



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

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 24-APR-2026
APPLICATION REF
 A007011452

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	66 ALLEN ST HAMILTON QLD 4007
Real Property Description of Site:	L1 RP.180798
Aspects of development and type of approval:	DA - SPA - Carry out Building Work Preliminary Approval under s241 - Multi- Unit Dwelling DA - SPA - Material Change of Use Development Permit - Multi- Unit Dwelling
Council File Reference:	A003802512 Permit Reference Number/s: DABW289845214; DAMC289845314.
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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Arboricultural Impact Assessment Addendum	ASR IAS 241014	24-OCT-2014
Site Plans - Proposed	131201 0002 Rev. DA02	24-JUN-2014
Site Plans - Existing/Demolition	131201 0003 Rev. DA02	24-JUN-2014
Floor Plan - Basement	131201 2010 Rev. DA02	24-JUN-2014
Floor Plan - Ground Level	131201 2011 Rev. DA02	24-JUN-2014
Floor Plan - First Level	131201 2012 Rev. DA02	24-JUN-2014
Floor Plan - Second Level	131201 2013 Rev. DA02	24-JUN-2014
Floor Plan - Roof	131201 2014 Rev. DA02	24-JUN-2014
External Elevations - North & East	131201 7000 Rev. DA02	24-JUN-2014
External Elevations - South & West	131201 7001 Rev. DA02	24-JUN-2014
General Sections - A & B	131201 7020 Rev. DA02	24-JUN-2014
Landscape Concept Plan	126-SD100 Issue A	09-APR-2014
Acousticworks Acoustic Report	2013307 R01 (Amended In Red 02-OCT-2014)	30-JAN-2014
Arboricultural Impact Assessment	ASR IAS 220414 (Amended In Red 02-OCT-2014)	06-MAY-2014

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Carry out Building Work
Activity(ies):	Multi-Unit Dwelling
Stage:	

Standard Advice

	Timing
<p>1) Further Development Permit required</p> <p>This Preliminary Approval (Carrying Out Building Works) does not include assessment under the Building Act and does not permit building work to occur. Prior to the commencement of any building work, Development Permit(s) for Carrying Out Building Work will be required.</p>	As indicated
<p>2) Equitable Access</p> <p>Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the Queensland Anti- Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4, Australian Standard for Access and Mobility and the National Construction Code.</p>	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Multi-Unit Dwelling
Stage:	

General/Planning Requirements

	Timing
<p>3) Approved Drawings & Documents</p> <p>A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site.</p> <p>Note. This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and drawings should be located in any site management office or with the site foreman. Any copies of conditions or drawings that are illegible shall be deemed to be non compliance with this condition of approval.</p>	<p>While site/operational/building work is occurring</p>
<p>4) Carry Out The Approved Development</p> <p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not constitute permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.</p>	<p>While site/operational/building work is occurring and then to be maintained</p>
<p>5) Complete All Building Work</p> <p>Complete all building work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such building work is to be carried out generally in accordance with the approved drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p>
<p>6) Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>Note. This condition restricts changes that can be made to the approved development (approved drawings, documents and conditions to which the approval relates). The extent to which the approved development may be modified is constrained by the requirements of the relevant planning legislation. It will be necessary to make a new application if the change does not meet the specifications of the relevant planning legislation.</p>	<p>To be maintained</p>

<p>7) Overall Height - Survey Certification</p> <p>The overall height of the proposed building(s) is to be constructed in accordance with the floor and roof levels on the approved drawings.</p> <p>7(a) Submit Certification</p> <p>Submit certification from a licensed surveyor that the as constructed floor and roof levels are in accordance with this condition.</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>8) Visitor Parking</p> <p>Visitor car parking spaces must:</p> <ul style="list-style-type: none"> - Be used by bona fide visitors to the premises only; - Be clearly labelled as 'Visitor Parking'; and - Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors. 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

