

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	21 RIVERVIEW TCE INDOORROOPILLY QLD 4068
Real Property Description of Site:	L35 RP.23506
Aspects of development and type of approval:	DA - PA - Material Change of Use Development Permit - multiple dwelling
Council File Reference:	A006579643 Permit Reference Number/s: DAMC452843624.
Package Status:	APPROVED - Version 1 (3rd of February, 2026 6:06:54 PM)
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PROJECT TEAM

The assessment of this application has been undertaken by:

John GRIMSEY Built Environment Officer WaRRS Assessment john.grimsey@brisbane.qld.gov.au 34071331	Michael CHOU Network Planning Michael.Chou@brisbane.qld.gov.au au	Chris HENNESSY Engineering Services Traffic Chris.Hennessy@brisbane.qld.gov.au (07) 3403 5768
Dalia LUCHA Technical Officer Engineering Services North Dalia.Lucha@brisbane.qld.gov.au 07 3178 8911	Craig SLACK Engineer Engineering Scoping craig.slack@brisbane.qld.gov.au (07) 3403 8888	Glyn CHISHOLM Senior Landscape Architect Landscape Architecture Team Glyn.Chisholm@brisbane.qld.gov.au 07 3403 0117
Julie BONFIELD Senior Architect Architecture Team Julie.Bonfield@brisbane.qld.gov.au 31782575	Ashleigh COOMBES Senior Urban Planner Planning Services North Ashleigh.Coombes@brisbane.qld.gov.au (07) 3403 1937	Christine GRAY Principal Urban Planner Planning Services North christine.gray@brisbane.qld.gov.au 3407 0160

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Section E & Street Elevation	DA-08 Issue O	18-SEP-2025 (Received)
Finished Grading & Stormwater Layout Plan	CSK200 Rev F (Amended In Red 07-MAY-2025)	22-APR-2025 (Received)
Lower Ground & Upper Ground Floor Landscape Concept Plans	LP-01 Issue B (Amended In Red 03-FEB-2026)	29-JUL-2024 (Received)
First & Second Floor Landscape Concept Plans	LP-02 Issue A (Amended In Red 03-FEB-2026)	29-JUL-2024 (Received)
Site & Basement Plan	DA-01 Issue P (Amended In Red 03-FEB-2026)	28-OCT-2025 (Received)
Ground Floor & First Floor Plan	DA-02 Issue O (Amended In Red 03-FEB-2026)	18-SEP-2025 (Received)
Second Floor & Third Floor Plan	DA-03 Issue O	18-SEP-2025 (Received)
Fourth Floor & Roof Plan	DA-04 Issue O	18-SEP-2025 (Received)
North & South Elevations	DA-05 Issue O (Amended In Red 03-FEB-2025)	18-SEP-2025 (Received)
East & West Elevations + Sections A & B	DA-06 Issue O	18-SEP-2025 (Received)
Sections C & D	DA-07 Issue O	18-SEP-2025 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate: DA - PA - Material Change of Use

Activity(ies): multiple dwelling

Stage: Multiple Dwelling (10 units)

General/Planning Requirements

Timing	
1) Security Lighting - On Site 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, internal pathways, building entrances and vegetated areas. Lighting of publicly accessible internal areas is in accordance with Australian Standard - AS/NZS 1158.3.1 Lighting for roads and public spaces - Pedestrian area lighting - Performance and design requirements. All external lighting within the site is in accordance with Australian Standard - AS4282- Control of the Obtrusive Effects of Outdoor Lighting. Lighting must be maintained in safe and good working order. Timing: 'Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first'	As indicated
2) Building Format Plan Where the timing of a condition, or part thereof , states 'Prior to issue of Certificate of Occupancy/Final Inspection Certificate' or 'Prior to commencement of use' and the development involves the creation of a Building Format Plan, the timing of the condition, or part thereof, is taken to mean 'prior to Council's endorsement of any plan of subdivision'.	As indicated
3) Attend a pre-start meeting Arrange and attend a pre-start meeting with Building and Construction Management Team, Development Services.	As indicated

Council will only attend the pre-start meeting once all applicable compliance fees have been paid. Note: To request a pre-start meeting and associated lodgement requirements, refer to Council's website and search 'Pre-start meeting'. Timing: Prior to site/operational/building work commencing.	
4) Car Parking 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.	At all times
5) Maintain the Approved Development Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.	At all times
6) 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
7) 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,	While site/operational/building work is occurring

but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.	
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8) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS. Note: Building work must also be completed in accordance with any other current development approval.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
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9) Visitor Parking Visitor car parking spaces must: - Be clearly labelled as 'Visitor Parking'; - Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure; and - Provide 24 hour unrestricted access for all bona fide visitors to the whole site.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
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Architecture

