BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

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APPLICATION REF
A007128659

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	473 MILES PLATTING RD ROCHEDALE QLD 4123
Real Property Description of Site:	L1 RP.87915
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A005218296 Permit Reference Number/s: DARL376461019.
Package Status:	APPROVED - Version 2 (22nd of April, 2020 7:43:27 PM)
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PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Building Location Envelope Plan	18-0886-02 Version 1 (Amended In Red 12-FEB-2020)	12-FEB-2020 (Received)
Concept Roadworks and Drainage Layout Plan	18-0223 P105 Revision 4 (Amended In Red 19-DEC-2019)	12-SEP-2019 (Received)
Plan of Reconfiguration	18-0886-01 Version J (Amended In Red 21-JAN-2020)	15-JAN-2020 (Received)
Road Widening Plan	RC 16048 Issue 1	28-AUG-2018
Tree Retention Removal Plan - Cover Sheet	TRRP-00 Version C	12-SEP-2019 (Received)
Tree Retention Removal Plan - Existing Tree Data Catalogue	TRRP-02 Version C (Amended In Red 17-DEC-2019)	12-SEP-2019 (Received)
Tree Retention Removal Plan - Tree Retention Removal Plan	TRRP-01 Version C (Amended In Red 17-DEC-2019)	12-SEP-2019 (Received)

Advice

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

APPROVAL CONDITIONS

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

General/Planning Requirements

	Timing
1) 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
2) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
3) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).	Prior to Council's notation on the plan of subdivision and then to be maintained
4) Demolish or Relocate Buildings Demolish or relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings. Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)	As indicated
5) Street Naming	Prior to Council's notation on the plan of subdivision

Provide street name signs. **5(a) Submit Street Names** Submit for the approval of Development Services a proposal for street names. Timing: A minimum of four (4) weeks prior to lodging the request for Council's notation of the plan of subdivision. **5(b) Supply and Install** Supply and install the street name signs in accordance with the street names approved by Council. Timing: Prior to Council's notation of the plan of subdivision.	As indicated As indicated

Ecology

	Timing
6) Natural Assets Local Law (NALL) - Protected Vegetation On Site Ensure that all necessary permits under the NALL have been issued to carry out works on protected vegetation on the site. Note: Apply to Development Services for all the necessary permits under the NALL. Timing: Prior to carrying out works on protected vegetation.	As indicated
7) Statutory Bushfire Covenant Enter into a bushfire covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the use of land subject to bushfire risk **for Lot 35 and Lot 36 only**, as identified on approved 'Plan of Reconfiguration', drawing no. 18-0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020. Timing: Prior to the commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). **7(a) Submit Plan of Survey** Submit for the approval of Development Services, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition. Timing: Prior to building work commencing (MCU) or 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 give effect to this approval (ROL). **7(b) Request Preparation of Covenant** Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition. The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the appropriate management of the use of land subject to bushfire risk.	As indicated As indicated As indicated

The Bushfire Covenant area is provided and is managed in accordance with the following requirements: • Exclusion of all buildings and structures except fencing (in accordance with this condition), swimming pools or metal/concrete water tanks. · Any boundary fences to be constructed of non-combustible material (e.g. steel panel fencing, masonry) • Grass must be short cropped (100mm) and maintained. · All leaves and vegetation debris must be removed at regular intervals. · Flammable objects must not be located within 6m of any building or combustible structure. • Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees or within 3 metres of dwelling. • Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. • Trees and shrubs must not overhang or touch any elements of the building. · The mature canopy of trees must be separated by at least 5 metres. · There must be a clearance of at least 2 metres between the lowest tree branches and ground level. Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council. Timing: Prior to building work commencing (MCU) or 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 give effect to this approval (ROL).	
7(c) Lodge Notated Plan and Covenant Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).	As indicated
7(d) Submit Evidence of Registration Submit to Development Services, evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council. Timing: Within one month of the registration of the covenant.	As indicated
8) Fauna Management - Fauna Spotter Catcher (High Risk)	Prior to site/operational/building work commencing and then to be

Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing.	maintained
8(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Timing: Prior to vegetation/ ecological feature clearing commencing.	As indicated
8(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ ecological feature clearing is occurring.	As indicated
8(c) Submit Certification Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ ecological feature clearing was carried out in accordance with this condition. Timing: Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
9) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition.	While site/operational/building work is occurring
9(a) Submit Vegetation Management Plan Submit and obtain approval of Development Services a Vegetation Management Plan from Development Services. This plan must be prepared by a qualified and experienced environmental practitioner, with supporting documentation from the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting), where works are required within the Tree Protection Zone (TPZ) of retained trees. The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the approved 'Tree Retention Removal Plan', drawing no. TRRP-00 Version C, TRRP-01 Version C and TRRP-02 Version C, dated 12/09/2019 and amended in red 17/12/2019,	As indicated

relevant Brisbane Planning Scheme Code and include the following:

- The extent of the Vegetation Management Plan must include evaluation of all areas including proposed road reserves, external works and development areas;

- The location and description of existing vegetation including species, botanical name, height, invasive pest plant status, canopy spread and Tree Protection Zones (as per AS 4970-2009) of canopy trees, as well as a description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified;

- The location and extent of all site works including all proposed infrastructure and areas of earthworks, including access and easement to the drainage reserve;

- Detailed design of all civil works including required changes to protect vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring);

- The location and description of all vegetation to be retained or to be removed;

- Methods of physical identification of trees/vegetation to be retained or to be removed;

- A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970-2009), site protocols, etc.;

- A description of all pruning and tree surgery works (to AS 4373/96) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers);

- The location and extent of storage and stockpile areas for cleared vegetation and site mulch;

- A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works; and

- Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified fauna spotter catcher during clearing operations, pre- clearing inspections, staging and sequence of clearing and recovery procedures.

Timing: Prior to site / operational / building work commencing and prior to or concurrently with any other operational works application.

9(b) Pre-Start Meeting As indicated

When measures are in place to identify and protect vegetation on site (such as tree protection fencing), arrange a pre-start meeting with the Ecologist Development Services.

A qualified Arborist and Fauna Spotter Catcher must attend the pre-start meeting.

Timing: Prior to site / operational / building work commencing.

9(c) Implement Approved Vegetation Management Plan Carry out the works in accordance with the approved Vegetation Management Plan. Timing: While site / operational / building work is occurring.	As indicated
9(d) Submit Certification Submit to Development Services, certification from a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan. Timing: Upon completion of each phase of the approved Vegetation Management Plan and 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
9(e) Retain and Protect Vegetation Retain and protect vegetation in accordance with the approved Vegetation Management Plan. Timing: To be maintained.	As indicated
10) Rehabilitation (Submit Plan) Rehabilitate Lot 901 (Waterway Corridor) in accordance with a Rehabilitation Plan approved pursuant to 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), and then to be maintained
10(a) Submit Rehabilitation Plan Submit and obtain approval for a Rehabilitation Plan from Development Services. This plan must be prepared by a qualified and experienced environmental practitioner. The Rehabilitation Plan must be in the form of scaled drawings and supporting documentation that are generally in accordance with the APPROVED DRAWINGS AND DOCUMENTS and includes the following information for the area identified for rehabilitation as Drainage Reserve (Lot 901). Existing Site Conditions: - Vegetation communities (trees, shrubs and groundcovers), including species and Tree Protection Zones (in accordance with AS497) and invasive pest plant status - Location of existing services (if applicable) Site Preparation: - Removal of deleterious matter and redundant structures (if applicable) - Vehicle exclusion fencing to rehabilitation area - Maintenance access to the rehabilitation area	As indicated

New Works:

- Description of proposed rehabilitation objectives; to include weed management, infill planting (i.e. to include any gaps in canopy) and stabilisation works

- Protective treatments to the waterway corridor e.g. scour protection, soil stabilisation and interim bank stability measures;

- Details of the proposed rehabilitation schedule, including staging of works (where required);

- Proposed services and stormwater outlet work, including cross sections;

- Pest plant and animal control requirements for species identified in the Biosecurity Act 2014, and Council's Biosecurity Plan;

- Details for infill plant species including the botanical name, stock size and densities, as well as planting establishment requirements including planting procedures, mulching and watering;

- Location and specifications of fauna movement/pet exclusion/fauna exclusion fencing;

- Exclusion fencing, access/cross overs, bollards etc.; and

- Monitoring and reporting protocols for all rehabilitation works, including monitoring reports to be provided to Council

Maintenance and Costing:

- Maintenance schedule for the establishment period and the 24-month On Maintenance period

- Itemised Estimate of Probable Costs for all works indicated on the Rehabilitation Plan, including preparation, establishment, and maintenance requirements

Timing: Prior to site/operational/building work commencing.

10(b) Implement Approved Rehabilitation Plan

Carry out the rehabilitation works in accordance with the approved Rehabilitation Plan.

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

10(c) Submit Certification — As indicated

Submit to Development Services, certification from a qualified and experienced environmental professional, certifying that the rehabilitation works have been carried out in accordance with the approved Rehabilitation Plan.

