BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

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APPLICATION REF
A007156679

APPLICATION DETAILS

This package relates to the application detailed below it-

Address of Site:	379 BROADWATER RD MANSFIELD QLD 4122
Real Property Description of Site:	L13 SP.341256
Aspects of development and type of approval:	DA - PA - Building Work Development Permit - childcare centre DA - PA - Material Change of Use Development Permit - childcare centre
Council File Reference:	A006639170 Permit Reference Number/s: DABW456088624; DAMC456088724.
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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Existing & Proposed Site Plan	DA.100 Issue 4	22-APR-2025 (Received)
Overland Flow Easement	DA.101 Issue 4	22-APR-2025 (Received)
Proposed GA Plans	DA.102 Issue 4	22-APR-2025 (Received)
Proposed Roof Plan	DA.103 Issue 4	22-APR-2025 (Received)
Proposed Elevations	DA.200 Issue 4 (Amended In Red 19-JUN-2025)	22-APR-2025 (Received)
Proposed Elevations	DA.201 Issue 4	22-APR-2025 (Received)
Proposed Sections	DA.203 Issue 4	22-APR-2025 (Received)
Proposed Sections	DA.204 Issue 4	22-APR-2025 (Received)
Proposed Parking Layout	DA.301 Issue 4	22-APR-2025 (Received)
Proposed Undercroft Design Plan	DA.302 Issue 3	22-APR-2025 (Received)
DA Noise Impact Assessment	24205.3.1.R2	27-MAY-2025 (Received)
Flood Impact Assessment	12012-1 Rev A	22-JAN-2025 (Received)
Landscape Concept Plan	A2.DD.01 (Amended In Red 19-JUN-2025)	21-OCT-2024 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Building Work
Activity(ies):	childcare centre
Stage:	Childcare centre (75 children)

General/Planning Requirements

	Timing
1) 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
2) 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
3) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out 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

Standard Advice

	Timing
4) 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 it-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	As indicated

obtaining an endorsed decision from the Environmental Management delegate Development Services.	
5) Further Development Permit Required Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	As indicated
6) 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
7) 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
8) 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
9) Flood Resilience and Awareness This advice is provided for buildings that are on sites that are subject to the flood overlay, as shown within City Plan 2014. Council makes decisions to minimise it-flood risk based on the best information available at the time of the development application. Flood studies and applicable flood levels may be updated by Council overtime where new flood information is available or changes to engineering standards/methodology have occurred. Flood levels for various flood events and flooding types are outlined in Council's Floodwise Property Reports available from Councils website. The minimum flood planning levels that apply to new development do not necessarily mean that the development will never flood. Therefore, when choosing materials for building on sites that are known to be affected by flooding, regardless of whether it is constructed to the minimum flood planning level, it is recommended that flood resilient materials are used to improve the speed of recovery and reduce the cost of repairs if required.	As indicated

For more information refer to: Council's website at https://www.brisbane.qld.gov.au/community-and-safety/community- safety/disasters-and-emergencies/be-prepared/flooding-in-brisbane/flooding- support-for-residents/flood-resilient-homes-program Queensland Reconstruction Authority "Flood Resilient Building Guidance for Queensland Homes"https://www.qra.qld.gov.au/resilient-homes/flood-resilient-building-guidance-queensland-homes	

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	childcare centre
Stage:	Childcare centre (75 Children)

General/Planning Requirements

	Timing
10) 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
11) 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
12) 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 it-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
13) 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
14) 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
15) 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,	As indicated

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'	
16) Attend a pre-start meeting Arrange and attend a pre-start meeting with Building and Construction Management Team, Development Services. 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.	As indicated
17) 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
18) Erect Screen Fence Erect a screen fence along the western and south eastern boundaries of the site as shown on the approved DRAWINGS AND DOCUMENTS, where an acoustic fence is not required. The screen fence must be 1.8 metres in height and be constructed from timber.	"Prior to building works commencing, or prior to making application under Section 401 of SPA 2009, or prior to making application under Schedule 19 of SPR 2009, or where approved under IPA 1997, prior to survey plan endorsement, whichever comes first