	Timing	
10) Final External Detailing of Building Construct the development in accordance with drawings approved pursuant to this condition. The drawings must be in accordance with the APPROVED DRAWINGS AND DOCUMENTS, relevant Brisbane Planning Scheme Codes and the requirements of this condition.		To be maintained

10(a) Submit Drawings Submit to, and obtain approval from, Development Services drawings prepared by a Registered Architect or Queensland Building Construction Commission Open Licence Class Building Designer showing the final developed details of the facade treatment, the ground interface and the roof top/building capping elements which depict a higher level of documentation detail than that shown on the APPROVED DRAWINGS AND DOCUMENTS, including: - Elevation and facade treatment drawings for all ground, podium and typical tower floor levels that demonstrate the final design outcome for all elevations of the built form including: - Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the facade including structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises - All servicing and infrastructure, including but not limited to, padmount transformers, pump rooms, fire hydrant boosters etc. - Roof top or building capping elements, awnings and soffits - One rendered perspective showing the intended finished built form The drawings must: - include dimensions for the extent of projecting elements, balustrade height and door and window/glazing configurations - nominate materials, colours and finishes - have title blocks and be cross referenced to larger scaled drawings. Timing: Prior to building works commencing	As indicated
10(b) Pre-Start Meeting Arrange and attend a pre-start meeting with Development Services. Applicable compliance and inspection fees must be paid to Council, in full, prior to the meeting being held. Note: To arrange a pre- start meeting with Development Services an email must be sent to dalodgement@brisbane.qld.gov.au. Timing: Prior to any work commencing to comply with this condition.	As indicated
10(c) Implement Approved Drawings Carry out the building work in accordance with the approved drawings. Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays design 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	As indicated

safety standards or any other relevant requirement of a statutory authority with regard to building work. Timing: While building work is occurring and then to be maintained.	
10(d) Submit Certification Submit to Development Services certification by a Registered Architect; Queensland Building Construction Commission Open Licence Class Building Designer or Building Certifier confirming that the building has been constructed in accordance with the approved drawings. Timing: Prior to the Final Certificate/Certificate of Occupancy or commencement of the use, whichever comes first.	As indicated
11) Overall Height The overall height of the building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS. NOTE: This condition should be read in conjunction with any other relevant condition requiring minimum height clearances for basement or undercover car parking and manoeuvring areas.	While site/operational/building work is occurring and then to be maintained
11(a) Submit Certification Submit to Development Services certification from a Registered Surveyor (Qld) confirming that the 'as constructed' floor and roof levels and overall height are in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
12) Light Reflectivity and Solar (Heat) Reflectivity	As indicated

Submit to Development Services documentary evidence that the level of light reflectivity from the glazing incorporated in the approved development does not exceed 20%. Timing: Prior to building work above ground level commencing.	
12(a) Install Glazing Install and maintain glazing in accordance with the above specification. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained.	As indicated
13) Balconies/Verandahs/Terraces No balconies/verandahs/terraces may be enclosed with solid balustrades, solid walls, fixed and/or operable, moveable or adjustable screening unless these features are clearly shown on the APPROVED DRAWINGS AND DOCUMENTS. Note: Any Community Management Statement that may apply to this approval must contain a by-law which reflects the requirements of this condition.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
14) Screen Air Conditioning and Other Plant Enclosures Install and maintain suitable screening to all air conditioning units, lift motor rooms, hot water systems plant and service facilities where externally visible or located on top of the building including where visible and/or located within private open space areas, communal open space areas, adjoining properties or public land. The screening structures must be constructed from durable materials that are consistent with materials used elsewhere on the facade of the building.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