Architecture

	Timing
<p>9) External Details</p> <p>External details of the building, facade treatment and external materials, colours and finishes are to be generally consistent with the approved drawings.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>10) Balconies and Terraces to Remain Unenclosed</p> <p>All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes/Policies and clearly depicted on the approved drawings. Any Community Management Statement is to contain a by-law which reflects the requirements of this condition.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>11) Driveway Material and Finishes</p> <p>Provide materials and finishes to the driveway and external carparking surfaces that reduce the visual impact of these areas when viewed from the street. In order to achieve this outcome, one or a combination of the following is to be used:</p> <ul style="list-style-type: none"> - Coloured aggregate; - Cement pavers; and/or - Banding and patterns in the surface design. 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>12) Screening</p> <p>Provide screening in accordance with the following:</p>	

<p>2014.</p> <p>14(b) Certification</p> <p>Submit to Development Assessment, certification from a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) that all necessary arboricultural works have been carried out in accordance with the requirements of all parts of this condition.</p> <p>14(c) Vegetation Pruning</p> <p>Any necessary pruning, tree surgery and other maintenance works to maintain health and stability of any trees to be retained, and to reduce potential hazards for future residents, is to be carried out in consultation with Development Assessment.</p> <p>All works must be performed by a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) in accordance with the <i>Australian Standard 4373/96 for Pruning of Amenity Trees</i>.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
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Landscape Architecture and Open Space Planning

	Timing
<p>15) Landscape the Site - Self Certification</p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p>15(a) Prepare a detailed Landscape Plan for Self Certification</p> <p>Prepare a detailed Landscape Plan for areas nominated on the approved drawings, in accordance with the approved Landscape Concept Plan, the relevant Brisbane Planning Scheme Codes/Policies and the following conditions:</p> <p>PLANTING</p> <ul style="list-style-type: none"> - Provide columnar trees at 3m intervals where possible along site boundaries - Provide columnar screening trees at 6m intervals along the rear boundary - Provide flowering /shade trees within the frontage at maximum centres of 6m, provided as 25 litre stock or larger - staked and tied - Provide shade trees to driveways and car parking to achieve a minimum 50% shade to hardstand areas - Provide a 3 tier landscape structure to all landscape areas ie. Trees, shrubs and groundcovers <p>ADDITIONAL REQUIREMENTS</p> <ul style="list-style-type: none"> - Retain existing vegetation, except for environmental weeds, which are to be removed and replaced - Trees to be retained are documented, protected and integrated into the landscape design in accordance with AS4970 (the Australian Standard for the Protection of Trees 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to site/operational/building work commencing</p>

on Development sites)

- Maximise opportunities for stormwater infiltration into landscaped areas

SPECIFICATIONS

- Provide mulch and soil to meet AS4454 and AS4419
- Ensure that soil media is ameliorated to increase its water holding capabilities.

Note: The requirements outlined by this condition do not require an application to be made with Council.

15(b) Construct Approved Work

Construct landscaping in accordance with the prepared detailed Landscape Plan.

15(c) Certify Work

On completion of works, submit to Development Assessment certification from:

- A registered Landscape Architect or Landscape Designer that the detailed Landscape Plan complies with the City Plan (Form CC10616 Landscape Design Certificate); and
- A registered Landscape Architect and registered Landscape Contractor that the completed landscape work complies with the detailed Landscape Plan, (Form CC10613 Landscape Works Certificate).

Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Compliance Certificates.

15(d) Maintain Landscape Work

Maintain the landscape generally in accordance with the detailed plans.

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

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

To be maintained

16) Provide Street Tree(s)

Submit to Asset Services and receive approval for a Street Tree Plan that provides details of street tree planting. Provide trees to all street frontages at spacings complying with the relevant Brisbane Planning Scheme Codes/Policies, or a minimum of one (1) tree per additional allotment frontage, whichever is the greater.

16(a) Implement Approved Plan

Install new street tree(s) in accordance with the approved plan. Contact Asset Services to arrange an On Maintenance inspection and obtain written confirmation that the street tree(s) have been planted in accordance with the approved Street Tree Plan.

16(b) Maintain Tree(s)

Maintain street trees for a period of 12 months after planting. At the end of the 12 month maintenance period contact Asset Services to arrange an Off Maintenance inspection.