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

whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
10(d) On-Maintenance Acceptance Arrange an on-maintenance inspection with the Ecologist Development Services and obtain written confirmation from Council that the works have been completed in accordance with the requirements of the condition and accepted on-maintenance. Provide proof of Public Liability Insurance ($20 million) for the on-maintenance period. Lodge a bond for the on-maintenance period. The bond must be calculated on the basis of 5% of the total value of the rehabilitation works or a minimum of $10,000 whichever is the greater. Note: A maintenance bond can consist of either a bank guarantee or monetary payment lodged with Council. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
10(e) On-Maintenance Period Provide 24 months on- maintenance to the works from the time the works are accepted on-maintenance by Council. During this period maintain the works and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period. Timing: 24 months from acceptance on- maintenance.	As indicated
10(f) Off-Maintenance Acceptance On completion of the on-maintenance period arrange an off-maintenance inspection with the Ecologist Development Services, and obtain written confirmation from Council that the works are accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for off-maintenance inspection. Note: If the inspection is successful the maintenance security will be released. Timing: On completion of the on-maintenance period.	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
11) Bushfire Management Manage bushfire risk within the approved Bushfire Management Zone shown on approved 'Plan of Reconfiguration', drawing no. 18-0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020.	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
11(a) Bushfire Management Zone Set Out A Registered Surveyor must survey and peg the approved Bushfire Management Zone.	As indicated

Timing: Prior to site/operational/building work commencing and to be maintained while development is being undertaken (BW or MCU) or while marketing a lot for sale (ROL).

11(b) Implement Bushfire Management Measures

Implement the following bushfire management measures within the approved Bushfire Management Zone:

The Bushfire Management Zone is provided and is managed in accordance with the following requirements, unless otherwise agreed in writing by Council:

Lot 903

- Grass must be short cropped (100mm) and maintained.

Lot 35 and Lot 36

- Exclusion of all buildings and structures except fencing (in accordance with this condition), non-combustible water tanks and swimming pools
- Any boundary fences constructed to be of non-combustible material (e.g. steel panel fencing, masonry)
- Grass must be short cropped (100mm) and maintained
- All leaves and vegetation debris must be removed at regular intervals
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building
- Shrubs must not be located under the canopy of trees or within 3m of dwelling house
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres
- Trees and shrubs must not overhang or touch any elements of the building.
- The mature canopy of trees must be separated by at least 5 metres
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level

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

As indicated

11(c) Submit Certification

Submit certification to Development Services certifying that the bushfire management measures identified in (b) above have been implemented.

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

whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
11(d) Maintain Bushfire Management Measures	
Maintain bushfire management measures identified in (b) above. Timing: To be maintained.	As indicated
11(e) Notification to Prospective Purchasers	
Notify all prospective purchasers of proposed lots of the requirements and effects of this condition. Timing: At the time of marketing a lot for sale (ROL).	As indicated

Landscape Architecture and Open Space Planning

	Timing
12) Streetscape Works - Neighbourhood Street	
Miles Platting Road: Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge to a Neighbourhood Street Minor standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5.	Prior to issue of Certificate of 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)
12(a) Concrete Path	
Install a 1.2m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
12(b) Submit As-Constructed Drawings	
Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
12(c) Turf	
Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior to issue of Certificate of 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

12(d) Street Tree(s) Enter into and implement an arrangement with the Asset Services Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Asset Services. Provide to Development Assessment a copy of the agreement signed by Asset Services. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	As indicated

Engineering

	Timing
13) Filling and / or Excavation All proposed earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated
13(a) Submit Earthworks Drawings Submit for the approval of Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. The Earthworks Drawings must include the following: - 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 (including cross-sections or long sections 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. 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, re- profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans must show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer.	As indicated

The permission of the service/utility/asset owner is required. Timing: Prior to site/operational/building work commencing.	
13(b) Fill Material, Placement, Compaction and Testing All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. Timing: While site/operational/building work is occurring.	As indicated
13(c) Implement Approved Earthworks Drawings Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings. Timing: While site/operational/building work is occurring and then to be maintained.	As indicated
13(d) Submit As Constructed Drawings Submit to Development Services “As Constructed” drawings prepared by a Registered Surveyor. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated
13(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated
14) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings	As indicated

from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners - Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.	
14(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 wall and ancillary drainage is in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
15) Grant Easements Grant the following easements (Drawing 18- 0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020, and Drawing 18-0223 P105 Revision 4, dated 12/09/2019 and as amended in red dated 21/01/2020): i) Easements for underground drainage, overland flow and access purposes as may be required, in favour of Brisbane City Council. ii) Easements for access purposes over (proposed) lot 36 in favour of (proposed) lot 35 as indicated on the approved DRAWINGS AND DOCUMENTS. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL), and then to be maintained.	As indicated
15(a) Submit Plan of Subdivision and Documentation (Non-Council Easement) Submit for the approval of 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 (MCU) or give effect to this approval (ROL).	As indicated