Architecture

	Timing
19) External Details External details of the building, facade treatment and external materials and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS. Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays architectural merit. Council has not assessed the materials and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of Australia, the Queensland Development Code, relevant Australian Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.	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) 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. **20(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.	While site/operational/building work is occurring and then to be maintained As indicated
21) Driveway Material and Finishes Provide materials and finishes to the driveway and external carparking surfaces that reduce the visual impact of these areas when viewed from the street. One or a combination of the following must be used: - Coloured aggregate; - Concrete pavers; and/or - Banding and patterns in the surface design.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
22) 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
23) 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

Landscape Architecture and Open Space Planning

	Timing
24) Retain and Protect Existing Street Tree(s) Identify, retain and protect the existing street trees including the roots unless otherwise agreed in writing with Program, Planning and Integration Arboriculture (PPI Arb). Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from PPI Arb. Where driveway crossovers occur within the Tree Protection Zone (TPZ) of existing street trees, seek approval from the Arboricultural Team in Program Planning and integration, City Standards for the final driveway crossover design and construction methodology to ensure the successful retention of the existing street tree(s)	At all times

PROOF OF FULFILMENT *Contextual photographic evidence that the tree has been retained in equal or greater health than before development commenced. OR, evidence in writing from PPI Arboriculture that an alternative arrangement has been made. PPI Arboriculture Team can be contacted via BI-CS-PPI-PLANNING-ARB@brisbane.qld.gov.au. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	
24(a) Implement Protection Measures Install tree protection measures in accordance with Australian Standard - AS4970. Protection of Trees on Development Sites. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). Where works are within the canopy drip line of existing street trees, contact PPI Arb Coordinator in relation to the required provision of protection measures. Note: If fencing is to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services. Timing: Prior to site/operational/building work occurring. *PROOF OF FULFILMENT* *Contextual photographic evidence to demonstrate the installation of protection measures prior to building works commencing. Timing: Prior to site / operational / building work occurring.*	As indicated
24(b) Maintain Protection Measures Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use. Timing: While to site/operational/building work is occurring.	As indicated
25) Landscape the Site - Self Certification Landscape the site in accordance with the requirements of this condition. **25(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	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or it-prior to commencement of use, whichever comes first, and then to be maintained As indicated

development sites.
- Details of a 12 week establishment period.

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

PROOF OF FULFILMENT
A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

25(b) Child Care

In addition to the requirements listed above, the plan must include the following:
- 25% of all trees capable of growing above the height of the eaves of the building at maturity.
- 600mm wide landscape bed planted with a minimum 2 tiered landscape structure consisting of climbing creepers and low shrubs/accent planting along the western boundary.
- the vertical trellising is to consist of a minimum 2 types of hardy/drought tolerant plant species that will screen the arbor within 2 years' of growth and provide amenity and natural shade to the surrounding environment.
- Where sharing a boundary with a residential area, a 2m wide landscaped buffer is to be provided, as shown on approved drawings.
- Deep planting areas are to be fully mulched, as shown on the approved drawings planted with subtropical tree species trees with a minimum height of 4m and a minimum spread of 3m at the time of planting. Trees must be capable of growing to a minimum canopy diameter of 8m and a minimum height of 15m within 5 years of planting.

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
A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

25(c) Certify Detailed Landscape Plan

On completion of the Detailed Landscape Plan, submit to Development Services:
- Brisbane City Council Form CC10616 - Landscape Design Certificate prepared by a Qualified Landscape Architect to certify that the Detailed Landscape Plan complies with the requirements of this condition
- A copy of the certified Detailed Landscape Plan.

As indicated

Timing: Prior to building work commencing.

PROOF OF FULFILMENT
A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to building work commencing.