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use,

	whichever comes first
<p>17) Retain Existing Tree(s)</p> <p>Retain, protect and maintain the existing trees shown as being retained on the approved drawings in accordance with the <i>Australian Standard 4970 for the Retention of Trees on Development Site</i>.</p> <p>If unable to comply with the above, submit to Development Assessment certification by a qualified Arborist trained to a minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience justifying any removal or pruning of trees.</p> <p>17(a) Implement Protection Methods</p> <p>Install protection measures including the erection of a temporary fence around the entire tree, 1 metre outside the drip line. There is to be no excavation, filling, or storage of materials or plant within the area described by the fence.</p> <p>Timing: Prior to and while site / operational / building works is occurring</p> <p>17(b) Protect Neighbouring trees</p> <p>Protect from construction damage those parts of neighbouring trees located above and below the development site.</p> <p>If unable to comply with the above, submit to Development Assessment certification by a qualified Arborist trained to a minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience justifying any works on neighbouring trees.</p> <p>Timing: While site/operational/building work is occurring</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p> <p>As indicated</p>

Pollution

	Timing
<p>18) Road Noise - Residential Development Building Design</p> <p>Design all proposed residential units affected by road traffic to achieve the relevant internal maximum design sound levels specified in <i>Australian Standard AS2107 "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors"</i> using the methods set out in <i>Australian Standard AS3671 "Acoustics - Road Traffic Noise Intrusion Building Siting and Construction"</i>.</p> <p>18(a) Dwelling Unit Construction</p> <p>Construct all proposed residential units affected by road traffic noise in accordance with the necessary acoustic treatments referred to in the acoustic consultant's report number 2013307 R01 prepared by Acoustic Works and dated 30</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p> <p>Prior to issue of Certificate of Classification/Final Inspection</p>

<p>January 2014, to achieve the relevant maximum recommended design sound levels specified in <i>Australian Standard AS2107 "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors"</i>.</p> <p>18(b) Certification</p> <p>Submit to Development Assessment certification from an appropriately qualified consultant that all residential units have been designed and constructed in accordance with the acoustic treatments referred to in the acoustic consultant's report number 2013307 R01 prepared by Acoustic Works and dated 30 January 2014, to achieve the relevant maximum recommended design sound levels specified in <i>Australian Standard AS2107 "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors"</i>.</p>	<p>Certificate or prior to commencement of use, whichever comes first</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>19) Acoustic Barrier - General</p> <p>Erect a 2.0 metre high acoustic barrier (relative to the finished RL of ground level) along the boundary adjacent to the driveway as per Figure 7 of acoustic consultants report no. 2013307 R01 prepared by Acoustic Works and dated 30 January 2014. The acoustic barrier must:</p> <ul style="list-style-type: none"> - Be constructed of a material with a minimum surface area density of 10kg/m² - Be constructed of an aesthetically pleasing weather-resistant material such as fibre cement, painted or treated timber, brick, concrete or a combination thereof and - Be continuous and gap free <p>19(a) Certification</p> <p>Submit to Development Assessment certification from an appropriately qualified consultant that the constructed acoustic barrier complies with the above requirements.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>20) Stormwater Quality (Low Risk) - Private Certification</p> <p>Prepare a Site Based Stormwater Quality Management Plan, compiled by a suitably qualified and experienced professional.</p> <p>20(a) Implement Approved Plan</p> <p>Implement and maintain the Site Based Stormwater Quality Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p> <p>20(b) Certification</p> <p>Submit to Development Assessment certification from a Registered Professional Engineer Queensland, that all the treatment measures recommended in the Site Based Stormwater Quality Management Plan have been implemented and constructed into the development.</p>	<p>Prior to site/operational/building work commencing</p> <p>As indicated</p> <p>As indicated</p>