15) Sun Shading Devices Provide sun shading in accordance with the approved DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
16) Screening Provide suitable privacy screening to windows of balconies, landings, terraces and decks of the proposed dwelling(s) in accordance with the approved DRAWINGS AND DOCUMENTS. Suitable screening options must be: For windows: - Sill heights of 1.5m above floor level; or - Fixed obscure glazing in any part of the window below 1.5m above floor level; or - Fixed external screens to any part of the window below 1.5m above floor level, or - Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level). For balconies, landings, terraces and decks: - Fixed screening from floor level to a height of 1.5m above floor level as shown on the approved DRAWINGS AND DOCUMENTS. Note: Screening devices must be either solid translucent screens, perforated or slatted panels, or fixed louvres that are permanent, be durable and fixed. Screening devices must have a maximum of 25% openings, with a maximum opening of 50mm.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
17) Provide Detailed and Textured Model Submit to Virtual Brisbane, a digital model for inclusion into the Brisbane City Council Virtual Brisbane 3D model. This must be a high quality, detailed and textured 3D exterior model of the approved development at a standard which can be publicly viewable. This must be of a compatible file format, include property boundaries and show heights in Australian Height Datum (AHD). For information on the submission	As indicated

and a complete list of requirements' visit: www.brisbane.qld.gov.au/virtualbrisbane3Drequirements	
Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate	

Landscape Architecture and Open Space Planning

	Timing
18) Street Tree Replacement Provide for replacement planting of the existing street tree(s) fronting the development site. Note that street trees are protected and may not be removed unless approval has been granted by Council in writing. <i>PROOF OF FULFILMENT</i> <i>Contextual photographic evidence of installed replacement trees. OR, evidence in writing from Program Planning and Integration Arboriculture that an alternative arrangement has been made. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
18(a) Enter Arrangement Enter into an arrangement with Program, Planning and Integration Arboriculture (PPI Arb) to pay the cost or undertake works, as agreed with PPI Arb, for the removal and replacement planting of the existing street tree(s) fronting the development site. Email PPI ARB using BI-CS-PPI-PLANNING-ARB@brisbane.qld.gov.au Timing: Prior to site/operational/building work commencing.	As indicated
18(b) Implement Arrangement Implement the arrangement agreed with PPI Arb. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated

19) Streetscape Works - Neighbourhood Street Major Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge to a Neighbourhood Street Major standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
19(a) Concrete Path Install a 1.8m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1300mm from the back of kerb. Where the path cannot be installed on this alignment due to conflicts such as street trees, or power poles, contact the Landscape Architecture Team via email: specialistservices@brisbane.qld.gov.au. Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site. Note: standard path alignments are shown on Brisbane Standard Drawing BSD-5201 sheet 2 but will vary depending on verge width and location. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. <i>PROOF OF FULFILMENT</i> <i>Photographic evidence of concrete path. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	As indicated
19(b) Submit As-Constructed Drawings Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.	As indicated

Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. PROOF OF FULFILMENT <i>As constructed drawings signed by an RPEQ. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	
19(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. PROOF OF FULFILMENT <i>Photographic evidence of installed turf. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	As indicated
20) Landscape the site - Container planting for rooftop gardens and/or green walls Landscape the site through the provision of container planting in accordance with the requirements of this condition.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
20(a) Prepare Detailed Container Planting Design for self-certification Prepare a Detailed Container Planting Design for all container planting identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared and certified by suitably qualified professionals and must comply with the relevant Brisbane planning scheme codes. In addition to the above, the design must include the following: - Shade and aspect studies including: - Sunshade modelling for 9am, noon and 3pm on June 21, September 22 and December 21; - Wind report measuring m/s for the container planting	As indicated

location/s; - Detailed estimates of required weekly water consumption for irrigation for each calendar month by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation - a dedicated rainwater irrigation tank with green wall drainage return and overflow connected to the stormwater system; - a reticulated drip irrigation system with stand-alone power supply and smart-tech central control and alert; - waterproofing; - adequate fascia protection and drip tray depth to minimize drips onto the footpath or surrounding properties; - for planter boxes: - adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters unless otherwise endorsed by Development Services must be trees 1200mm; large shrubs and palms; 800mm; small shrubs and groundcovers; 600mm; - a plant schedule that demonstrates planting appropriate to container type, size and location, - considering orientation, shading and wind direction; - for vegetation supported by trellises and screens: - design to ensure at least 50% coverage of the trellis or screen area with living plants; - for green walls (proprietary items): - construction and planting design to ensure 100% coverage of the wall with living plants; - a panel system that utilizes inert (non-soil), non-biodegradable media that creates at least 98% rootable surface area, not comprised of soil/ particulate-based pot or module systems; - a plant schedule completed by a specialist green wall designer that demonstrates planting appropriate to container type, size and location, considering orientation, shading and wind direction; - structural design by an RPEQ to ensure that the saturated weight of container planting is suitable for the building; - a 12-month establishment period maintenance program for planting; - an ongoing annual maintenance program including clearly defined access plan. Timing: Prior to building work commencing.	
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20(b) Implement certified Detailed Landscape Container Planting Design Carry out the works in accordance with the above certified Detailed Landscape Container Planting Design. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
20(c) Certify work - Implementation On completion of the work, submit to Development Services the following: - For planter boxes including vegetation supported by trellises and screens, certification by a Qualified Landscape Architect that construction and planting has been carried out in accordance with the conditions of development approval and the approved drawings - For green walls, certification of installation and planting by the manufacturer - Certification of irrigation design including irrigation tank size by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation - Certification by a Registered Professional Engineer Queensland that stormwater drainage and structural design have been provided in accordance with the conditions of development approval - As-constructed drawings showing: - The extent and internal dimensions of planter boxes - The extent and type of trellises and screens to support planting - The extent of green walls; - Planting layout and species. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
20(d) Certify work - establishment period On completion of the 12-month establishment period, submit to Development Services certification that planting has been established in accordance with the certified Detailed Landscape Container Planting Design.	As indicated