25(d) Implement Certified Detailed Landscape Plan

As indicated

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. **25(e) Certify Work** On completion of the landscape work, submit to Development Services: - Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a Qualified Landscape Architect or licensed Landscape Contractor to certify the completed landscape work complies with the certified Detailed Landscape Plan - A copy of the as-constructed certified Detailed Landscape Plan. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. *PROOF OF FULFILMENT* *An as* it-*constructed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	As indicated
25(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
26) Kitchen exhaust vents - (emitters) Kitchen and food preparation area exhaust vent outlets are discharged vertically, directed away from any sensitive use and separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use. Note: This condition does not authorise environmental nuisance under the Environmental Protection Act 1994.	At all times
27) Hours of Operation Hours of operation for the approved development must be in accordance with the following: · 06:00 to 19:00, Monday to Friday. · 06:30 to 19:00, for child drop off and pick up, Monday to Friday. · 07:00 to 18:00, for the use of the outdoor play areas, Monday to Friday.	At all times
28) Mechanical Plant or Equipment - Acoustically Screened Mechanical plant or equipment is to be acoustically treated/screened from an adjoining sensitive use. Mechanical plant includes the Automated roller grille door, any 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.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

PROOF OF FULFILMENT *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.*	
29) Noise Emitters / Receivers (Implement Report) Design and construct all noise impact control measures, including relevant site layout, building and/or control measures and specifications, in accordance with the recommendations of the Noise Impact Report No.24205.3.1.R2, prepared by VMS and dated 27/05/2025. **29(a) Submit Certification** Submit to Development Services, certification from a person who is a Member, or eligible to be a Member, of the Australian Acoustic Society that the necessary noise impact control measures recommended in the Noise Impact Report No.24205.3.1.R2, prepared by VMS and dated 27/05/2025, have been incorporated into the development. Include the post-commissioning test report to certify that emissions control equipment meets the performance standard specified in the Noise Impact Report No.24205.3.1.R2, prepared by VMS and dated 27/05/2025. Timing: Prior to Certificate of Occupancy/Final Inspection or commencement of use, whichever comes first.	While site/operational/building work is occurring and then to be maintained As indicated
30) Dampening of Grilles and Metal Plates All metal grilles, metal plates or similar located within vehicle parking and manoeuvring areas must be securely fastened and meet the requirements of AS3996:2019, Access covers and grates.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
31) Acoustic Fence - General Erect 4m and 2m high acoustic fences, (relative to the finished RL of the building pad) as outlined in Section 5.2.2 and shown in Figures 3 and 4 of the Noise Impact Report No.24205.3.1.R2, prepared by VMS and dated 27/05/2025. The acoustic fence must: - Be constructed of a material with a minimum surface area density of 12.5kg/m2; - Be constructed of any aesthetically pleasing weather-resistant material such as fibre cement, painted or treated timber, brick, concrete or a combination thereof; - Be continuous and gap free. Erect 2m high acoustic fences, (relative to the finished RL of the ground level outdoor play area) as shown in Plan DA.102 Issue 4 and Plan DA.200 Issue 4, amended in red 19-JUN-2025. The acoustic fence must: - Be constructed of a material with a minimum surface area density of 12.5kg/m2; - Be constructed of any aesthetically pleasing weather-resistant material such as fibre cement, painted or treated timber, brick, concrete or a combination thereof; - Be continuous and gap free. Erect 3m high acoustic fences, (relative to the finished RL of the level 1 outdoor play areas) as shown in Plan DA.102 Issue 4 and Plan DA.200 Issue 4, amended in red 19-JUN-2025. The acoustic fence must:	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

- Be constructed of a material with a minimum surface area density of 12.5kg/m2; - Be constructed of any aesthetically pleasing weather-resistant material such as fibre cement, painted or treated timber, brick, concrete or a combination thereof; - Be continuous and gap free. **31(a) Certification** Submit to Development Services certification from a person who is a Member or eligible to be a Member of the Australian Acoustic Society that the constructed acoustic fence complies with the above requirements. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
32) Tyre Noise Reduction The driveways and carpark surfaces are to be appropriately treated/surfaced to reduce tyre noise impacts from the development. *PROOF OF FULFILMENT* *Provide Certification that appropriate treatments/surfacing has been provided to the driveways and carpark areas to reduce tyre noise impact from the development. Certification must be provided by a Member or professional eligible to be a Member of the Australian Acoustic Society. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate.*	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