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

Engineering

	Timing
<p>21) Filling and Excavation</p> <p>All proposed earthworks are to be carried out in accordance with the relevant Brisbane Planning Scheme Codes/Policies and the following requirements:</p> <p>21(a) Submit Earthworks Plan</p> <p>Submit and obtain endorsement from Development Assessment an earthworks plan prepared in accordance with the relevant Brisbane Planning Scheme Codes/Policies and Reference Specifications, checked and certified by a Registered Professional Engineer of Queensland- Civil (RPEQ- Civil).</p> <p>The Earthworks Plan should include the following:</p> <ul style="list-style-type: none"> - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels in reference to the Australian Height Datum (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. - Suitable fill material is that deemed to comply with the requirements of AS 3798, <i>Guidelines on Earthworks for Commercial and Residential Developments</i>. <p>Note. If the earthworks impact 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, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required.</p> <p>21(b) Suitable Fill Material</p> <p>All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by <i>Section 11 of the Environmental Protection Act 1994</i>) and noxious, hazardous, deleterious and organic materials.</p> <p>21(c) Implement Endorsed Plan</p> <p>Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>As indicated</p> <p>Prior to site/operational/building work commencing</p> <p>While site/operational/building work is occurring</p> <p>While site/operational/building work is occurring and then to be maintained</p>

22) Construction Management Plan (Minor)

Prepare a Construction Management Plan (CMP) for the subject site.

The Construction Management Plan must be available on site at all times and is to show, but not be limited to the following details where applicable, for the construction phase of the approved development:

1. Provision of alternative pedestrian route/s, past or around the site
2. Personal Protection Equipment Areas
3. Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers)
4. Temporary vehicular access points
5. A sign off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Minor CMP
6. Employee and visitor parking areas
7. Provision for loading and unloading materials including the location of any remote loading sites
8. The location of materials, structures, plant and equipment to be stored or placed on the construction site
9. The anticipated staging and programming
10. Signage is to be prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people are to be responsible to provide 24 hr contact for complaints arising from the development.
11. Allowable works times as those set by the *Queensland Environmental Protection Policy (Noise) 2008*. Out of hours construction is not permitted without the appropriate approval.

Note. The Minor CMP does not require endorsement by Development Assessment.

22(a) Implement the Construction Management Plan (minor)

The Construction Management Plan is to be implemented and must be available on site at all times.

Prior to site/operational/building work commencing

While site/operational/building work is occurring

23) Protect Existing Infrastructure

Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with the relevant Brisbane Planning Scheme

While site works are occurring and then to be maintained

<p>Codes/Policies.</p> <p>23(a) As Constructed Drawings</p> <p>Submit to Development Assessment "As Constructed" drawings including an asset register, showing all new and/or rectification works required by this condition. These works must be certified by a Registered Professional Engineer of Queensland-Civil that they are in accordance with the relevant Brisbane Planning Scheme Codes/Policies and any other relevant infrastructure requirements.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>24) On-site Erosion (Low Risk)</p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p>24(a) Prepare an Erosion and Sediment Control (ESC) Management Plan - On-site Erosion (Low Risk)</p> <p>Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document <i>Controlling Stormwater Pollution on Your Building Site 2006</i> (or later version) and in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p> <p>Note. An Erosion and Sediment Control Management plan is not required to be submitted for Council endorsement.</p> <p>24(b) Implement and Maintain the ESC Management Plan - On-site Erosion (low Risk)</p> <p>Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site for inspection by Council Officers during these works.</p>	<p>While site/operational/building work is occurring</p> <p>Prior to site/operational/building work commencing</p> <p>While site/operational/building work is occurring</p>
<p>25) Retaining Walls</p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes/Policies and to ensure the following:</p> <ul style="list-style-type: none"> - All retaining walls including the footing structure, must be located wholly within the property boundary of the site where works are occurring. - Retaining walls to stabilise excavation are to be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall. - Retaining walls that retain fill and are greater than 1.5m in height are to be vertically and horizontally tiered by a dimension of half of the height of the retaining wall unless an alternative has been approved by Council. - Runoff from surface drains and subsoil drainage associated with 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

the retaining wall is to be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners.

- Retaining walls in excess of 1.0m in height are to be designed and certified by a Registered Professional Engineer of Queensland
- Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.

25(a) Certification of Retaining Walls

For retaining walls over 1.0 metre in height, provide certification from a Registered Professional Engineer Queensland that the design and construction of the retaining wall and ancillary drainage comply with this condition.

