



Brisbane City
Contact:
Telephone:
Your ref:

253/31/1-5307/98
Amanda Mahoney
340 36827
411/015302/00



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Brisbane City Council

Development Assessment Team East
Development & Regulatory Services
Customer & Community Services Division
Level 10 69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

Facsimile 07 3403 5311

Anthony John Group
c/o GHD
GPO Box 668
BRISBANE
QLD 4001

Dear Sir/Madam,

Negotiated Decision Notice under section 3.5.17 of the *Integrated Planning Act 1997*: Application for *Auction Depot, Business Premises, Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, Plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises, Fast Food Store, Hotel, Licensed Club, Restaurant, Shopping Centre (maximum gross floor area of 500 square metres for retail uses)* on land at 1006 Wynnum Road, 51 Barrack Road, Cannon Hill and described as Lot 1 on Registered Plan 105812 and Lot 21 on Registered Plan 859784, Parish of Bulimba

I am writing to inform you that the Council's delegate has considered your representations concerning the conditions contained in the Decision Notice dated 27 May 1999 and has decided to amend reference to plans layout, conditions 19 and 47 and delete condition 61. Further there is no requirement for an additional condition relating to medical centre. The attached approval package contains the conditions now applying to this development approval.

The accompanying development approval package contains:

- (1) a "Decision notice" under section 3.5.15 of the *Integrated Planning Act 1997*; and,
- (2) other information to help you comply with your approval.

Should you have any further queries, please do not hesitate to contact the Assessment Manager for this application, Amanda Mahoney, on telephone number 340-36827.

Yours faithfully,

Amanda Mahoney
Town Planner, Development Assessment Team East

Negotiated Decision Notice Details
(section 3.5.17 of the *Integrated Planning Act 1997*)

1. INTRODUCTION:

The Senior Town Planner, Cameron Doyle, as the delegate appointed by the Council to determine the application favourably considered the representations.

2. REASONS FOR DECISION:

The Council's delegate made the decision as:

Plans of layout to be amended as required to reflect the correct plan numbers.

Condition 19 relates to the detention basin proposed within the parkland, the park concept plan is a related document. Condition to be amended accordingly.

Condition 47 no need for an additional condition relating to the type of application required for medical centre, as an impact assessment will be required and is implied by the nature of the approval.

Condition 48 related to the extent of Business Premises to be developed on site not exceeding 50% of total site area. It is proposed to amend the condition to state "total site area being 129 541 square metres".

Condition 61 related to the shopping centre proposed on site, this condition will be deleted as conditions 60 and 62 provide for the shopping centre to be developed on lots 18 and 19 only and this condition is therefore not required.

Condition 62 to be renumbered to 61.

3. SITE:

Address of Site:

1006 Wynnum Road, 51 Barrack Road, Cannon Hill

Real Property Description:

Lot 1 on Registered Plan 105812 and Lot 21 on Registered Plan 859784 Parish of Bulimba

Area of Site:

129,541 m²

Existing Zone:

Special Uses

Name of owner:

Cannon Hill Developments Pty Ltd

Name of Ward:

Doboy Ward

Council file reference:

253/31/1-5307/98

4. TYPE OF APPROVAL:

Both a preliminary approval and a development permit in respect of material change of use (development permit) for the following uses **Auction Depot, Business Premises, Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises** and material change of use (preliminary approval) over proposed lots 18-22 for the following uses **Fast Food Store, Hotel, Licensed Club, Restaurant, Shopping Centre maximum 500 square metres of Gross Floor Area for retail uses proposed lots 18 and 19 only**), Reconfiguring a lot (development permit) and carrying out operational work (preliminary approval).

5. FURTHER DEVELOPMENT PERMITS:

Development permit(s) for the following are required before the development can be carried out:

carrying out operational work
material change of use

6. CONCURRENCE AGENCIES:

There were no Concurrence agencies for this application.

7. ADVICE AGENCIES

There were no Advice agencies for this application.

8. CONDITIONS

This approval is subject to conditions, which are included in the attached approval package.

9. RIGHTS OF APPEAL

Extracts from those sections of the Integrated Planning Act 1997 relating to the lodgement of Appeals are enclosed for your information.

DECISION BY DELEGATE

3718/99
COUNCIL'S DELEGATE
21

SUBMISSION TO THE DELEGATE BY AMANDA MAHONEY

22 JULY 1999

SITE: Address of Site: 1006 Wynnum Road, 51 Barrack Road, Cannon Hill Real Property Description: Lot 1 on Registered Plan 105812 and Lot 21 on Registered Plan 859784 Parish of Bulimba Area of Site: 129,541 m² Existing Zone: Special Uses Name of owner: Cannon Hill Developments Pty Ltd Name of Ward: Doboy Ward	APPLICATION: Type of Application: Reconfiguring a lot (Development permit) Making a material change of use (Preliminary approval) Carrying out operational work (Preliminary approval) Description of Proposal: Business Park Purpose of proposal under Transitional Planning Scheme: Auction Depot, Business Premises, Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, Plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises, Fast Food Store, Hotel, Licensed Club, Restaurant, Shopping Centre (max 500 square metres of gross floor area) Applicant: Anthony John Group Council file reference: 253/31/1-5307/98 Lodgement Date: 24 November 1998
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5307Z98.24E

DECISION

Having considered the application detailed above, the matters set out in the submission to the Delegate dated 22 July 1999 and recommendation of the officer, I am satisfied that the application accords with relevant standards and the *Integrated Planning Act 1997* where applicable and as such approve the negotiated decision notice as follows:

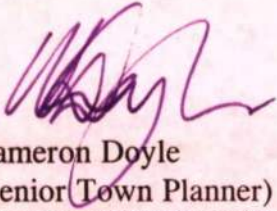
- (i) Plans of layout be modified as follows:
Item 4 number 172052 be deleted and replaced by 17052.
Item 8 number R534.doc.99179/Rev.1 be deleted and replaced by R534/99174/Rev.1.
- (ii) Condition 19 point (iii) be amended by the insertion after study of "and park concept plan 1771-SK01 dated March 1999 and received on 24 March 1999";
- (iii) Condition 47 the request for an additional condition as a result of this condition excluding medical centre is not required as the nature of the approval implies that a medical centre is an impact assessment application on this site;

- (iv) Condition 48 be amended by the insertion after area of "being 129541 square metres.";
- (v) Condition 61 be deleted as its requirements in relation to the shopping centre are provided for in both conditions 60 and 62;
- (vi) Condition 62 be renumbered to 61.

Dated the

22 day of July

1999



Cameron Doyle
(Senior Town Planner)
AS DELEGATE OF THE COUNCIL

REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION

SUBMISSION BY AMANDA MAHONEY

22 JULY 1999

1. INTRODUCTION

SITE: Address of Site: 1006 Wynnum Road, 51 Barrack Road, Cannon Hill Real Property Description: Lot 1 on Registered Plan 105812 and Lot 21 on Registered Plan 859784 Parish of Bulimba Area of Site: 129,541 m² Existing Zone: Special Uses Name of owner: Cannon Hill Developments Pty Ltd Name of Ward: Doboy Ward	APPLICATION: Type of Application: Reconfiguring a lot (Development permit) Making a material change of use (Preliminary approval) Carrying out operational work (Preliminary approval) Description of Proposal: Business Park Purpose of proposal under Transitional Planning Scheme: Auction Depot, Business Premises, Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, Plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises, Fast Food Store, Hotel, Licensed Club, Restaurant, Shopping Centre (max 500 square metres of gross floor area) Applicant: Anthony John Group Council file reference: 253/31/1-5307/98 Lodgement Date: 24 November 1998
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5307Z98.24E

The Council has received a development application under the *Integrated Planning Act 1998* as detailed above.