Engineering

	Timing
33) Grant Easements Grant the following easement(s) as may be required: (i) Easements, in favour of Brisbane City Council for: - Open Cut and Overland Flow affected by the 1%AEP for Creek/Waterway flooding or 0.2%AEP for Overland Flow flooding as shown on the approved drawing Overland Flow Easement Plan, DA.101 Issue 4, received 22-APR-2025. - it-Volumetric easement for overland flow flooding purposes in favour of Council from ground level to ~~24m AHD~~ 22.913m AHD (being the 0.2% AEP Defined Flood Level) within the proposed building flooded undercroft (where building suspends over the overland flowpath as shown on the approved drawing Overland Flow Easement Plan, DA.101 Issue 4, received 22-APR- 2025). Note: These easements include the provision for Council to obtain access.	As indicated
33(a) Submit Plan of Subdivision and Documentation (Council Easement in Gross) Submit to, and obtain approval from, Development Services a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council. Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition.	As indicated
33(b) Submit Plan of Subdivision and Documentation (Other Easement)	As indicated

Submit to, and obtain approval from, Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors. Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition. **33(c) Lodge Notated Plan and Documentation** Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government it-Authority. Timing: Prior to commencement of use. *PROOF OF FULFILMENT* *Evidence of the registration of the necessary easement documentation.* *Timing: Within one month of the registration of the easement documentation.*	As indicated
34) 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. **34(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	As indicated As indicated

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.	
34(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. Timing: Prior to commencement of any earth disturbing activities.	As indicated
34(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
34(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
34(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.	As indicated

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. Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.	
35) Information Signage Erect an information sign on the subject property in it-accordance with Council's general requirements for signage and in accordance with the requirements outlined below: a) The sign should provide a brief description of the development proposed; b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: - Developer; - Project Coordinator; - Architect/Building Designer; - Builder; - Civil Engineer; - Civil Contractor/s; and - Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m2; f) The sign is to be positioned as follows: - located centrally along road frontage of the site to Broadwater Road; - located on or within 1.5 metres of the road frontage; - mounted at least 300 millimetres above ground level; and - clearly visible from the street for a pedestrian; g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; h) The sign is to be non-illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	As indicated
36) 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 it-site/operational/building work commencing.	As indicated

37) Construction Management Plan - Major	
Carry out development in a method consistent with a Construction Management Plan (CMP) prepared in accordance with the requirements of this condition.	While site/operational/building work is occurring
37(a) Construction Management Plan - Submit Plan	
Submit to, and obtain compliance approval from, Development Services a detailed Construction Management Plan for the site preparation, demolition, excavation and construction phases of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following matters, both internal to and external to the development site: (i) Location of and impacts to any Council vegetation (i.e. street trees/park trees/garden beds) (ii) Location of and impact to any trees/vegetation on adjoining properties, including mitigation of potential impacts; (iii) Provision for DDA compliant pedestrian management; (iv) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers); (v) Location of and impacts to any Council or other public utility assets; (vi) Details of all proposed work zones and/or lane closures, including justification; (vii) Location and design of temporary vehicular construction access points, including frequency of use; (viii) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties; (ix) Provision for loading and unloading materials including the location of any remote loading sites / truck layby sites; (x) Location of materials, structures, plant and equipment to be stored or placed on the construction site; (xi) Location of proposed external hoardings and/or gantries, and the impacts on existing street furniture and other 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); (xii) Anticipated staging and programming; (xiii) it-Complaint management processes to be implemented; and (xiv) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies. Note: Pre-approval of work zones and/or lane closures associated with construction of the development will be managed by Development Services however the Construction Management Plan must be supported by "approval in principle" or written approvals from other relevant Council sections or other governing bodies responsible for any other potentially impacted infrastructure. The list of relevant infrastructure and contacts is available on Council's website - Search 'Constructions Management Plan'. Timing: Prior to site/operational/building work commencing.	As indicated
37(b) Construction Management Plan - Dilapidation Report	As indicated
Submit a dilapidation report to engineeringservices@brisbane.qld.gov.au detailing the pre-	