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

26) Access, Grades, Manoeuvring, Carparks, Signs, and Lines

Provide access, parking and manoeuvring for vehicles on-site in accordance with the relevant Brisbane Planning Scheme Codes/Policies, as indicated on the approved drawing(s), and including to the following:

- i. A pavement of minimum Type A 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 RCV and for the loading and unloading of the vehicles.
- iii. Parking on the site for 40 cars and for the loading and unloading of vehicles within the site. 6 of these parking spaces are to be provided for visitor parking and 1 of the above parking spaces are to be provided for people with disabilities.
- v. A minimum of 2.3 metres height clearance to all undercover parking 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. 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. The internal paved areas must be signed and delineated in accordance with the approved drawings and *Qld Manual of Uniform Traffic Control Devices*.

26(a) Provide certification

Submit to Development Assessment, certification from a relevant

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

Prior to issue of Certificate of Classification/Final Inspection

discipline Registered Professional Engineer Queensland, that the above works have been constructed in accordance with this condition.	Certificate or prior to commencement of use, whichever comes first
<p>27) Refuse Collection - On Site</p> <p>Arrange for the installation of waste/recycling bins by Brisbane City Council's Waste Services and for the subsequent collection of waste including recycling from the site.</p> <p>The applicant/owner including any subsequent owners are to indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. The applicant is to notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and to be maintained</p>	As indicated
<p>28) Refuse Storage - On Site Bulk Collection</p> <p>Provide a roofed and screened waste enclosure to accommodate the type and quantity of bulk waste/recycling bins required to service the development.</p> <p>Bins are to be located in an area which allows them to be manoeuvred from the bin storage area to the designated internal collection point.</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<p>29) Repair Damage To Kerb, Footpath Or Road</p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) and re-instatement existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
<p>30) On Site Drainage - Major</p> <p>Stormwater run-off from all proposed lots, roof and developed surface areas and any run-off onto the site from adjacent areas, must be collected internally and conveyed to a lawful point of discharge in accordance with the relevant Brisbane Planning Scheme Codes/Policies and Standard Drawings.</p> <p>Note. The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. Some developments may require implementation of one or more mitigation measures to offset adverse impacts. For example, detention storage, rainwater tanks, and pipe upgrades.</p> <p>Timing: Prior to Council's endorsement of a Community Management Statement or prior to issue of Certificate of Classification/Final Inspection Certificate or prior to</p>	As indicated

commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

30(a) Submit drawings for Endorsement

Submit and obtain endorsement from Development Assessment, drainage plans and engineering calculations, prepared by a Registered Professional Engineer of Queensland- Civil, in accordance with the relevant Brisbane Planning Scheme Codes/Policies showing the design of the stormwater infrastructure.

Timing: Prior to site/operational/building work commencing

Notes.

- QBSA 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 floodplains and the design of any onsite detention system.
- The plans must show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners.
- All constructed stormwater outlets that are proposed to discharge directly to a waterway must ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and include any supplementary planting works that may be required as detailed the relevant Brisbane Planning Scheme Codes/Policies.

As indicated

30(b) Implement Endorsed Drawings

Construct and maintain the works in accordance with the endorsed engineering drawings.

Timing: Prior to Council's endorsement of a Community Management Statement or prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

As indicated

30(c) Submit As Constructed Plans

Submit "As Constructed" plans prepared by a Registered Professional Engineer Queensland or Registered Surveyor.