Timing: 12 months after implementation of the certified Detailed Landscape Container Planting Design.	
20(e) Maintain container planting Container Planting Maintain the container planting generally in accordance with the certified Detailed Landscape Container Planting Design. Timing: To be maintained.	As indicated
21) Landscape the Site - Self Certification Landscape the site in accordance with the requirements of this condition.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
21(a) Detailed Landscape Plan for Self- Certification Prepare a Detailed Landscape Plan at a scale of 1:100 for all on-site landscape works including planting areas identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared by a Qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes. The plan must include the following: - Planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use. - Unless otherwise specified, trees provided as 45 litre stock or larger, staked and tied, and complying with Australian Standards. - Plant selection and densities to achieve full surface coverage of garden beds within 2 years of planting. - A reticulated drip irrigation system to all planting areas, with drainage connected to the stormwater system; the irrigation system must be connected to a non-mains water source. - Trees required to be retained are documented, integrated into landscape design, and protected in accordance with the relevant sections of Australian Standard AS4970 Protection of trees on development sites. - Details of a 12 week establishment period.	As indicated

Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. PROOF OF FULFILMENT <i>A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form.</i> Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
21(b) Multiple Unit Dwelling In addition to the requirements listed above, the plan must include the following: - Deep planting areas as shown on the approved drawings planted with trees capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting noting that this is a minimum requirement and trees are expected to grow beyond these measurements. - Columnar canopy form or screening tree/shrub species planted at suitable spacings alongside and rear boundaries in planting areas shown on the approved drawings. - Shade and/or round canopy trees planted at suitable spacings along front boundaries in planting areas shown on the approved drawings. - Shade and/or round canopy trees in car parking areas in planting areas shown on the approved drawings. - Minimum internal depths and widths sufficient to support healthy plant growth, with the following dimensions or other dimensions if achieving the same soil volume; trees - 1200mm width x depth, large shrubs and palms - 800mm width x depth, small shrubs and groundcovers - 600mm width x depth. - One hose cock within any private landscape and recreation area. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. PROOF OF FULFILMENT <i>A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form.</i> Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated

21(c) Certify Detailed Landscape Plan On completion of the Detailed Landscape Plan, submit to Development Services a landscape design certification via the Landscape Design and Landscape Works Certification online form. Design certification is to be prepared by a Qualified Landscape Architect, certifying that the Detailed Landscape Plan complies with the requirements of this condition. The Certification must include a copy of the: - Landscape design certification form. - Certified detailed landscape plan. NOTE: The landscape design and landscape works certification online form can be found by searching <i>development application forms</i> on Council's website. Timing: Prior to building work commencing. PROOF OF FULFILMENT <i>A copy of the landscape design certification form and certified detailed landscape plan</i>	As indicated
21(d) Implement Certified Detailed Landscape Plan Carry out the landscape work in accordance with the above certified detailed Landscape Plan. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
21(e) Certify Work On completion of the landscape work, submit a Landscape Works Certification via the Landscape Design and Landscape Works Certification online form. The landscape works certification is to be prepared by a Qualified Landscape Architect, certifying that the landscape works comply with the certified Detailed Landscape Plan. The certification must include: - a copy of the Landscape works certification form. - a copy of the as-constructed landscape drawings.	As indicated

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

Pollution

	Timing
22) Diesel Fire Pump The Diesel Fire Pump is to be designed, constructed and operated in accordance with the following: - only used in the event of emergency/fire event or 30 minutes per month for maintenance/testing purposes; - testing to occur between the hours of 7am and 6pm; - operates on Diesel fuel only with an associated Diesel storage amount not exceeding 100L;	Prior to the commencement of the use and then to be maintained