existing condition of the roadway, both footways, both verges and Council infrastructure, including vegetation, for 100m from the site entry in both directions or to the next street intersection (if less than 100m from the site entry) in both directions. Timing: Prior to the pre-start meeting.	
37(c) Construction Management Plan - Documentation on Site Legible copies of the approved 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
37(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
37(e) Construction Management Plan - Implement Plan Carry out the development in accordance with the approved Construction Management Plan. Timing: While site/operational/building work is occurring.	As indicated
38) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.	While site/operational/building work is occurring
38(a) As Constructed Drawings - Alterations to Existing Infrastructure Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. *PROOF OF FULFILMENT* *Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.* it- *Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	As indicated

39) Filling and / or Excavation (Minor) Filling and/or excavation works on the site must be in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes. **39(a) Prepare Earthworks Drawings** Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. The drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - The existing and future finished levels in reference to the Australian Height Datum (including cross- sections or long sections into the adjacent properties); - maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary - preservation of all drainage structures from the effects of structural loading generated by the earthworks - protection of adjoining properties and roads from adverse impacts as a result of proposed works. - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Timing: Prior to site/operational/building work commencing. Note: The Earthworks drawings are not required to be submitted for Council approval. **39(b) Implement and Maintain the Earthworks** 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.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first As indicated As indicated
40) 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 sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

- 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. **40(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
41) 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, 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. Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition. iii. Manoeuvring on site for an RCV and for the loading and unloading of vehicle(s); iv. Parking on the site for 15 cars (9 spaces allocated to staff) including 1 parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site. There must a minimum number of 15 spaces provided on site. v. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a it-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. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. viii. 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* *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 issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

prior to commencement of use, whichever comes first and then to be maintained.	
42) 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 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. **42(a) Interim Repairs** If at any time during it-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.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first As indicated
43) Self-Certified Structural Design in Flood Planning Areas Structural works within the following Flood Planning Areas must be designed and constructed by a Registered Professional Engineer Queensland (Structural). The RPEQ (Structural) must certify that the works are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the Defined Flood Event (DFE): - Creek/Waterway Flood - Overland flow Notes: The relevant Flood Planning Areas are available from Brisbane City Council's Floodwise Property Report. Design considerations and methodology are provided in the 'Construction of Buildings in Flood Hazard Areas' standard (Australian Building Codes Board). Timing: Prior to obtaining building approval from a Private Building Certifier. *PROOF OF FULFILMENT* *Certification from a Registered Professional Engineer Queensland (Structural) that the development has been designed and constructed in accordance with this condition. Timing: Prior to obtaining building approval from a Private Building Certifier.*	As indicated
44) Stormwater - Flood Study Construct the development in accordance with the approved Flood Impact Assessment Report, Document number 12012-1 Rev A, received 22-JAN-2025. No fences constructed on ground level across overland flow path to allow for the free passage of overland flows. **44(a) Certification**	While site works are occurring As indicated