Timing: Prior to Council's endorsement of a Community Management Statement or prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

As indicated

31) 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

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use,

kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes/Policies.	whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
<p>32) Ponding of stormwater</p> <p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. Ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site.</p> <p>Notes.</p> <ul style="list-style-type: none"> - If remedial works are required that involve drainage, drawings are to be submitted and approval obtained from Development Assessment, to provide a means to rectify the site drainage. - This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p>
<p>33) Service Conduits and Mains</p> <p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the relevant Brisbane Planning Scheme Codes/Policies. This includes:</p> <ul style="list-style-type: none"> - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings if applicable. - the retention and/or relocation of any existing foul water lines that currently exist within the site. <p>Note. Applicants should liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer, stormwater and gas if applicable.</p> <p>33(a) As Constructed Drawings</p> <p>Submit to Development Assessment "As Constructed" drawings including an asset register, approved by a Registered Professional Engineer Queensland that are in accordance with the relevant Brisbane Planning Scheme Codes/Policies, and any other relevant infrastructure requirements, showing the works required by this condition.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>34) Telecommunications</p> <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's</p>

<p>relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>notation of the plan of subdivision (ROL)</p>
<p>35) Agreement with Electricity Supplier</p> <p>Enter into an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>36) Construct Permanent Vehicle Crossover</p> <p>Provide a 6.0 metre wide Type B2 permanent vehicular crossover to the Kent Street frontage(s) of the site in accordance with the relevant Brisbane Planning Scheme Codes/Policies and Standard Drawings and located as shown on the approved drawings.</p> <p>Note: No further permits are required to carry out the crossover works. Street trees must not be removed or pruned without prior approval from Council's Asset Services Branch.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>37) Remove Redundant Crossover</p> <p>Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

Water and Wastewater Services - Concurrence Agency Requirements

	<p>Timing</p>
<p>38) Build Over Sewer (BOS)</p> <p>Obtain written permission from Development Assessment, to build over or near sewer infrastructure. A major 1575 mm diameter sewer traverses the site. The proposed development must have zero impact on the sewer.</p> <p><i>GUIDELINE</i> <i>This condition has been imposed to ensure proposed building works or structures do not adversely impact on the operation or structural performance of the sewer. The proposed works cannot be assessed and certified by a person with BSA or RPEQ accreditation, due to the nature of the proposed works or the existing sewer infrastructure. This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.</i></p> <p><i>PROOF OF FULFILMENT</i> <i>Permission to "Build Over Sewer" granted Building works comply with conditions of approval</i></p>	<p>Prior to site/operational/building work commencing</p>

39) Provide / Extend Sewerage Connection(s) - Minor (MCU)

Provide a sewer property connection to serve the development designed and constructed in accordance with endorsed engineering plans and the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC Standards).

Where QUU infrastructure is not available to serve the site, provide a sewerage reticulation system necessary to provide a sewerage property connection to the development in accordance with a detail design certified by Registered Professional Engineer Queensland and in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC Standards).

Note: This Condition can only be acted on by a Registered Professional Engineer of Queensland that have been endorsed by Council as a Minor Water and Sewer Process provider.

A List of these Registered Professional Engineers of Queensland is available on Councils Website.

A Development Assessment operational works approval is not required for this condition.

Minor Sewer Works definition: “up to 90m of pipe work, up to max 160mm diameter pipe, and not more than 2 maintenance holes”.

GUIDELINE

1. *This condition has been imposed to ensure that the development is provided with a sewerage property connection.*
2. *The type of development and hydraulic load determines the diameter of the connection.*
3. *Existing 100 diameter connections may be reused to serve other than single lot residential developments, where it can be demonstrated the proposed hydraulic load is less than 165 fixture units and the location of the connection complies with current standards. Where this option is to be used, the Hydraulic or RPEQ consultant is to email the Water and Sewerage Assessment Team (WSAT@brisbane.qld.gov.au) advising that they intend reusing the existing 100 diameter connection and provide certification that the proposed hydraulic load will be less than 165 fixture units. The Water and Sewerage Assessment Team will provide advice that the connection can be reused and that this will satisfy the development condition.*
4. *Clear and unobstructed 24 hours access is to be provided from the street frontage to the connection and maintenance hole(s).*
5. *All live work must be undertaken by QUU at the developers expense.*
6. *This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement.*
7. *For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.*

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

PROOF OF FULFILMENT

*Plan checked and certified by a relevant **Council Endorsed Minor Water and Sewer Process provider**, as detailed in the Council Minor Water and Sewer Memorandum of Understanding. Live connections are by Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) or their provider. Sewer connection constructed and works accepted on maintenance / off maintenance by the **Council Endorsed Minor Water and Sewer Process provider with information provided to WSAT Development Assessment.***

40) General Requirements for Water and Sewerage Works

The following requirements may apply to this development. It is the developer's responsibility to determine where these requirements apply, and meet the cost of any resulting works.