- Diesel to be stored in accordance with <i>Australian Standard AS1940 The storage and handling of flammable and combustible liquids</i>; - located in an enclosed and bunded room/area; and - vented in accordance with <i>Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings</i>. NOTE: This condition does not authorise environmental nuisance under the <i>Environmental Protection Act 1994</i>.	
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22(a) Submit Certification to Development Services Submit Certification to Development Services by a suitably qualified RPEQ Engineer which demonstrates the Diesel pump and associated fuel storage has been designed and constructed in accordance with the above requirements.	Prior to commencement of use
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23) Mechanical Plant or Equipment - Acoustically Screened Mechanical plant or equipment is to be acoustically screened from an adjoining sensitive use. Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration and cold room motors. Acoustically screened is defined in City Plan 2014. NOTE: This condition does not authorise environmental nuisance under the Environmental Protection Act 1994. <i>PROOF OF FULFILMENT</i> <i>Submit to Development Services, certification that all mechanical plant or equipment, is acoustically screened. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
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Engineering

	Timing
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24) On-site Erosion (Medium Risk) 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). Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion.	As indicated
24(a) Manage earth disturbance on- site (i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth. (ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas. (iii) No release of contaminants to land beyond on-site area of earth disturbance 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, 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. (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. Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.	As indicated
24(b) Provide Land Occupier Notification to Council (i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au (ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land.	As indicated

Timing: Prior to commencement of any earth disturbing activities.	
24(c) Prepare Erosion and Sediment Control Plan Prepare an Erosion and Sediment Control Plan (ESCP) in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. Timing: Prior to the commencement of any earth disturbing activities.	As indicated
24(d) Attend a pre-start meeting Arrange and attend a pre-start meeting for Erosion and Sediment Team, Compliance and Regulatory Services (CARS). All relevant documentation, including the certified erosion and sediment control plan and the certified design certificate must be submitted with the request. Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'. - A minimum 10 working days' notice is required. Timing: Prior to the commencement of any earth disturbing activities.	As indicated
24(e) Implement Certified Erosion and Sediment Control Plan Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures	As indicated

will require a revised ESCP and design certificate that has been certified by either the CPESC or RPEQ. Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.	
25) Maintenance Period for Engineering Work Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition. 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). Timing: During the on-maintenance period.	As indicated
25(a) On-Maintenance Acceptance Arrange an on- maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance. Provide proof of Public Liability Insurance (\$20 million) for the on- maintenance period. Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater. Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
25(b) On-Maintenance Period Provide a minimum 12 months maintenance to the work from the time the work is accepted on- maintenance by Council. During this period maintain the work and	As indicated

rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period. Note: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period. Timing: A minimum 12 months from acceptance on-maintenance.	
25(c) Off-Maintenance Acceptance On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the work is accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for off- maintenance Inspection. Note: If the inspection is successful the maintenance security will be released. Timing: On completion of the on-maintenance period.	As indicated
26) 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 the road frontage of the site to Riverview Terrace; - 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;	As indicated

g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; h) The sign is to be non- illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	
27) Engineering Pre-Start Meeting Arrange and attend a pre-start meeting with Engineering Services, Development Services. Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid. Note: Prior to arranging an engineering pre-start meeting, review the Pre-start Meeting Guidelines - Civil Engineering Works kit. To request a pre-start meeting and associated lodgement requirements, refer to Council's website and search 'Pre- start meeting'. Timing: Prior to site/operational/building work commencing.	As indicated
28) Basement Excavation and Support Basement excavation and support of all exposed walls must be carried out in accordance with the relevant Brisbane Planning Scheme Codes and the requirements of this condition.	Prior to building work commencing
28(a) Prepare Engineering Drawings Engineering drawings for the work required by this condition must be prepared and certified by a Registered Professional Engineer Queensland (Structural), in accordance with the relevant Brisbane Planning Scheme Codes detailing the design of the proposed excavation as well as proposed temporary and permanent support (if no temporary proposed) systems. The design must include at least the following: - The location (in plan and section) of the proposed excavation; - Detailed design of proposed temporary support of the excavation; - If no temporary support is proposed then detail design of the proposed permanent support of the excavation;	As indicated