Submit to Development Services certification from a Registered Professional Engineer Queensland that the development has been constructed in accordance with the approved flood study. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
45) Flood Emergency Management Plan Prepare, implement and maintain a Flood Emergency Management Plan (FEMP) in accordance with the requirements of this condition. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Flood Planning Scheme Policies.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
45(a) Prepare and Certify a Flood Emergency Management Plan Submit to Development Services a Flood Emergency Management Plan (FEMP) for the approved development prepared and certified by a Registered Professional Engineer Queensland with experience in flood risk management. Timing: Prior to issue of Certificate of Occupancy/Final Inspection.	As indicated
46) Minimum Flood Planning Levels Design and construct all building pad levels, floor levels and ancillary structures to the levels shown on the approved drawings and documents Proposed Sections, drawing number DA.204 Issue 4, received 22-APR-2025. *PROOF OF FULFILMENT* *As- Constructed drawings prepared by a Registered Surveyor (Qld). The Registered Surveyor (Qld) must certify that the development has been constructed 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.*	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
47) Non-Residential Refuse Collection - On Site Provide for the installation and collection of refuse/recycling bins.	At all times
47(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 a private waste contractor. Waste collections are to take place outside of operational hours. Timing: A minimum of four weeks prior to the commencement of use and then to be maintained. *PROOF OF FULFILMENT* *Where a private waste contractor is engaged, provide written confirmation from the proposed waste collection contractor of the agreement to service the property. The written agreement must be submitted to Council's Waste and Resource Recovery Services and include full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size. Prior to commencement of use*	As indicated
47(b) Indemnify Council	At all times

Where Council is engaged as the waste contractor, 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. **47(c) Notify Future Owner** Where Council is engaged as the waste contractor, 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.	At all times
48) 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. 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
49) 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, 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 it-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. - Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

(https://www.brisbane.qld.gov.au/planning-and-building/applying-and- post-approval/on-and-off-maintenance-approvals. **49(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
49(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
49(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. *PROOF OF FULFILMENT* *Certification from a Registered Professional Engineer Queensland or Queensland Building or Construction Commission licensed hydraulic consultants (where applicable) confirming that the works have been completed in accordance with the above stormwater drawings. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	As indicated
50) 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

51) 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
52) Permanent Driveway Crossover Provide a 6.5 metre wide Type B1 permanent driveway crossover to the Broadwater Road frontage 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 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
53) 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

Standard Advice

	Timing
54) 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	As indicated

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 it-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.	
55) Further Development Permit Required Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	As indicated
56) 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
57) 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
58) 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; - Australian Standard for Access and Mobility; and - National Construction Code.	As indicated
59) 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
60) Fire Ant Movement Controls	As indicated

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.	
61) 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
62) Standard Building Regulations This approval does not include assessment against the siting requirements of the Queensland Development Code. Should the approved development require a siting variation against the Queensland Development Code, an application for a Siting Variation must be submitted for the approval of Brisbane City Council - Development Services. Note. This development approval does not commit to an approval of any siting variation shown on the approved drawings.	As indicated
63) Flood Resilience and Awareness This advice is provided for buildings that are on sites that are subject to the flood overlay, as shown within City Plan 2014. Council makes decisions to minimise flood risk based on the best information available at the time of the development application. Flood studies and applicable flood levels may be updated by Council overtime where new flood information is available or changes to engineering standards/methodology have occurred. Flood levels for various flood events and flooding types are outlined in Council's Floodwise Property Reports available from Councils website. The minimum flood planning levels that apply to new development do not necessarily mean that the development will never flood. Therefore, when choosing materials for building on sites that are known to be affected by flooding, regardless of whether it is constructed to the minimum flood planning level, it is recommended that flood resilient materials are used to improve the speed of recovery and reduce the cost of repairs if required. For more information refer to:	As indicated

Council's website at https://www.brisbane.qld.gov.au/community-and-safety/community- it-safety/disasters-and-emergencies/be-prepared/flooding-in-brisbane/flooding- support-for-residents/flood-resilient-homes-program Queensland Reconstruction Authority "Flood Resilient Building Guidance for Queensland Homes"https://www.qra.qld.gov.au/resilient-homes/flood-resilient-building-guidance-queensland-homes	
64) Cultural Heritage Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*. 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. The Duty of Care Guidelines gazetted pursuant to the *Aboriginal Cultural Heritage Act 2003* provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	As indicated

**** End of Package ****