1) Construct and/or alter public utilities mains, existing water and sewerage mains, services or installations required in connection with the approved development in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).

This includes the relocation of any water meter, fire hydrant, scours and/or valves and sewer connections from within the limits of the development's vehicular footway crossings.

2) Where an existing sewerage property connection is located under a driveway (in the road reserve) and is unable to be relocated, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.

3) Where existing or new sewerage property connections will be located under reinforced concrete slabs on private property, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.

4) Where a proposed structure is within 2.000 metres of an existing sewer, Permission to Build over/near the sewer will have to be obtained from a private certifier where the sewer is 225mm diameter or less. Greater than 225 mm diameter sewer needs approval from Council. Structures are not to be located over manholes or sewer property connections.

5) Where existing sewerage maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are to be modified in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities

(Incorporating WSAA) Standards (formerly BCC Standards).

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

6) Existing water mains and sewers are to be relocated or raised/lowered to the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards), if development related works change the depth of cover on these works.

7) Where a new road opening or widening is required and an existing water main is located in the footpath which will become new roadway, the existing main is to be relocated clear of the proposed carriage way to the depth specified in the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).

8) Clear, unobstructed, 24 hour access from the street frontage is to be maintained to any sewerage maintenance holes and property connections, on the development site.

9) Where the property is encumbered by a combined drain, replacement of the existing combined drain may be a requirement of the plumbing Approval. It is recommended that contact be made with the Plumbing Services Group to determine any requirements.

10) Where a building is demolished on a site the existing sewer property connection is to be sealed and capped. The existing water service and meter is to be sealed off and removed if not required for the future development of the site.

11) Where a dwelling is located in a declared sewered area then the dwelling is to be provided with an individual water service and meter and sewerage property connection.

GUIDELINE

This condition is imposed to ensure that water and sewer infrastructure is accessible, is protected and can be operated and maintained. The condition also ensures footpaths are kept in a safe condition. This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.

PROOF OF FULFILMENT

Requirements of this condition are complied with to the satisfaction of the Delegate, Development assessment.

41) Service, Meter Assembly and Meter Box - Minor (MCU)

Provide a water service with approved meter assembly and meter box to the front real property boundary of the development and a

water sub meter to each lot or tenement in the development, in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC Standards), Appendix WH; Technical Specification for: Sub-metering of Multi-unit Properties;.

Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer shall provide a separate metered water service for the Class 2 to 4 occupancy as opposed to the Class 5 to 9 occupancy. This requirement is exclusive of any special fire service consideration ie. Internal hydrants, fire hose reels and sprinkler systems.

This Condition can only be acted on by a Registered Professional Engineer of Queensland (RPEQ) that has been endorsed by Council as a Minor Water and Sewer Process provider.

A List of these Registered Professional Engineers of Queensland is available on Councils Website.

Notes.

- A Development Assessment operational works approval is not required for this condition.

- If the meters are purchased from QUU, submit a copy of the receipt to the Delegate, Development Assessment.

- **Minor Water Supply Works definition:-** "up to 80m of pipe work and up to maximum 160mm diameter pipe".

GUIDELINE

This condition is imposed to ensure that a water service and meter(s) are provided to a Development / Community Title Development / Standard / Building or Volumetric format. This is exclusive of any special fire service consideration ie. Internal hydrants, fire hose reels and sprinkler systems. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.

PROOF OF FULFILMENT

Plan checked and certified by a relevant Council Endorsed Minor Water and Sewer Process provider, as detailed in the Council Minor Water and Sewer Memorandum of Understanding. Live connections are by Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) or their provider. Water connection constructed and works accepted on maintenance / off maintenance by the Council Endorsed Minor Water and Sewer Process provider with information provided to WSAT Development Assessment. Plumbing works accepted by the Manager, Plumbing Services Group and a Plumbing Compliance Permit issued.

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