15(b) Submit Plan of Subdivision and Documentation (Council Easement) Submit for the approval of 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 (MCU) or give effect to this approval (ROL).	As indicated
15(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 Authority. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).	As indicated
15(d) Submit Evidence of Registration Submit to Development Services evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation.	As indicated
16) On-site Erosion (medium risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
16(a) Prepare Erosion and Sediment Control Plan Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes. The plan(s) and design certificates must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at: CARS-ESC@brisbane.qld.gov.au Timing: Prior to pre-start meeting or commencement of any site	As indicated

works and to be maintained until all exposed soil areas are permanently stabilised against erosion.	
16(b) Attend a Pre-Start meeting Arrange and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: CARS-ESC@brisbane.qld.gov.au Timing: Prior to commencement of any site works causing exposure of soil.	As indicated
16(c) Implement Certified Erosion and Sediment Control Plan Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion. The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
17) Maintenance Period for Engineering Work Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition. Timing: During the on-maintenance period.	As indicated
17(a) On-Maintenance Acceptance Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance. Provide proof of Public Liability Insurance ($20 million) for the on-maintenance period. Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or $10,000.00, whichever is greater. Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's *Infrastructure Installation and Construction Requirements Manual* for further details about the on-maintenance procedure and requirements. Timing: Prior to issue of Certificate of 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

17(b) On-Maintenance Period Provide a minimum 12 months maintenance to the work from the time the work is accepted on-maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period. Timing: A minimum 12 months from acceptance on-maintenance.	As indicated
17(c) Off-Maintenance Acceptance On completion of the maintenance period arrange an off-maintenance inspection with Development Services, and obtain written confirmation from Council that the work is accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for off-maintenance Inspection. Note: If the inspection is successful the maintenance security will be released. Timing: On completion of the on-maintenance period.	As indicated
18) Information Signage Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below: a) The sign should provide a brief description of the development proposed; b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m2; f) The sign is to be positioned as follows: located centrally along road frontage of the site to Miles Platting 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;	As indicated

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.	
19) Engineering Pre-Start Meeting To arrange an engineering pre-start meeting with Development Service to comply with a condition of this approval, request letter to be emailed to DA- ComplianceEngineering@brisbane.qld.gov.au including the following details: - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. Note: - **All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting.** - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Refer to Council's Infrastructure *Installation and Construction Requirements Manual* for full details of the notification, meeting, inspection and liaison requirements. Timing: Prior to site/operational/building work commencing.	As indicated
20) Construction Management Plan (Minor) Carry out development in accordance with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.	While site/operational/building work is occurring
20(a) Prepare Management Plan (minor) Prepare a Construction Management Plan for the subject site. The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the demolition (where in a Centre zone, a Mixed use zone or where the demolition is otherwise assessable development), excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components:	As indicated

- Provision of alternative pedestrian route/s, past or around the site

- Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers)

- Temporary vehicular access points

- Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties

- Employee and visitor parking areas (if provided)

- Provision for loading and unloading materials including the location of any remote loading sites

- The location of materials, structures, plant and equipment to be stored or placed on the construction site

- The anticipated staging and programming

- Allowable work times as set by the Queensland Environmental Protection Act 1994 (section 440). A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management Delegate Development Services.

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

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

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

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

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

(v) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage);

(vi) Waste Bins - (Brisbane Infrastructure, Waste Service);

(vii) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy-Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations);

(viii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture);

(ix) Parking Meters/Spaces - (Brisbane Infrastructure - City Parking); (x) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations); (xi) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage); (xii) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL). Note: The Construction Management Plan is not required to be approved by Development Services. At least 10 days prior to commencement of site works, submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringservices@brisbane.qld.gov.au quoting the planning development approval reference number. Timing: Prior to site/operational/building work commencing	
20(b) Construction Management Plan (Minor) - Documentation on Site Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request at all times. Timing: While site/operational/building work is occurring	As indicated
20(c) Construction Management Plan (Minor) - Works to be Performed Out of Hours Obtain approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday. Timing: Prior to site/operational/building work commencing.	As indicated
20(d) Implement Construction Management Plan (Minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition. Timing: While site/operational/building work is occurring.	As indicated
21) 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
21(a) As Constructed Drawings	As indicated

Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
21(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
22) Certified Site Survey Levels Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor. The Registered Surveyor must certify that the "As Constructed" drawings are in accordance with the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development. Note: The survey information must show surface levels and site contours at 1 metre intervals. All levels must be shown as Reduced Levels to the "Australian Height Datum" (AHD).	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)
23) Remove Improvements & Obstructions From Truncation and Dedication Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes. Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note: - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Queensland Urban Utilities permission is required if water supply and sewerage services are affected ; - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. **23(a) Certify the Work**	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

Submit to Development Services certification from a Registered Surveyor or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition. Timing: Prior to issue of Certificate of 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).	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)
24) 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.	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)
24(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Asset Services. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). Timing: While site / operational / building works is occurring	As indicated
25) Remove Redundant Drainage Outlets Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	Prior to issue of Certificate of 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) Minimum Flood Planning Levels Design and construct all proposed building pad levels, floor levels and ancillary structures to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes.	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
26(a) Submit Certification Submit to Development Services "As-Constructed" drawings prepared by a Registered Surveyor. The Registered Surveyor	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever

must certify that the development has been constructed in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
27) Land for Transport Network - Road (Non- trunk) Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING 18-0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020), including the following: i. 14m wide road corridor for local road; ii. 16m wide road corridor for neighbourhood roads; iii. Remaining 3.2m wide road corridor to provide for full width of the 14m north-south road to the west; iv. All corner truncations as six (6) metre by six (6) metre by three (3) equal chord truncations; NOTE: This condition is imposed under section 145 of the Planning Act 2016. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).	As indicated
27(a) Submit Plan of Subdivision (MCU only) Submit for the approval of Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition. 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.	As indicated
27(b) Lodge Notated Plan (MCU only) Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use.	As indicated
27(c) Submit Evidence of Registration (MCU only) Submit to Development Services, evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.	As indicated
28) Work for Transport Network - Road (Non-trunk) - Internal	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to

Construct the following roadwork with any associated drainage, footpath, pathways and services including street lighting for the Transport Network (Road) shown on the APPROVED DRAWING NUMBER 18-0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020 in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads - Transport Operations (Road Use Management) Act 1995 and the AUSTROADS design standards: - roads 14 metres wide designed and constructed as Local Streets (designed for 85 percentile 40 km/hr maximum) and with street lighting category P5; - roads 16 metres wide designed and constructed as Neighbourhood Roads (designed for 85 percentile 50 km/hr maximum) and with street lighting category P5; - balance road works to complete 14 metres wide north-south local street to the west; Note: This condition is imposed under section 145 of the Planning Act 2016.	commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
28(a) Submit Functional Layout Drawings Submit for the approval of Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking. Timing: Prior to site/operational/building work commencing.	As indicated
28(b) Submit Roadworks and Stormwater Drainage Drawings Submit for the approval of Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	As indicated
28(c) Submit Signs and Pavement Drawings Submit for the approval of Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	As indicated
28(d) Submit Street Lighting Design Drawings	As indicated

Submit for the approval of City Lighting, street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	
28(e) Pre-start Meeting Arrange and attend a pre-start meeting with Development Services. Timing: Prior to site/operational work commencing.	As indicated
28(f) Implement Approved Drawings Construct the works in accordance with the above approved drawings. Timing: Prior to on- maintenance acceptance.	As indicated
28(g) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland. Timing: Prior to on- maintenance inspection.	As indicated
28(h) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings. Timing: Prior to on-maintenance inspection.	As indicated
29) Work for Transport Network - Road (Trunk) Construct the following roadwork with any associated drainage, footpath and services including street lighting for the Transport Network (Road) shown on the APPROVED DRAWING NUMBER which forms of LGIP ROC-RC-003 in the Local Government Infrastructure Plan 2016 in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 and the AUSTROADS design standards: - new type E concrete kerb and channel and associated drainage along the full length of the Miles Platting Road frontage of the site on a 4.25 metre alignment (taking into account any road reserve widening if required); - a suburban type road pavement from the lip of the new kerb and channel to the edge of the existing road pavement with any appropriate	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)

tapers (the minimum width of road construction/reconstruction must be 1.2 metres); - Note: This condition is imposed under section 128(1) of the Planning Act 2016.	
29(a) Submit Roadworks and Stormwater Drainage Drawings Submit for the approval of Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	As indicated
29(b) Submit Signs and Pavement Drawings Submit for the approval of Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	As indicated
29(c) Submit Street Lighting Design Drawings Submit for the approval of City Lighting, street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	As indicated
29(d) Pre-Start Meeting Construct the works in accordance with the above approved drawings. Timing: Prior to on- maintenance acceptance.	As indicated
29(e) Implement Approved Drawings Construct the works in accordance with the above approved drawings. Timing: Prior to on-maintenance acceptance.	As indicated
29(f) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland. Timing: Prior to on-maintenance inspection.	As indicated
29(g) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved	As indicated