2. BACKGROUND/HISTORY

The applicant by facsimile dated 23 June 1999 requested a negotiated decision notice in relation to Council's approval of 27 May 1999 vide minute number 3523/99 for Business Park located at 1006 Wynnum Road, Cannon Hill.

3. THE PROPOSAL

The applicant has requested that the following be modified:

Plans of layout

Item 4 be changed from document number 172052 to 17052 this is the correct document number.

Item 8 be changed from document number R534/991794/Rev.1 this is the correct document number.

Conditions

Condition 19 be altered to incorporate reference to the park concept plan. This is acceptable as condition 19 relates to the detention basin proposed within the parkland, the park concept plan is a related document. Condition to be amended accordingly.

Condition 47 created the need for an additional condition stating that medical centre is impact assessment, the condition relates to the uses permitted by code assessment by the material change of use (development permit) and specifically excludes medical centre. There is no need for an additional condition relating to the type of application required for medical centre as an impact assessment will be required.

Condition 48 related to the extent of Business Premises to be developed on site not exceeding 50% of total site area. It is proposed to amend the condition to state "total site area being 129 541 square metres".

Condition 61 related to the shopping centre proposed on site, this condition will be deleted as conditions 60 and 62 provide for the shopping centre to be developed on lots 18 and 19 only and this condition is therefore not required.

Condition 62 to be renumbered to 61.

4. RECOMMENDATION:

After considering the proposal and the relevant provisions of the *Integrated Planning Act 1997*, the repealed *Local Government (Planning and Environment) Act*, and the *Transitional Planning Scheme*, I recommend that

1. The Senior Town Planner as delegate of the council on consideration of the application and planning report above determine to approve a negotiated decision notice in relation to Council's approval vide minute number 3529/99 as follows:
 - (i) Plans of layout be modified as follows:
 - Item 4 number 172052 be deleted and replaced by 17052.
 - Item 8 number R534.doc.99179/Rev.1 be deleted and replaced by R534/99174/Rev.1.
 - (ii) Condition 19 point (iii) be amended by the insertion after study of "and park concept plan 1771-SK01 dated March 1999 and received on 24 March 1999";
 - (iii) Condition 47 the request for an additional condition as a result of this condition excluding medical centre is not required as the nature of the approval implies that a medical centre is an impact assessment application on this site;
 - (iv) Condition 48 be amended by the insertion after area of "being 129541 square metres.";
 - (v) Condition 61 be deleted as its requirements in relation to the shopping centre are provided for in both conditions 60 and 62;
 - (vi) Condition 62 be renumbered to 61.

A. Mahoney

Amanda Mahoney
Town Planner, Development Assessment Team East



BRISBANE CITY COUNCIL DEVELOPMENT APPROVAL PACKAGE

1. INTRODUCTION

The Application

This Development Approval package relates to the application detailed below:

Address of site:	1006 Wynnnum Road, 51 Barrack Road, Cannon Hill
Real property description of site:	Lot 1 on Registered Plan 105812 and Lot 21 on Registered Plan 859784 Parish of Bulimba
Aspects of development and type of approval	Reconfiguring a lot (Development permit) Making a material change of use (Preliminary approval) Making a material change of use (Development permit) Carrying out operational work (Preliminary approval)
Description of proposal	Business Park
Purpose under the Town Plan	Auction Depot, Business Premises, Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, Plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises, Fast Food Store, Hotel, Licensed Club, Restaurant, Shopping Centre (max 500 square metres of Gross Floor Area for retail uses)
Council File Reference:	253/31/1-5307/98

Assessment Manager

The assessment of this application has been managed by:

- Amanda Mahoney
Town Planner, Development Assessment Team East
Development and Regulatory Services
ph 340-36827; fax 340-35311

Other contacts

Further information on specific conditions may be obtained from the following Council officers:

- John Atkinson
Engineer Officer
ph 340-35446; fax 340-35311
- Greg Berry
Pollution Officer, Development Assessment Team East
ph 340-36771; fax 340-35311
- Suzie Thomson
Open Space Planner
ph 340-36336; fax 340-35311
- City Lighting Unit:
Asset Management
Urban Management Division
Ph: North - 3403 0310 / South - 3403 0307
- Erosion and Sediment Control Officer
Technical Support Group
Development and Regulatory Services
Ph: 3403 4735.
- Plumbing Inspectorate Enquiries
Development and Regulatory Services
Ph: 3403 4920
- Contaminated Land Unit
Department of Environment
Ph: 3227 7369

What is in this approval package

The information contained in this package is designed to assist you in fulfilling the requirements of your approval. Within this package you will find:

- the conditions of approval;
- guidelines to assist you in complying with these conditions;
- advice about other approvals still required with respect to the proposed development;
- advice on the requirements of legislation and local laws relevant to your proposal;
- details regarding the lodgement of an appeal.

If you have any enquiries regarding this approval please contact the Assessment Manager or the Assessment Team member identified in the guideline accompanying the condition.

2. FURTHER APPROVALS

The approved development may require further approvals, permits and licences. **In particular a component for which the Council has given a preliminary approval cannot occur until a development permit has been issued.** (See section 3.1.5. of the *Integrated Planning Act 1997*.)

It is also possible that to fulfill certain conditions of a development permit a further application to carry out assessable development may be required. In such a case it will be necessary to obtain a development permit for that assessable development before carrying it out. **A condition of a development permit does not authorise assessable development to occur.**

Development permits required under the *Integrated Planning Act 1997*

The proposed development as described in the application and contained in this decision notice requires development permit(s) for the following:

Material change of use:

- ✓ fast food store, hotel, licensed club, restaurant, shopping centre (maximum 500 square metres of gross floor area for retail uses lots 18-19) on land use location plan 5307/98-SK1 undated and received on 12 April 1999 shall require an impact assessment application;

Operational work:

- ✓ Traffic functional layout plan;
- ✓ Traffic signs and lines;
- ✓ Electricity and street lighting;
- ✓ Erosion and sediment control;
- ✓ Stormwater, roads, & earthworks;
- ✓ Water reticulation;
- ✓ Sewerage reticulation;
- ✓ Landscape management and siteworks plan;

A development permit is required if it is intended to use any part of the premises for an Environmentally Relevant Activity as prescribed in Schedule 7 of the Environmental Planning Regulations.

