>
<p>8(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 and certified by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to Council's notation on the plan of subdivision.</p>	<p>As indicated</p>

<p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</i></p>	
<p>9) Certified Site Survey Levels</p> <p>Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor (Qld). The registered surveyor must certify that the "As Constructed" drawings are in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>10) Remove Improvements & Obstructions from Truncation and Dedication</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 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:</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. <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Surveyor (Qld) or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition.</i></p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>11) 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 the approved Concept Civil Services Plan numbered CW25233-A, SW/22/A and as amended in</p>	<p>Prior to Council's notation on the plan of subdivision</p>

~~red on the 5 July 2023. The lots must be filled to achieve a lawful point of discharge via gravity to the kerb and channel.~~

11(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 location of any cut and/or fill;
- The quantity of fill to be deposited and finished levels;
- 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 the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.

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

As indicated

11(b) Implement and Maintain the Earthworks

Carry out and maintain the earthworks in accordance with the certified drawings.

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

Timing: Prior to Council's notation on the plan of subdivision.

As indicated

12) Retaining Walls

Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following:

- For retaining walls in excess of 1.0m in height:
 - walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services
 - walls must be designed and certified by a Registered Professional Engineer Queensland

Prior to Council's notation on the plan of subdivision

<p>12(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>Timing: Prior to Council notation on the plan of subdivision.</p>	<p>As indicated</p>
<p>13) 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.....)</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>13(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 Council's notation on the plan of subdivision.</p> <p>.....</p>	<p>As indicated</p>
<p>14) Land for Transport Network - Road (Non- trunk)</p> <p>Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING Concept Civil Services Plan numbered SW/22/A and as amended in red on the 5 July 2023 <u>CW25233-A</u>, including the following:</p> <p>i. A 6.0 metre by 6.0 metre by 3 chord truncation at the corner of Hellen Street and Adair Street;</p> <p>NOTE: This condition is imposed under section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>15) Remove Redundant Drainage Outlets</p> <p>Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the</p>	<p>Prior to Council's notation on the plan of subdivision</p>

relevant Brisbane Planning Scheme Codes.	
<p>16) 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.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>17) 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 existing kerb and channel in Hellen St <u>stormwater infrastructure located in Lot 34 on RP29037 and as shown on approved Concept Civil Services Plan numbered SW/22/A and as amended in red on the 5 July 2023 CW25233-A</u>. The lots must be filled to achieve a lawful point of discharge via gravity to the kerb and channel. A charged system is not an acceptable lawful point of discharge.</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. - 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 Councils 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 Council's notation on the plan of subdivision</p>
<p>17(a) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable).</p>	<p>As indicated</p>

Timing: Prior to Council's notation on the plan of subdivision.	
<p>18) 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, 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 any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. <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><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>Prior to Council's notation on the plan of subdivision</p>
<p>18(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 Council's notation of the plan of subdivision.</p> <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland,</i></p>	<p>As indicated</p>

<p><i>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>19) Telecommunications</p> <p>Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>20) 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>-----</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>Prior to Council's notation on the plan of subdivision</p>
<p>21) 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 Council's notation on the plan of subdivision</p>
<p>22) Re-connect the existing house</p> <p>Re-connect the existing house sanitary drainage and water supply plumbing to the new sewerage connection(s)/and water service(s), to ensure drainage is located within the lot it serves.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>Standard Advice</p>	
	<p>Timing</p>
<p>23) Construction Noise and Dust Emissions</p>	<p>As indicated</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> <p>1. A person must not carry out building work in a way that makes an audible noise-</p> <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. <p>2. The reference in subsection (1) to a person carrying out building work-</p> <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>	
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<p>24) Natural Asset Local Law (NALL) - Protected Vegetation on Public Land, Road or Park</p> <p>Work on or around protected vegetation on public land, road or park may require a permit under the <i>Natural Assets Local Law</i> (NALL).</p> <p>Arrangements must be made with Program Planning and Integration in relation to the works carried out on protected vegetation on public land, road or park including provision for costs and replacement planting as determined by Program Planning and Integration.</p> <p>Timing: Prior to carrying out any works on protected vegetation.</p> <p>Note: All requirements of a development approval conditions with timing stipulated as 'prior to site works commencing' (or equivalent) must be fulfilled before Council can issue a NALL permit.</p>	As indicated
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<p>25) Standard Advice Disclaimer</p> <p>The following information is provided to the applicant as advice only and does not form part of the development approval conditions. This advice has been provided to inform the applicant of other obligations they may be required to comply with (under state legislation or local laws) prior to the approved activity commencing.</p>	As indicated
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<p>26) Further Development Permit Required</p>	As indicated

Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	
<p>27) Currency Period</p> <p>-----</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 <i>Planning Act 2016</i>.</p>	As indicated
<p>28) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	As indicated
<p>29) 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>	As indicated
<p>30) 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 <i>Biosecurity Act 2014</i>.</p>	As indicated

For further information contact the relevant Queensland State Government department on 13 QGOV.	
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31) Standard Building Regulations This approval does not include assessment against the siting requirements of the <i>Queensland Development Code</i> . Should the approved development require a siting variation against the <i>Queensland Development Code</i> , an application for a Siting Variation must be submitted for the approval of Brisbane City Council - Development Services. -----	As indicated

**** End of Package ****