- Any retention system, including associated drainage, is to be wholly contained within the site unless written approval has been obtained from the affected neighbouring property owner; - The existing and proposed finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the excavation; - Protection of adjoining properties and roads from adverse impacts as a result of Building Works; - All existing Brisbane City Council stormwater lines and Maintenance Holes, including depths of Maintenance Holes and clearances to retention structures is to be shown. Where ground or rock anchors are proposed as a temporary support (Note: permanent anchors are not acceptable) the design must include the following in addition to the above: - Anchor position/s and length/s (in elevation view and sectional view); - Where the anchoring system is proposed to encroach into a neighbouring property, written approval is to be obtained from the affected property owner; - Plans must show the location of the ground anchors in relation to all existing services and public utilities. The cost of relocating any existing services, public utilities or BCC assets is the responsibility of the Developer. Notes: - The Earthworks drawings are not required to be submitted for Council approval. - Where any ground anchors or rock bolts are proposed within 10metres in the vertical plane of a UU sewer, UU water main, BCC stormwater line or combined sanitary drain, assessment will be required against the QDC section MP1.4 by the building certifier. - Ground anchors are not to be located closer than 1.0m vertically or 1.0m horizontally from existing or proposed Council Infrastructure. - If the basement excavation impacts on the road reserve, the developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. - Where public utilities such as UU sewer or water infrastructure, electricity, telecommunication or gas infrastructure will be affected advice must be obtained from the respective utility owner. Timing: Prior to site/operational/building work commencing.	
28(b) Implement Certified Engineering Drawings Construct and maintain the basement excavation and proposed support system in accordance with the above certified engineering drawings.	As indicated

Note: A copy of the certified engineering drawings must be available on- site for inspection by Council Officers during these works. Timing: While basement excavation and support system installation is occurring.	
28(c) Submit Post Construction Certification Submit certification by a Registered Professional Engineer Queensland that the basement excavation and support have been installed in compliance with the certified engineering drawings, the relevant Brisbane Planning Scheme Codes and the requirements of this condition. Where ground or rock anchors have been installed, submit certification by a Registered Professional Engineer Queensland (Geo-technical) that all anchors have been de- stressed. Timing: Prior to building work commencing above ground.	As indicated
29) Construction Management Plan (Minor) Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this conditions and the following key outcomes: 1. Safe movement for pedestrian and other footpath users (including DDA Compliance) past the site must be maintained at all times 2. Any loading into the site is subject to a workzone permit from Councils Transport Road Corridor team 3. Any parking for workers to comply with QLD road rules 4. Any Craneage over sail must be contain within the site, unless written consent from neighbouring properties is obtained 5. Any construction works and/ or storage of materials should be contained within the site (where possible), to ensure any impacts on the public realm are minimised 6. Undertake community consultation (letter box drops) to inform residents and/or commercial business of any potential disturbances and maintain a complaint record management process.	While site/operational/building work is occurring

29(a) Construction Management Plan (Minor) - Prepare Plan

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:

- (i) Provision for pedestrian management including acceptable alternative DDA compliant pedestrian routes (adjacent to or surrounding the site);
- (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);
- (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within external to the site;
- (iv) Location and design of temporary vehicular construction access points, including frequency of use;
- (v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;
- (vi) Provision for loading and unloading of materials including the location of any remote loading sites;
- (vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (viii) Location of proposed external hoardings and/or gantries, and 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. bus stops with advertising);
- (ix) Location of proposed employee and visitor parking areas;
- (x) Anticipated staging and programming;
- (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;
- (xii) Complaint management processes to be implemented; and
- (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.

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.

The list of relevant infrastructure and contacts is available on Council's website - Search 'Construction Management Plan'.

Note: The Construction Management Plan is not required to be approved by Development Services.

As indicated

Timing: Prior to site/operational/building work commencing.	
29(b) Construction Management Plan (Minor) - Submit Plan Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringervices@brisbane.qld.gov.au quoting the BCC planning development approval reference number. Timing: At least 10 days prior to site works commencing.	As indicated
29(c) Construction Management Plan (Minor) - Documentation on Site 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. 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. Timing: While site/operational/building work is occurring.	As indicated
29(d) Construction Management Plan - Works to be Performed Out of Hours 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. Timing: Prior to site/operational/building work commencing.	As indicated
29(e) Implement Construction Management Plan (Minor) Carry out the development in accordance with the submitted Construction Management Plan.	While site/operational/building work is occurring
30) Protect Existing Infrastructure	While site/operational/building work is occurring

Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.	
30(a) As Constructed Drawings - Alterations to Existing Infrastructure Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. <i>PROOF OF FULFILMENT</i> <i>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	As indicated
31) Filling and / or Excavation (Minor) Filling and/or excavation works on the site must be in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
31(a) Prepare Earthworks Drawings Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in	As indicated

accordance with the relevant Brisbane Planning Scheme Codes. The drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - The existing and future finished levels in reference to the Australian Height Datum (including cross- sections or long sections into the adjacent properties); - maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary - preservation of all drainage structures from the effects of structural loading generated by the earthworks - protection of adjoining properties and roads from adverse impacts as a result of proposed works. - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Timing: Prior to site/operational/building work commencing. Note: The Earthworks drawings are not required to be submitted for Council approval.	
31(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 issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
32) Repair Damage to Kerb, Footpath or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to

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.	commencement of use, whichever comes first
32(a) Interim Repairs 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. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. Timing: While site / operational / building works is occurring.	As indicated
33) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following: - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and subsoil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: - 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 - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD.	
33(a) Certification of Retaining Walls For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition.	As indicated
34) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS (as amended in red by Council), including the following: i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a LRV and RCV vehicles and for the loading and unloading of vehicle(s). iii. Parking on the site for 29 resident/tenant cars, 3 visitor cars spaces, and for the loading and unloading of	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

vehicle(s) within the site. There must be a minimum number of 32 total parking spaces provided on site. iv. Provide and maintain 10 secure bicycle parking spaces for residents / tenants and 3 spaces for visitors. v. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc). vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site vii. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices. PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.</i>	
35) Residential Refuse Collection - On Site Provide for the installation and collection of refuse/recycling bins by Brisbane City Council's Waste and Resource Recovery Services.	At all times
35(a) Arrange Refuse Collection Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services.	As indicated

Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.	
35(b) Indemnify Council The owner and any subsequent owner must, by approved form to Waste and Resource Recovery Services, indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council and then to be maintained.	As indicated
35(c) Notify Future Owner The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provide for refuse collection vehicles to enter the property. Timing: At time of a change of ownership.	As indicated
36) Refuse Storage - On Site Collection Provide a roofed and wholly screened refuse enclosure utilising materials consistent with the development or a dedicated refuse storage room, as shown on the approved plans and documents. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable The enclosure/refuse storage room must be of a design to accommodate the quantity of refuse and recycling including source separation to allow for low servicing collection of the development. Bins must be located in an area which allows them to be manoeuvred from the bin storage area to the designated internal collection point.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

37) Remove Redundant Drainage Outlets Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
38) All Basements - Stormwater Runoff Design and construct basements to manage stormwater runoff in accordance with the relevant Brisbane Planning Scheme Codes and the following: (i) All stormwater pump systems must be designed to gravity drain to a Council stormwater system. (ii) The driveway into a basement must be designed and constructed to minimise local driveway stormwater runoff entering the basement. The drainage must be designed to capture runoff from a 10% AEP rainfall event and gravity drain to a lawful point of discharge. (iii) Vehicle access into any basement from a Council road will require the basement driveway to ramp up a minimum of 200mm, above adjacent road channel invert, to maintain road major flow capacity. (iv) All roofwater drainage is to be directed to a lawful point of discharge via gravity drainage, not directed into the basement. (v) Any stormwater within a basement that connects via gravity drainage directly to a council pipe or manhole must incorporate backflow prevention devices. PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland that the development has been designed and constructed in accordance with this condition.</i>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
38(a) Submit Certification to Council	As indicated

Submit to Council certification by a Registered Professional Engineer Queensland that the stormwater, subsoil drainage, specifications and drawings for the basement construction is in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
39) Site Drainage - Major 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, generally as shown on the Finished grading and stormwater Layout Plan CSK200 Revision F dated 22.04.2025 (Received), prepared by Tonkin Consulting (as amended in red by Council) and in accordance with the relevant Brisbane Planning Scheme Codes Notes: - All upslope stormwater connections to existing private properties must extend to the property boundary of all relevant properties being ultimately serviced by that connection. - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - 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. Where a development has not specifically addressed this issue, the development may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention or upgrade of existing stormwater drainage infrastructure). - 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 an on-site Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation & Construction Requirements Manual.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

- 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).	
39(a) Submit Site Drainage Drawings Submit to, 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. Notes: - 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. Timing: Prior to site/operational/building work commencing	As indicated
39(b) Implement Approved Drawings Carry out the works in accordance with the approved site drainage drawings. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
39(c) Submit As Constructed Drawings 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 consultants (where applicable). Note: To be submitted via DA-ComplianceEngineering@brisbane.qld.gov.au and include the site address, A00 reference and Condition number in the subject line. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated

PROOF OF FULFILMENT <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.</i> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	
40) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater during construction. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
41) Sealing of Abandoned Existing Sewer Property Connection Permanently seal the existing sewer property connection, which will be built over or not reused to serve the proposed development. Note: Connection permanently abandoned to the satisfaction of the Manager, Plumbing Services or the Delegate, Development Services.	Prior to site/operational/building work commencing
42) Service Conduits and Mains Provide and install all service conduits, including street lighting as required by Council, and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - the provision of all services and/or conduits along the full	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

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. 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. - 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.	
42(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings, including an asset register, prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. PROOF OF FULFILMENT <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>	As indicated

43) Telecommunications Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards: - Provide telecommunications to the subject buildings, lead-in conduits and equipment space in a suitable location within the buildings, to suit the carrier of choice. - If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
44) Agreement with Electricity Supplier Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes. Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). 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).	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
45) Water and Wastewater 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	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to

conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	commencement of use, whichever comes first
46) Redundant Driveway Crossover Remove the redundant existing driveway crossover(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes. Note: For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour. Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
47) Permanent Driveway Crossover Provide a 6.5-metre- wide Type B2 permanent driveway crossover to the Riverview Terrace frontage(s) of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Written consent must be obtained from Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill within the root zone/canopy of the tree) At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained. Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

closures. These permits must be obtained prior to construction of the crossover.	

Standard Advice

	Timing
48) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	As indicated
49) Natural Assets Local Law (NALL) - Protected Vegetation On Site Work on or around protected vegetation may require a permit under the Natural Assets Local Law 2003 (NALL). Permits under the NALL are issued by Development Services. To apply for a permit to work on protected vegetation go to Council's website or contact the call centre on 3403 8888	As indicated
50) Management of Asbestos Disposal, handling and restoration of any building materials containing asbestos must be in accordance with current state and federal legislation.	As indicated

51) Plumbing and Drainage Work Pursuant to the Plumbing and Drainage Act 2018, any plumbing and drainage work must be carried out in compliance with the Plumbing and Drainage Regulation 2019. Note: All new and existing plumbing services should be located within the lot that they serve. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.	As indicated
52) Currency Period The currency period for this development approval is stated in the Decision Notice and is expressed as a date. This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.	As indicated
53) Buildings in Transport Noise Corridors - Acoustic Treatments (State Roads) All new houses, townhouses, units, hotels and motels (Class 1-4 buildings) on sites located in a designated transport noise corridor are required to comply with the requirements of the Queensland Development Code Mandatory Part 4.4 - Buildings in Transport Noise Corridors. The buildings will need to achieve specific levels of noise mitigation through the use of appropriate materials for floors, walls, roofs, windows and doors for the relevant noise category.	As indicated
54) Equitable Access Provision must be made during and after construction for equitable access for persons with disabilities to and within the site and on adjoining public areas, in accordance with the following: - Queensland Anti-Discrimination Act 1991; - Federal Disability Discrimination Act 1992; - Australian Standards AS1428 Parts 1-4;	As indicated

- Australian Standard for Access and Mobility; and - National Construction Code.	
55) Damage to Trees on Adjoining Land 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	As indicated
56) Fire Ant Movement Controls 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. These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated
57) Water and Wastewater Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. For further information about any necessary Water Approvals contact Urban Utilities.	As indicated

58) In Principle support for Council tree interference or removal As street trees are protected vegetation, the interference with or removal of these trees requires a permit under the Natural Assets Local Law (NALL), issued by Public Space Operations (PSO). Development Services has sought preliminary advice from PSO regarding the identified removal/interference with existing Council tree/s. Removal/interference with the 3 existing Council trees identified on the approved plans Riverview Terrace is supported in principle for this development at this time. However, a separate NALL permit is required. Detailed arrangements must be made with PSO in relation to the works carried out on protected vegetation (including provision for tree removal and replacement tree planning costs as determined by the Arboriculture Team) prior to carrying out any works on protected vegetation. PSO Arboriculture Team can be contacted via BI-CS-PPI-PLANNING- ARB@brisbane.qld.gov.au. Note: All requirements of development approval conditions with timing stipulated as 'prior to site works commencing' (or equivalent) must be fulfilled before Council can issue a NALL permit.	As indicated

**** End of Package ****