The requirements of the approval as they relate to the location, design and construction of roads, drainage and filling are subject to further refinement following the submission of engineering plans with subsequent detail design applications, if Council decides that such refinement is necessary. **Changes to the approved drawings and documents, following submission of detailed engineering drawings, may however require an application to change a development approval under section 3.5.24 of the *Integrated Planning Act 1997* or to change conditions under section 3.5.33 prior to the development occurring.**

Council's *Subdivision and Development Guidelines* may assist you in complying with the engineering requirements of any subsequent detail design application involving operational works. These Guidelines are available for purchase or viewing at any of the Development and Regulatory Services Offices throughout the City. Council's Development Information Sheet A10, "Operational Work", explains approval processes applicable to operational work.

3. APPLICATION FORMS AND FURTHER INFORMATION

Application forms, guidelines, documents and Development Information Sheets can be obtained from the customer service offices located throughout Brisbane. The locations of these offices are provided in the following table.

Development & Regulatory Services Customer Service Areas:

North Regional Office	924 Gympie Road, Chermiside
West Regional Office	611 Coronation Drive, Toowong
South Regional Office	2078 Logan Road, Mt Gravatt
East Regional Office	Cnr Cavendish Road and Stanley Street, Coorparoo

Customer Service Centres

City	Lower Ground Level, Brisbane Administration Centre, 69 Ann Street, Brisbane
Fortitude Valley	TC Beirne Centre, 315 Brunswick Street Mall, Fortitude Valley
Chermiside	Chermiside Shopping Town, Gympie Road, Chermiside
Inala	Inala Civic Centre, Cnr Corsair Avenue and Wirraway Parade, Inala
Indooroopilly	Westfield Shoppingtown, 69 Station Road, Indooroopilly
Upper Mt Gravatt	Garden City Shopping Centre, Kessels Road, Upper Mt Gravatt
Wynnum	Wynnum Civic Centre, Cnr Bay Terrace and Charlotte Street, Wynnum

GUIDE TO THE DEVELOPMENT CONDITIONS

This information has been included to help you understand the requirements of the conditions. The following information relates to each of the columns contained in the Development Approval conditions.

Approved Drawings and Documents:

The term 'approved drawings and documents', or similar expressions, means:

Drawing or Document	Number	Dated	Received
1. Land Use Location Plan	5307/98-SK-1	undated	12 April 1999 and amended in red on 24 May 1999
2. Cannon Hill Business Park: Development Standards	G:\411\15302\SDM\DGuides	24 May 1999	24 May 1999
3. Proposed Layout Plan	P8045.SK3 B	March 1999	12 April 1999
4. Gutteridge Haskins and Davey Pty Ltd Control of Stormwater Report	17052	November 1998	24 November 1998
5. Park Concept Plan	1771-SK-01	March 1999	24 March 1999
6. Gutteridge Haskins and Davey Transport Strategy Report (Proposed Intersection Layout Wynnum Road/Cannondale Street/New Site access)	Figure 5.4	March 1999	11 March 1999
7. Gutteridge Haskins and Davey Transport Strategy Report (proposed Intersection Layout Barrack Road/Andrews Street/New Site access)	Figure 5.13	March 1999	11 March 1999

8. David Moore & Associated Pty Ltd Environmental Noise Level Study of Proposed Cannon Hill Business Park	R534/991794/Rev.1	25 March 1999	25 March 1999
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Condition:

The first column of the table contains the development condition in the form of a statement prescribing an action or an objective for which the owner, owners' successors in title and any occupier of the land are responsible. (See section 3.5.28 of the *Integrated Planning Act 1997*.)

When to Complete Condition:

This column specifies when each condition must be satisfied. The following explains the terminology used in this column:

While development is occurring on the site Responsibility while operational work or building work is being carried out on the site
Prior to the commencement of building work Action to be undertaken prior to any building work commencing on the site
Prior to commencement of operational work Action to be undertaken prior to the commencement of any operational work or disturbance of significant vegetation on the site
Prior to the commencement of the Use Action to be undertaken prior to the use commencing. This generally applies to development which does not require further development permits and usually applies to conditions requiring the carrying out of works or the payment of monies.

To be maintained

Compliance with the condition must be maintained while the use continues on the site or for the period specified in the approved documents (e.g. as per an approved Landscape Management and Site Works Plan).

While operational work or building work is occurring on the site

Compliance with the condition must be maintained from the time operational work or building work commences on the site until the Council issues a Notice of Completion or endorses a plan of survey.

Prior to survey plan endorsement

These are to be complied with prior to the lodgement of a 'Post Approval Clearance Form' requesting endorsement of the survey plan.

Some conditions have two of the above in the 'time to complete action' column. In cases where an 'and' is used to separate the two time frames both are to be complied with. In the case of an 'or' the applicant is required to complete the action before whichever of the two time frames occurs first.

Guidelines:

The guidelines contain relevant information specific to each condition. Each provides advice on:

- ▶ reasons why the condition is imposed;
- ▶ whether the work is assessable development requiring a further development approval;
- ▶ who to contact for further information regarding the specific condition; and,
- ▶ where any additional fees or contributions which are required, can be paid.

Development Information Sheets:

The Council has prepared Development Information Sheets on a wide range of subjects relating to development. These are available from Development and Regulatory Services Customer Service Areas.

Advice

- a. Any proposed use which is an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998, will be required to submit an application for material change of use for an environmentally relevant activity to the administering authority (Environmental Protection Agency or Brisbane City Council) in accordance with the Environmental Protection Act 1994 and the Integrated Development Assessment System.
- B. Any proposed uses which may cause noise and/or air quality impacts on nearby sensitive land uses will be required to submit the necessary air quality or acoustic reports for approval demonstrating that the proposal will not impact on the nearby sensitive land uses or how those impacts can be adequately managed.



DEVELOPMENT APPROVAL CONDITIONS

The conditions in this approval package apply to the application detailed below:

Address of site:	1006 Wynnnum Road, 51 Barrack Road, Cannon Hill	Aspects of development and approval type	Reconfiguring a lot (Development permit) Making a material change of use (Preliminary approval) Making a material change of use (Development permit) Carrying out operational work (Preliminary approval)
Proposal Description:	Business Park	Proposal Purpose:	Auction Depot, Business Premises, Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, Plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises, Fast Food Store, Hotel, Licensed Club, Restaurant, Shopping Centre (max 500 square metres of Gross Floor Area for retail uses)
Real property description of site:	Lot 1 on Registered Plan 105812 and Lot 21 on Registered Plan 859784, Parish of Bulimba	Council File Reference:	253/31/1-5307/98

COMPONENT:

Component of approval to which the following conditions are applicable: Reconfiguration of a lot (creation of 41 lots, new road and dedication of parkland) Preliminary approval or development permit Reconfiguring a lot (Development Permit Operational Work (Preliminary Approval))

CONDITIONS		GUIDELINES FOR APPLICANTS	
ACTIONS	TIMES TO COMPLETE ACTIONS		
<p>1. Carry out the approved development generally in accordance with the approved drawings and/or documents.</p>	<p>While development is occurring on the site</p>	<p>This condition applies to all aspects of development within this development approval (or, if applicable, within this component of the development approval). This condition is the primary means for defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p> <p>This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan.</p> <p>The extent to which plans, drawings and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the <i>Integrated Planning Act 1997</i>.</p>	
<p>2. Complete all operational work generally in accordance with the approved plans, drawings and/or documents or required as conditions of this development approval.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed to ensure all operational works associated with the use are in place before the Council endorses the survey plan. It is not appropriate for the approved reconfigured lots to be available for separate disposal without such work being complete.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p>	