drawings. Timing: Prior to on-maintenance inspection.	
30) Future Road The proposed development and the future use of the site must not prejudice the future road reserve within the site by keeping an area clear of permanent buildings, improvements and structures as indicatively shown on RC 16048 Issue 1, dated 28/08/2018 and 18-0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020 which forms part of the approved DRAWINGS AND DOCUMENTS.	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
New Condition - Land for Transport Network - Road (Trunk) - Refer to change request letter	
31) Land for Stormwater Network - Stormwater (Non- Trunk) Transfer to Council in fee simple on trust for the purpose of stormwater (proposed lots 900 & 902), the land shown on the APPROVED DRAWING 18-0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020 for the Stormwater Network. Note: This condition is imposed under section 145 of the Planning Act 2016. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). **31(a) Submit Plan of Subdivision** Submit for the approval of Development Services, a plan of subdivision showing the land to be transferred for the purpose of stormwater to demonstrate compliance with the requirements of this condition. 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 (MCU) or give effect to this approval (ROL). **31(b) Request Preparation of Transfer Documentation** Submit a request for Council to prepare the necessary transfer documentation to demonstrate compliance with the requirements of this condition. Note: Land to be transferred to the Brisbane City Council must have the necessary transfer 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 (MCU) or give effect to this approval (ROL). **31(c) Lodge Notated Plan and Documentation** Lodge the plan of subdivision notated by pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary transfer documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.	As indicated As indicated As indicated As indicated

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). **31(d) Submit Evidence of Registration** Submit to Development Services, evidence of the registration of the necessary transfer documentation. Timing: Within one month of the registration of the transfer documentation.	As indicated
32) Land for Stormwater Network - Stormwater (Trunk) Transfer to Council in fee simple on trust for the purpose of stormwater (proposed Lot 901), the land shown on the APPROVED DRAWING 18-0886-01 Version J, received 15/01/2020 and as amended in red 21/01/2020 for the Stormwater Network which forms part of LGIP ROC- LA-004 in the Local government infrastructure plan 2014. Note: This condition is imposed under section 128(1) of the Planning Act 2016. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). **32(a) Submit Plan of Subdivision** Submit for the approval of Development Services a plan of subdivision showing the land to be transferred for the purpose of stormwater to demonstrate compliance with the requirements of this condition. 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 (MCU) or give effect to this approval (ROL). **32(b) Request Preparation of Transfer Documentation** Submit a request for Council to prepare the necessary transfer documentation to demonstrate compliance with the requirements of this condition. Note: Land to be transferred to the Brisbane City Council must have the necessary transfer 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 (MCU) or give effect to this approval (ROL). **32(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 transfer documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).	As indicated As indicated As indicated As indicated

32(d) Submit Evidence of Registration Submit to Development Services, evidence of the registration of the necessary transfer documentation. Timing: Within one month of the registration of the transfer documentation.	As indicated
33) Stormwater Quality (ROL) Manage stormwater quality in accordance with this condition. **33(a) Implement Stormwater Quality Management** Implement the stormwater quality treatment strategy outlined within the APPROVED DRAWINGS AND DOCUMENTS and any engineering drawings and documents approved pursuant to conditions contained in this development approval. Note: This condition does not require any further approval from Council, although relevant stormwater quality treatments are to be incorporated into designs for road and drainage. Timing: Prior to Council's notation on the plan of subdivision. **33(b) Submit Certification** Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater water quality treatment strategy required pursuant to part (a) of this condition has been implemented. Timing: Prior to Council's notation on the plan of subdivision.	Prior to Council's notation on the plan of subdivision As indicated As indicated
34) Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. Note: This condition is imposed under section 145 of the Planning Act 2016. **34(a) Submit Stormwater Drawings** Submit for the approval of Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing. **34(b) Pre-Start Meeting**	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 As indicated

Arrange and attend a pre-start meeting with Development Services. Timing: Prior to site/operational work commencing.	
34(c) Implement Approved Drawings Construct the works in accordance with the above approved stormwater drawings. Timing: Prior to On-Maintenance Acceptance.	As indicated
34(d) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings including an asset register and a pre-On Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland. Timing: Prior to On- Maintenance Inspection.	As indicated
34(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved stormwater drawings. Timing: Prior to on-maintenance inspection.	As indicated
35) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to issue of Certificate of 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)
36) Stormwater Quality - Public Asset Construct water quality treatment basins where located in Council land, parks and drainage reserve to manage stormwater quality in accordance 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), and then to be maintained
36(a) Submit and obtain approval for Engineering and Landscape Planting Drawings Submit for the approval of Development Services (separate to any application for roads and drainage) engineering drawings for water quality treatment basins prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes and the 'Water by Design - Construction & Establishment Guidelines: Swales, Bio-retention Systems and Wetlands' and 'Water by Design - Bioretention Technical Design Guidelines' and include: - concrete sediment fore-bay (with concrete break outs, NOT weep-holes),	As indicated