CONDITIONS

GUIDELINES FOR APPLICANTS

ACTIONS	TIMES TO COMPLETE ACTIONS	GUIDELINES FOR APPLICANTS
<p>3. (a) Grant the following easement(s) free of cost and compensation to the Council.</p> <ul style="list-style-type: none"> o easements for underground drainage, overland flow, open cut, detention basins, and access purposes as may be required; <p>(b) Pay to Council the cost of preparation of legal documentation for the above easements and execute the documentation.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed so as to protect drainage paths and/or turning areas.</p> <p>Please note that the work referred to in this condition involves reconfiguring a lot (only in respect of an easement for access purposes) and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer (for enquiries relating to an access easement). Enquiries regarding legal documentation can be directed to Plan Sealing..</p> <p>These requirements may necessitate the preparation of legal documentation and all requirements must be indicated on a survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with Plan Sealing. The fee for the preparation of legal documentation will be invoiced by Brisbane City Legal Practice following the request for the preparation of the documentation. Written notification of the dealing number should be forwarded to Plan Sealing.</p> <p>Where legal documentation is required to be prepared, a copy of the survey plan is to be lodged together with the relevant request to Council. This documentation must be completed by Brisbane City Legal prior to the lodgement of the survey plan with the Tiling Section of the Department of Natural Resources. The Department of Natural Resources will then issue a dealing number.</p>

CONDITIONS

GUIDELINES FOR APPLICANTS

ACTIONS	TIMES TO COMPLETE ACTIONS	
<p>4. Transfer and surrender to the Crown as "park for public use" land so indicated on the approved drawings and documents.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed because the proposed development creates or contributes to the need for additional parkland in the locality. Please note that the work referred to in this condition involves reconfiguring a lot and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with Plan Sealing.</p>
<p>5. A star picket fence is to be erected around the proposed parkland and Council's compliance officer informed in order to inspect the fence. The fence is to remain until practical completion.</p>	<p>Prior to the commencement of work.</p>	<p>This condition is imposed when parkland is to be transferred to the Crown and landscaping works are required. For any enquiries about this condition, please contact the Open Space Planner.</p>

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GUIDELINES FOR APPLICANTS

ACTIONS	TIMES TO COMPLETE ACTIONS	GUIDELINES FOR APPLICANTS
<p>6. (a) A landscape plan for the parkland is to be prepared generally in accordance with approved plans and approved by the Open Space planner - East District Development Team.</p> <p>(b) The parks landscape plan is to include the following information:</p> <ul style="list-style-type: none"> (i) the location of all underground services existing within the proposed parkland; (ii) the location of all existing vegetation in parkland. Clearly indicate vegetation to be retained and provide the reasons for removing or disturbing vegetation, including methods of recycling vegetation where possible; (iii) the location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed parkland; (iv) any feature of cultural or heritage significance within the parkland; (v) specification, contours and levels for any proposed bikeway, footpaths, roadways and parking in and through the proposed parkland; (vi) the location of all underground services proposed within the parkland, eg the depth and route of any drainage, water reticulation, sewerage, electricity, gas, telecommunications etc; (vii) the location and extent of proposed building and development works including services and the surveyed location of existing hard landscape elements including existing structures and services, as well as any proposed hard landscape elements such as park furniture, structures, picnic facilities and play scapes etc in the parkland; (viii) existing contours and proposed finished levels including sections across and through the parkland; (ix) surface treatments and proposed planting, including a plan schedule including botanical names, size at time of planting and total numbers; (x) the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland; (xi) demolition work of any kind to be carried out within the parkland; (xii) proposed methods to be used in the protection of existing vegetation that is to be retained, including the location of any temporary fencing; (xiii) the location, extent and comprehensive details, including cross sections of permanent and temporary water bodies/courses, drainage and stormwater works; 	<p>Prior to the commencement of site works</p>	<p>This condition is imposed when parkland is to be transferred to the Crown and landscaping works are required. The landscape management and site works plan should detail all works required to ensure the proposed parkland is to a standard acceptable for transfer to the Crown.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals'.</p> <p>For any enquiries about this condition, please contact the Open Space Planner.</p>

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<p>(xiv) costings of all works indicated in the landscape plan;</p> <p>(xv) details of a 12 month maintenance plan for all proposed landscaping, including staging of works and time schedules, methods of establishment and projected ongoing maintenance costs</p> <p>(c) Works in the park are to include but should not be limited to the following:</p> <ul style="list-style-type: none"> (i) eradication/control of weed species; (ii) removal of any dead trees or branches that may present a public liability risk; (iii) erosion control where required; (iv) construction of vehicle barriers/bollards along at points where the park adjoins a road to prevent unauthorised vehicle access and provision of lock rail access for maintenance vehicles; (v) removal of all rubbish from parkland; (vi) provision of a 25 millimetre reticulated water service for every 150 metres of parkland frontage or part thereof; and (vii) all grassed areas are to be top soiled and planted with perennial grasses. <p>(d) During and after construction, vehicles and earth moving equipment are not permitted within the proposed parkland area except for the purpose of works within the park.</p> <p>(e) Works in the parkland are to be carried out in accordance with the approved landscape plan.</p>		
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CONDITIONS		GUIDELINES FOR APPLICANTS	
ACTIONS	TIMES TO COMPLETE ACTIONS		
<p>7. Dedicate as road:</p> <ul style="list-style-type: none"> o the area shown as new road on the approved drawings and documents. o all corner truncations as six metre by three equal chord truncations. o land for the purpose of road widening along the Wynnnum Road frontage of the site to facilitate the construction of the signalised intersection and other required works, generally in accordance with figure 5.4 (extent of dedication subject to detailed design) o land for the purpose of road widening along the Barrack Road frontage of the site as may be required to facilitate the construction of the roundabout and other required works, generally in accordance with figure 5.13 (extent of dedication subject to detailed design) 	<p>Upon registration of a survey plan endorsed by the Council</p>	<p>This condition is imposed on development sites where such dedication is necessary to maintain safety and capacity. This requirement will necessitate the preparation of survey plan. Further information is contained in the information sheet.</p> <p>For any enquiries about this condition, please contact the Engineering Officer. Enquiries regarding any legal documentation can be directed to Plan Sealing.</p> <p>A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with Plan Sealing.</p>	
<p>8. Dedicate all existing access restriction strips shown as brown on the approved plans as road.</p>	<p>Upon registration of a survey plan endorsed by the Council</p>	<p>This condition is imposed on development so that new roads are contiguous with existing road reserve. The access restriction strips are no longer required.</p> <p>For any enquiries about this condition, please contact the Engineering Officer. Enquiries regarding any legal documentation can be directed to Plan Sealing.</p> <p>A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with Plan Sealing.</p>	
<p>9. Construction and earthworks activities (including the entry and departure of heavy vehicles) must be limited to between the hours of 7am and 6pm Monday to Friday and 7 am to 12 pm Saturday.</p> <p>Any construction or earthworks activities outside these hours must only occur with prior written approval. The A-weighted maximum adjusted sound pressure level ($L_{Amax,adj}$) from earthworks and construction activities occurring outside these hours must not exceed the A-weighted background sound pressure level ($L_{A,bg}$) by more than 10 dB(A) at the nearest commercial premises and shall not be audible in any room of any sensitive land use.</p>	<p>While operational work or building work is occurring on the site</p>	<p>This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p> <p>This condition is intended to apply throughout the period of site preparation and construction.</p>	

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<p>10. No visible dust emissions must occur at the boundaries of the site during earthworks and construction activities on the site.</p> <p>If at any time during the earthworks and construction activities, dust emissions exceed the levels specified above, dust generating activities must cease until sufficient corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.</p>	<p>While operational work is occurring on the site</p>	<p>This condition is imposed where dust and other particulate emissions may result from the earthworks and construction activities occurring on site.</p> <p>For any enquiries about this condition, please contact the Development Officer Health.</p> <p>If at any time during the earthworks and construction activities it is possible for dust emissions to exceed the levels specified in the condition, dust generating activities must cease until sufficient corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.</p> <p>In order to ensure minimal time frames for implementation of remedial works, at all times during earthworks and construction activities on the site, watering equipment should be available to dampen down dusty areas.</p>
<p>11.</p> <p>(a) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's <i>Guidelines for the Provision of Underground Electricity in New Subdivisions</i>.</p> <p>(b) Before commencing work to provide such electricity services enter into an agreement with Energex to provide underground electricity services in accordance with approved electricity reticulation plans. A copy of this agreement is to be submitted to the Team Leader, Licensing and Compliance Team, Development and Regulatory Services.)</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's <i>Guidelines for the Provision of Underground Electricity</i>.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the City Lighting Unit regarding electricity reticulation plans or Energex on phone: 131 253.</p> <p>In this instance the Council strongly recommends that the electricity reticulation design is included on the same plan as the public lighting design.</p> <p>Four copies of the electricity reticulation plans are to be forwarded to the City Lighting Unit.</p>

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<p>12.</p> <p>(a) Provide a public lighting system in accordance with an approved street lighting design plan and Council's <i>Street Lighting Design Guidelines</i>.</p> <p>(b) Before commencing work to provide such services enter into an agreement with EnergeX to provide a public lighting system in accordance with approved lighting design plans. A copy of this agreement is to be submitted to the Team Leader, Licensing and Compliance Team, Development and Regulatory Services.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when a proposed new development would allotments/lots require the provision of public lighting facilities in accordance with the Street Lighting Design Guidelines.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute assessable development. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the City Lighting Unit regarding electricity reticulation plans or EnergeX on phone: 131 253.</p> <p>In this instance the Council strongly recommends that the public lighting design is included on the same plan as the electricity reticulation design.</p> <p>Four copies of the electricity reticulation plans are to be forwarded to the City Lighting Unit.</p>
<p>13.</p> <p>(a) Provide underground telecommunication services for all proposed allotments.</p> <p>(b) Enter into agreements with telecommunications companies and forward copies of those agreements to the Council.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed only within newly developing areas when, in the opinion of the Council, the provision of underground services is beneficial to the amenity of the development.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute assessable development. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the following telecommunications organisations:</p> <p>Telstra 3837 9711 Optus 3304 6182.</p> <p>The agreements are to be forwarded to Plan Sealing.</p>

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<p>14. Plant trees on the footpaths of the estate by providing a minimum of two trees per allotment/lot and maintaining those trees for a period of 6 months after planting.</p>	<p>Prior to survey plan endorsement and maintained for 6 months.</p>	<p>This condition is imposed so as to create a pleasant streetscape and where it is intended for Council to provide street trees. (Upon the substantial completion of site works, Council will provide a minimum of 1 tree with a 45 litre pot size, for each allotment/lot.)</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p> <p>Payment can be made at any of the Council's Customer Service Centres or direct to the Plan Sealing Unit with the request for endorsement of the survey plan.</p>
<p>15. Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control Program for the site.</p>	<p>While operational work or building work is occurring on the site</p>	<p>This condition is imposed when the development involves significant site works which could lead to erosion and the loss of sediment. The plans must be prepared in accordance with Council's <i>Subdivision and Development Guidelines</i> and the <i>Institute of Engineers Erosion and Sediment Control Guidelines</i>. This condition is normally only applied where a Vegetation Management Plan is not required.</p> <p>An Erosion and Sediment Control Program may include undertaking control measures, monitoring programs and maintenance procedures.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Erosion and Sediment Control Officer.</p> <p>Council's information sheets provide further information on how to prepare and lodge an application for and Erosion and Sediment Control Plan.</p>

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<p>16. Carry out all earthworks in accordance with an approved Earthworks Plan showing:</p> <ul style="list-style-type: none"> o the location of cut and fill; o the type of fill to be used and the manner in which it is to be compacted. o the quantum of fill to be deposited and finished fill levels; o details of any proposed access routes to the site which are intended to be used to transport fill to the site; o engineering details of any haul roads to be built to facilitate the placement of fill on the site; and o the maintenance of access roads to and from the site so as they are free of all fill material and cleaned as necessary. 	<p>While earthworks are being carried out</p>	<p>This condition is imposed for applications when significant earthwork is proposed in conjunction with a development approval.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Advice about preparing and lodging earthworks plans is contained in Council's information sheets.</p>
<p>17. Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works.</p>	<p>While filling work is being carried out</p>	<p>This condition is imposed so that the development of the site, including site preparation does not create a stormwater nuisance, particularly to adjoining properties.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p>
<p>18. Runoff from roof and developed surface areas of the site, and any runoff onto the site from adjacent areas, are to be collected internally and piped in accordance with Standard Plan WSS4-3 and Council's <i>Subdivision and Development Guidelines</i>. Runoff concentrated on the site from Lot 20 on RP 179463 is to be collected in the existing open drain.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed where the property does not fall to the street frontage or an approved drainage system, and it is necessary to identify a lawful point of discharge.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.</p> <p>Disposal by gravity pipeline is required if practical. Use of pumps or disposal of stormwater will be approved only if the applicant/s can show evidence to Council of having taken all reasonable steps to obtain permission from adjacent property owners for construction of a gravity pipeline and of this being unobtainable.</p>

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ACTIONS	TIMES TO COMPLETE ACTIONS		
<p>19. Present a detailed Hydraulic Study based on Gutteridge Haskins and Davey Control of Stormwater Report No 17052 dated November 1998 and received on 24 November 1998 addressing the following issues:</p> <ul style="list-style-type: none"> (i) certification by an R.P.E.Q Civil Engineer that the civil design details generally comply with the hydraulic report; (ii) staged development investigation needs to be presented if the development is to be undertaken in stages; (iii) basin batter in accordance with approved study and park concept plan 1771-SK01 dated March 1999 and received on 24 March 1999; (iv) details of energy dissipation and erosion control and safety issues from the crossings and embankments; (v) natural channel design needs to conform to Council's design guidelines; (vi) basin and low flow paths landscaping details and treatment to be as per the hydraulic report requirements and approved park concept; and (vii) flood depth indicators showing the depth within the basin need to be implemented. 	<p>Prior to the commencement of site works</p>	<p>This condition is imposed to ensure that the detailed civil work and landscaping design conform with the intent of the hydraulic report submitted by the applicant.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals'.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p>	
<p>20. Stormwater discharge from the site for all stormwater events up to Q100 is not to exceed that which exists prior to development.</p>	<p>To be maintained</p>	<p>This condition is imposed so as to prevent stormwater nuisance created by the approved development for adjacent properties.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>To avoid unnecessary expense and delay the Council strongly recommends that this condition be complied with prior to finalising any necessary development application in respect of building work.</p>	