- concrete maintenance access driveway from filter/water surface to nearest road, - Detailed landscape planting plans including specifications for batters and basin floor - Details on how any proposed bio- retention filter will be protected during construction (refer to Section 3.4 of Councils Infrastructure Installation and Construction Requirements Manual). Timing: Prior to site/operational/building work commencing.	
36(b) Pre-Start Meeting - Civil Works Arrange and attend a pre-start meeting with Development Services (Engineering Compliance via da-Complianceengineering@brisbane.qld.gov.au). Timing: Prior to site/operational/building work commencing.	As indicated
36(c) Implement Approved Engineering Drawings - Civil Works Construct the work to manage stormwater quality in accordance with the above approved engineering drawings for water quality treatment basins and as prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to on-maintenance acceptance for Civil Works	As indicated
36(d) Submit As Constructed Drawings & Certification - Civil Works Submit to Development Services "As Constructed" drawings including an asset register as well as a pre-On- Maintenance Inspection Checklist & Certificate of Completion prepared and certified by a Registered Professional Engineer Queensland confirming that the work has been completed in accordance with the above-approved engineering drawings for water quality treatment basins. Timing: Prior to on- maintenance inspection for Civil Works.	As indicated
36(e) On-Maintenance Acceptance - Civil Works Arrange and attend an on maintenance inspection with Development Services (Engineering Compliance) and obtain written confirmation from Council that the work has been accepted on maintenance. The following criteria must be met before the Civil works is accepted On-Maintenance; • Proof of Public Liability Insurance ($20 million) to be provided for the on-maintenance period; • All subsoil drains are to be flushed prior to on-maintenance inspection; • Undertake in-situ infiltration tests in at least three (3) locations within the basin (suitably located to be representative of the basin as a whole); • Provide certification to Council by a Registered Professional Engineer Queensland that the average hydraulic conductivity of such tests is in accordance with the modelling assumptions (e.g. generally in excess of 180 mm/h) before it will be accepted on- maintenance;	As indicated

- The filter is to be protected in accordance with Councils Infrastructure Installation and Construction Requirements Manual, Stage 1 Requirements in Section 3.4.
- Installation of soil and mulch layers to batters as approved (no landscape planting is to occur until Landscape Planting On-Maintenance).

- Completed *Transferring Ownership of Vegetated Stormwater Asset – Water by Design* checklists (5.3.1 & 5.3.2)

Ensure an Uncompleted Works Bond is lodged to cover the conversion cost of the basin from temporary form to ultimate form prior to Plan Sealing / On-Maintenance (Civil Works Component); whichever comes first. The uncompleted works bond must be calculated at 150% of the cost of conversion and consider on-going maintenance, supply of planting, establishment of vegetation, on-going testing & maintenance during this period.

Note: Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance acceptance procedure and requirements.

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

36(f) On-Maintenance Period - Civil Works

A minimum 12 months maintenance / liability period is applicable to the Civil Works from the time the works are accepted on-maintenance by Council.

During this period maintain the works and rectify any defects identified at the on maintenance inspection and those arising during the on-maintenance period at no cost to Council. As indicated

Timing: Minimum 12 months from the date of acceptance of on-maintenance for Civil Works.

36(g) Off-Maintenance Acceptance - Civil Works

On completion of the maintenance period (subject to Stormwater Quality assumption being met; 90% of lots are established including all upstream stages) - arrange an off maintenance inspection with Development Services, and obtain written confirmation from Council that the works are accepted off- maintenance for the Civil Works component.
Ensure all defects are rectified prior to making an appointment for the off maintenance inspection. As indicated

NOTE: The removal of all protective liner (geo-fab) and turf as well as planting of basin as per the approved landscape plan/s is <u>not</u> to occur until Off-maintenance has been achieved for the Civil Works.

Timing: On completion of the on-maintenance period for Civil Works.

36(h) Implement Approved Engineering Drawings - Landscape Planting As indicated

Remove any protective liner and turf to the basin floor and construct planting to the basin floor and batter in accordance with the above approved Landscape Planting Drawings.

Timing: Within 2 weeks of Council accepting Civil Works off-maintenance.