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<p>21. Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed so that the developer is responsible for any remedial work as a result of site preparation.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's Information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>In the event that rectification is required to be undertaken it is likely that such works would constitute assessable development (operational work). In such a case a development permit must be obtained prior to carrying out the work.</p> <p>Where this rectification work involves drainage, plans are to be lodged showing the manner in which is intended to rectify the site drainage. These plans must be approved by the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.</p>
<p>22. Runoff from roof and developed surface areas of the site, and any runoff concentrated on the site from adjacent areas, are to be collected internally and piped to an approved lawful point of discharge. Runoff concentrated on the site from Lot 20 on RP 179463 is to be collected in the existing open drain.</p>	<p>Prior to survey plan endorsement</p>	<p>The purpose of this condition is to ensure that runoff is being handled adequately.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's Information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p>

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<p>23. Construct a roundabout in Barrack Road opposite Andrews Street generally as shown on Gutteridge Haskins and Davey figure 5.13 dated March 1999 and received on 11 March 1999. Such construction is to be to a standard which is satisfactory to be accepted on maintenance by the Team Leader, Licensing and Compliance, Development and Regulatory Services.</p>	<p>Prior to endorsement of survey plan</p>	<p>This condition is imposed to ensure that appropriate road works are undertaken to access the site. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals'. For any enquiries about this condition, please contact the Engineering Officer.</p>
<p>24. Construct a signalised intersection opposite Cannondale Street in Wynnun road generally as shown in Gutteridge Haskins and Davey Figure 5.4 dated March 1999 and received on 11 March 1999. Such construction is to be to a standard which is satisfactory to be accepted on maintenance by the Team Leader, Licensing and Compliance, Development and Regulatory Services.</p>	<p>Prior to endorsement of survey plan</p>	<p>This condition is imposed to ensure that the road system is upgraded to cope with the proposed development. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals'. For any enquiries about this condition, please contact the Engineering Officer.</p>
<p>25. Construct the following internal roadworks in accordance with an approved detail design and the Council's <i>Subdivision and Development Guidelines</i>:</p> <ul style="list-style-type: none"> o the roads 22.5 metres wide to be classified as Type E; 	<p>Prior to the commencement of the use</p>	<p>This condition is imposed when new roads are to be dedicated within a new estate or when existing works are inadequate for the proposed development. Please note that the work referred to in this condition involves operational works and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Engineering Officer. The work required by this condition is to be carried out in accordance with an approved detail design and Council's <i>Subdivision and Development Guidelines</i>.</p>

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<p>26. Close all existing redundant vehicular crossings/ not shown on the approved plans that are associated with the development, and reinslate footpaths, kerb and channel and road pavement.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when existing crossovers become redundant as a result of the new development. Retaining such crossovers would conflict with the approved development.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute assessable development. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>The work required by this condition is to be carried out in accordance with an approved detail design and Council's Subdivision and Development Guidelines.</p>
<p>27. Construct new F concrete kerb and channel and associated drainage along the Wynnnum Road frontage on an approved alignment (taking into account any road widening if required) and Type F road pavement from the lip of the new kerb and channel to the edge of the existing bitumen pavement with any appropriate tapers (the minimum width of road construction/reconstruction is to be 1.2 metres).</p>	<p>Prior to survey plan endorsement</p>	<p>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that the adjoining roads are designed and constructed to a standard suited to the demands created by the approved development.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute assessable development. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Council's information sheets provide further advice about how to prepare and lodge development applications relating to the work required by this condition.</p>

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<p>28. Construct new D concrete kerb and channel and associated drainage along the Barrack Road frontage on an approved alignment (taking into account any road widening if required) and Type D road pavement from the lip of the new kerb and channel to the edge of the existing bitumen pavement with any appropriate tapers (the minimum width of road construction/reconstruction is to be 1.2 metres).</p>	<p>Prior to survey plan endorsement</p>	<p>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that the adjoining roads are designed and constructed to a standard suited to the demands created by the approved development.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Council's information sheets provide further advice about how to prepare and lodge development applications relating to the work required by this condition.</p>
<p>29. Construct a 1.2 metre concrete footpath along the full length of the frontage/s of the site to all streets.</p> <p>Work required by this condition is to be carried out in accordance with an approved detailed design, in accordance with Council's <i>Subdivision and Development Guidelines</i> (footpaths to have a 1 in 50 cross fall for the full width unless otherwise approved by the Team Leader, Licensing and Compliance Team, Development and Regulatory Services).</p>	<p>Prior to survey plan endorsement</p>	<p>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that the adjoining footpaths are designed and constructed to a standard suited to the demands created by the approved development.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Council's information sheets provide further advice about how to prepare and lodge development applications relating to the work required by this condition.</p>

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<p>30. Provide signs and line markings:</p> <ul style="list-style-type: none"> o generally in accordance with the approved drawings and documents; o in accordance with an approved detailed design; and o in accordance with <i>Austrroads</i> and the <i>Manual of Uniform Traffic Control Devices</i>. 	<p>Prior to survey plan endorsement</p>	<p>This condition requires works to be undertaken in existing or proposed road reserve. The intention of the condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p>
<p>31. Remove any redundant drainage outlets in the kerb and channel and any associated pipe work and reinstate the kerb and channel and footpath area layout.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p>

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<p>32. Supply and install the street name signs in accordance with the names approved by Council.</p>	<p>Prior to survey plan endorsement</p>	<p>The objective of this condition is to ensure that new roads are appropriately named and signposted. For any enquiries about this condition, please contact the Plan Sealing Unit. It will be necessary to submit an application for the proposed street names for any new road, or street name signs for an extension to an existing road, as shown on the approved traffic functional layout plan. The application for street names must be to the satisfaction Plan Sealing, Licensing Sealing and Certificates Unit, Development and Regulatory Services. To avoid unnecessary delays the Council strongly recommends that the functional layout plans showing the proposed road layout must be included in a development permit prior to the lodgement of the application for street naming.</p>
<p>33. Supply and install all service conduits and water and sewerage mains required in connection with the development. (This includes the provision of services and/or conduits along the full length of any rear allotment, access, or access easement.)</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when additions, alterations or extensions to service conduits or mains are required. Applicants should liaise with the appropriate service authorities. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Engineering Officer (traffic signal conduits and water supply and sewerage mains) or the relevant public authority (for other services).</p>

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<p>34. Meet the cost of any alterations to public utility mains, existing mains, services or installations involved in the approved development.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when additions, alterations or extensions to service conduits or mains are required. Applicants should liaise with the appropriate service authorities.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer (traffic signal conduits, stormwater, and water supply and sewerage mains) or the relevant public authority (for other services).</p>
<p>35. Pay to Council a monetary contribution towards the cost of water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total/nett area of 12,9679 hectares at the current rate of \$23 776 per hectare (area W/12). The amount payable is currently assessed at \$308 205 and comprises the following:</p> <p style="padding-left: 20px;">Treatment Headworks component—\$78 412</p> <p style="padding-left: 20px;">System Headworks component—\$229 793</p> <p>Total contribution—\$308 205</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed to obtain a contribution towards the provision of a satisfactory water supply system within the locality of the site.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Contributions must be paid at any of the Council's Customer Service Centres throughout Brisbane.</p>

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<p>36. (a) Construct a 150 mm diameter water main from A to B in accordance with approved engineering plans and Council's Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation (except for the connection to the water main) as detailed on the attached BW plan numbered 5307/98/W. Such construction is to be to a standard which is satisfactory to be accepted on maintenance by the Team Leader, Licensing and Compliance, Development and Regulatory Services.</p> <p>(b) Pay to Council the cost of live connection to the water main.</p>	<p>Council's information sheets provide further advice about how to prepare and lodge development applications relating to the work required by this condition.</p>	<p>This condition is imposed when augmentation or extension of the water main is required to bring an adequate water supply to the site.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Fees can be paid at any of the Council's Customer Service Centres throughout Brisbane.</p> <p>To avoid unnecessary expense and delay the Council strongly recommends that the applicant seek a development permit for the works required by this condition as soon as possible (if a development permit has not already been granted in another component of this approval.)</p>
<p>37. (a) Remove the fire service connected to the trunk main at point "c" on attached plan 5307/98/W.</p> <p>(b) Pay to Council the cost of removing the water service and assembly from the trunk main.</p>	<p>Prior to the endorsement of survey plan.</p>	<p>This condition is imposed to remove redundant services and meters to all allotments/lots</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals'.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p>

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ACTIONS	TIMES TO COMPLETE ACTIONS	
<p>38. (a) Construct a water supply reticulation system necessary to provide a connection to each allotment/lot in accordance with an approved detail design and Council's <i>Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation</i>.</p> <p>(b) Pay to Council the cost of live connection to the water main.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when a water supply system is required to be provided to a subdivision.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>For advice on the applicable fees contact the Engineering Officer. Fees can be paid at any of the Council's Customer Service Centres throughout Brisbane.</p>
<p>39. Pay to Council a monetary contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total/nett area of 12.9629 hectares at the current rate of \$11 878 per hectare (area S1). The amount payable is currently assessed at \$153 973 and comprises the following:</p> <p>Treatment Headworks component—\$59 499</p> <p>System Headworks component—\$94 474</p> <p>Total contribution—\$153 973</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed to require the payment of a proportional contribution towards the a satisfactory sewerage treatment system within the locality of the site.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Contributions can be paid at any of the Council's Customer Service Centres throughout the City or direct to the Plan Sealing Unit with the request for endorsement of the survey plan.</p>

CONDITIONS

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TIMES TO COMPLETE ACTIONS

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<p>40. (a) Construct the following external sewerage headworks in accordance with an approved detail design and Council's <i>Required Standards for the Design and Construction of Water Supply and Sewerage Retiulation</i> and to a standard which is satisfactory to be accepted on maintenance by the Team Leader, Licensing and Compliance, Development and Regulatory Services:</p> <ul style="list-style-type: none"> o 375 mm diameter gravity sewer points B to C on attached plan 1147/98/S when a total of 510 lots or units have been approved in the Cannon Hill Sales Yard Development estimated cost \$1,150,000.00; o 675 mm diameter gravity sewer points A to B on attached plan 1147/98/S when a total of 1440 lots or units have been approved in the Cannon Hill Sales Yard Development estimated cost \$950,000.00; o 300 mm diameter gravity sewer points C to D on attached plan 1147/98/S when a total of 1940 lots or units have been approved in the Cannon Hill Sales Yard Development estimated cost \$80,000.00. <p>The estimated order of costs is \$2,180,000.00.</p> <p>The system headworks component, which is currently assessed at \$94,474.00, will be credited against the actual cost of construction of the required works comprising headworks.</p> <p>(b) Pay to Council the cost of live connection to the sewer mains.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when it is necessary to bring sewerage infrastructure to the site. Plans must be prepared in accordance with an approved detail design and Council's <i>Required Standards for the Design and Construction of Water Supply and Sewerage Retiulation</i>.</p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Fees can be paid at any of the Council's Customer Service Centres throughout Brisbane.</p> <p>To avoid unnecessary expense and delay the Council strongly recommends that part (a) of this condition be complied with prior to the issue of a development permit in respect of building work.</p> <p>Compliance is required by either:</p> <ul style="list-style-type: none"> - receipt of payment if Council is to construct - Certificate of Completion from Sewerage Operations Branch if constructed by a private contractor.
<p>41. Re-connect the existing house drainage and plumbing to the new connections and services and ensure that all plumbing and drainage is located within the lot/allotment it serves.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed to reconnect the existing house drains to the new sewer connection with in the allotment/lot. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Plumbing Inspectorate Enquiries.</p>

CONDITIONS

GUIDELINES FOR APPLICANTS

ACTIONS	TIMES TO COMPLETE ACTIONS	GUIDELINES FOR APPLICANTS
<p>42. (a) Construct a sewerage reticulation system necessary to provide a sewerage connection to each allotment/lot in accordance with an approved detail design and Council's <i>Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation</i>.</p> <p>(b) Such work is to be carried out to a standard which is satisfactory to be accepted on maintenance by Team Leader, Licensing and Compliance Team Central, Development and Regulatory Services.</p> <p>(c) Pay to Council the cost of live connection to the sewer main. (The Council will contribute towards the cost of oversized mains included in such reticulation works.)</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when sewerage facilities are required within a proposed subdivision. Plans must be in accordance with Council's <i>Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation</i></p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Fees can be paid at any of the Council's Customer Service Centres throughout Brisbane.</p>
<p>43. (a) Provide or extend a sewerage property connection to the site/allotment/lot (not including connection to the live sewer) in accordance with an approved detailed design and Council's <i>Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation</i>.. The size of the connection shall be determined by the total number of fixture units.</p> <p>(b) The work is to be completed to a standard satisfactory to be accepted on maintenance by the Team Leader, Licensing and Compliance, Development and Regulatory Services.</p> <p>(c) Pay to Council the cost of live connection to the sewer mains.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed when it is necessary to provide adequate sewerage facilities and infrastructure for the site. Plans must be in accordance with Council's <i>Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation</i></p> <p>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</p> <p>For any enquiries about this condition, please contact the Engineering Officer.</p> <p>Fees can be paid at any of the Council's Customer Service Centres throughout Brisbane.</p>
<p>44. Provide a certificate of valuation from a registered Consulting Engineer stating the value of all water supply and sewerage assets associated with the approved development that have been contributed to the Council. Such certificate is to be satisfactory to the Team Leader, Licensing and Compliance.</p>	<p>Prior to survey plan endorsement</p>	<p>This condition is imposed to assist Brisbane Water to audit assets contributed as part of this development.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p>