36(i) On-Maintenance Acceptance - Landscape Planting

Arrange and attend an on-maintenance inspection with Development Services (specialistservices@brisbane.qld.gov.au) and obtain written confirmation from Council that the works have been accepted on- maintenance for the Landscape Planting

The following must be provided to Council

· Proof of Public Liability Insurance ($20 million) to be provided for the on-maintenance period;

· As-constructed landscape plans

· Certification by a Registered Professional Engineer Queensland (RPEQ) that no damage to civil works including filter media has occurred during installation of planting.

· Completed *Transferring Ownership of Vegetated Stormwater Asset – Water by Design* checklist (5.3.3)

As indicated

If the inspection is successful, the previously arranged Uncompleted Works Bond will be reduced to a maintenance security bond (minimum $10,000 or 5% of the contract sum; whichever is greater)

Timing: Within 2 weeks of Council accepting Civil Works off-maintenance.

36(j) On-maintenance Period - Landscape Planting

Provide a minimum 12 months maintenance to the works from the time the works are accepted on-maintenance by Council.

During this period maintain the works including mulch, and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.

Timing: 12 months from acceptance of on-maintenance for Landscape Planting

As indicated

36(k) Off-maintenance Acceptance - Landscape Planting

As indicated

On completion of the maintenance period arrange an off-maintenance inspection with Development Services, and obtain written confirmation from Council that the works are accepted off-maintenance.
Ensure all defects are rectified prior to making an appointment for the off maintenance inspection.

The following criteria must be met before the Landscaping works is accepted Off-Maintenance;

• Completed *Transferring Ownership of Vegetated Stormwater Asset – Water by Design* checklists (5.3.3 & 5.3.4) Note: If the inspection is successful, the maintenance security will be released. Timing: On completion of the on-maintenance period for Landscape Planting	
37) Street Lighting Provide street lighting in accordance with the requirements of this approval and the relevant Brisbane Planning Scheme Codes. **37(a) Agreement with Supplier** Submit to Development Services, evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	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
38) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note: - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Queensland Urban Utilities permission is required if water supply and sewerage services are affected - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed	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)

include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.	
38(a) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
38(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	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)
39) Conduit for Brisbane City Council Provide a single underground conduit (100mm diameter UPVC class PN9) in favour of Brisbane City Council on at least one side of all Neighbourhood Access Roads (Bus Route only), Primary Freight Access Roads and Major Roads. The works must be in accordance with the relevant Brisbane Planning Scheme Codes and the following: - The conduit must be laid in the telecommunication alignment of the footpath, on the kerb side of the Telecommunication Carrier conduit or in an agreed shared trench arrangement with the Telecommunication Carrier and other Utilities as may be relevant, subject to the approval of Development Services. - The conduit must bypass the Telecommunication Carrier pits. - Pits (minimum size, Type 4 as per BCC Drawing UMS 600/031) with lids (as per Drawing UMS 600/030 - but Class B instead of Class C) must be installed at the "dead ends" of the conduit, both sides of road crossings, at intersections and at other locations that may be specified by Council. - The conduit must be plugged at each pit. - The conduit must be located and installed in such a way that facilitates the installation of cable and additional pits in the future.	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)
39(a) Submit "As Constructed" Drawings Submit to Development Services, "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use,	As indicated

whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). **39(b) Submit Certification** Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
40) Telecommunications Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.	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)
41) 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 proposed within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). 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 Electrical Connection and Metering Manual.*	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)
42) Rear Lot Access Provide access to the rear lot(s) in accordance with the following: - Construct a concrete slab / minimum Local Road standard road pavement, along the full length of the access strip to the rear allotment(s) and the vehicle footway crossing in accordance with the relevant Brisbane Planning Scheme Codes. - The access must be constructed with a minimum width of 2.5 metres and must include Type A concrete vehicle footway crossing.	Prior to Council's notation on the plan of subdivision and then to be maintained

Standard Advice

	Timing
43) 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	As indicated

accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	
44) Currency Period The currency period for this development approval is stated in the Decision Notice. The currency period for this development approval is expressed as a date. This development approval lapses at the end of the currency period (the date stated in the decision notice) if: - for a material change of use, the first change of use does not happen; - for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or - for any other development (including building work and operational work), the development does not substantially start. The currency period is determined by Council pursuant to section 85 of the Planning Act 2016.	As indicated
45) Advice Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.	As indicated
46) 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.	As indicated

If you are unsure of your obligations contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	
47) Damage to Trees on Adjoining Lots Please note that any damage caused to vegetation on adjoining lots as a result of exercising this development approval may result in civil action.	As indicated
48) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement 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. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries).	As indicated
49) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of approving plans of subdivision pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated

**** End of Package ****