COMPONENT:

<p>Component of approval to which the following conditions are applicable:</p> <p>Material change of use (Development Permit for Auction Depot, Business Premises excluding Medical Centre (with a total gross floor area not exceeding 50% of total site area), Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, Plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises)</p>	<p>Preliminary approval or development permit</p>	<p>Material change of use (Development Permit)</p>
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CONDITIONS		GUIDELINES FOR APPLICANTS	
ACTIONS	TIMES TO COMPLETE ACTIONS		
<p>46. Carry out the approved development generally in accordance with the approved drawing/s and/or documents.</p>	<p>While development is occurring on the site</p>	<p>This condition applies to all aspects of development within this development approval (or, if applicable, within this component of the development approval). It refers to the approved plans, drawings and documents to which the approval relates and is the primary means for defining the extent of the approval. Approved plans, drawings and documents are stamped <i>PLANS and DOCUMENTS referred to in the APPROVAL</i> and are dated to reflect the date of determination of the application by the Council's delegate. For any enquiries about this condition, please contact the Assessment Manager.</p> <p>The extent to which plans, drawings and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the <i>Integrated Planning Act 1997</i>.</p>	

CONDITIONS

ACTIONS

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<p>47. Assessable development for the purpose of Auction Depot, Business Premises excluding Medical Centre (with a total gross floor area not exceeding 50% of total site area), Emergency Services Depot, Indoor Recreation, Industry: General, Light and Service, Plant Sales and Hire Yard, Public Building, Technology Employment Centre, Utility Installation, Warehouse Premises that may take place on the subject land will be assessed using code assessment to carry out building work.</p>	<p>To be maintained.</p>	<p>This condition is imposed to clarify the assessable development authorised by this development permit. Please note that the work referred to in this condition involves building work and may therefore constitute assessable development. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled "Further Approvals".</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p>
<p>48. Development applications for carrying out building work the purpose of business premises on the subject site is to be accompanied by a schedule demonstrating that the proposal does not exceed the limitation of gross floor area on this use being 50% of total site area being 129541 square metres.</p>	<p>To be maintained</p>	<p>This condition is imposed to ensure that business premises comply with the approval issued.</p> <p>Please note that the work referred to in this condition involves building work and may therefore constitute assessable development. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled "Further Approvals".</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p>
<p>49. Development of buildings and structures on the site are to generally comply with the approved development standards.</p>	<p>To be maintained</p>	<p>This condition is imposed to ensure that development of the site accords with minimum standards</p> <p>Please note that the work referred to in this condition involves a material change of use and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled "Further Approvals".</p> <p>For any enquiries about this condition, please contact the Assessment manager.</p>

CONDITIONS

GUIDELINES FOR APPLICANTS

ACTIONS	TIMES TO COMPLETE ACTIONS	GUIDELINES FOR APPLICANTS												
<p>50. Development of buildings and structures on land adjoining parkland (proposed lots 6 and 7) are to provide appropriate setbacks and landscaping to the park. Further buildings should provide for surveillance of this area and blank walls are unlikely to be approved unless it can be demonstrated that the overall development provides an adequate interface with the functional spaces within the parkland area.</p>	<p>To be maintained</p>	<p>This condition is imposed to ensure the development achieves an appropriate interface with the parkland</p> <p>Please note that the work referred to in this condition involves a material change of use and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals'.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p>												
<p>51. Development of buildings or structures on allotments abutting land contained in the residential zone are to have a minimum side boundary setback of 2.5 metres or half the height (whichever is the greater) and a rear boundary setback of 6 metres. Except where it can be demonstrated to the satisfaction of the Senior Town Planner, Development Assessment Team East that a lesser setback will not impact on the amenity of the adjoining land.</p>	<p>To be maintained</p>	<p>This condition is imposed to ensure that future applications provide for an appropriate interface with adjoining residential properties.</p> <p>Please note that the work referred to in this condition involves a material change of use and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals'.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p>												
<p>52. The A-weighted maximum adjusted sound pressure level ($L_{Amax,adj}$) from the operation of air conditioners, mechanical plant and pool equipment on the site measured at any sensitive land use or any commercial premises must not exceed the A-weighted background sound pressure level (L_{Aeq}) by more than the following amounts:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Time Period</th> <th>Commercial Premises</th> <th>Sensitive Land Use</th> </tr> </thead> <tbody> <tr> <td>7 am - 6 pm</td> <td>+10</td> <td>+5</td> </tr> <tr> <td>6 pm - 10 pm</td> <td>+10</td> <td>+5</td> </tr> <tr> <td>10 pm - 7 am</td> <td>+8</td> <td>+3</td> </tr> </tbody> </table>	Time Period	Commercial Premises	Sensitive Land Use	7 am - 6 pm	+10	+5	6 pm - 10 pm	+10	+5	10 pm - 7 am	+8	+3	<p>To be maintained</p>	<p>This condition is imposed where plant and equipment used on the site are likely to be noisy and a maximum noise limit is required to protect the amenity of nearby areas.</p> <p>For any enquiries about this condition, please contact the Pollution Assessment Officer</p>
Time Period	Commercial Premises	Sensitive Land Use												
7 am - 6 pm	+10	+5												
6 pm - 10 pm	+10	+5												
10 pm - 7 am	+8	+3												

CONDITIONS		GUIDELINES FOR APPLICANTS	
ACTIONS	TIMES TO COMPLETE ACTIONS		
<p>53. All lights, unless otherwise approved by the Council are to be designed and constructed so that the resulting level of vertical illumination does not exceed eight lux measured at any level upwards from the ground level. The level of vertical illumination is to be measured at a distance of 1.5 metres outside the boundary of the site.</p> <p>(Plans and any accompanying details showing all work required to comply with this requirement are to be submitted and approved by the City Lighting Unit, Asset Management Division before commencing such work)</p>	<p>Prior to the commencement of use and to be maintained.</p>	<p>This condition is derived from the requirements of section 19.4 of the Town Plan and is imposed on development which is for a non-residential use and which could have an impact on residential amenity.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p> <p>Enquiries regarding technical detail of plans - Local Asset Services</p>	
<p>54. Implement the noise control measures recommended by the David Moore & Associated Pty Ltd Report R534/99/1794/Rev. 1 dated 25 March 1999 and received on 25 March 1999 in relation to the development of buildings and structures on proposed Lots 4, 40 and 41.</p> <p>Further any development application for these sites must be accompanied by a specific noise report detailing the associated noise sources, calculated noise levels at the closest residences and if those noise limits are exceeded, noise control measures proposed.</p>	<p>Prior to the commencement of use</p>	<p>This condition is imposed to ensure that the development does not impact on the residential amenity of adjoining properties.</p> <p>For any enquiries about this condition, please contact the Pollution Officer.</p>	
<p>55. Erect a screen fence along the boundaries of proposed lots 4, 40 and 41 where they abut properties contained in the Residential "A" zone. Unless an alternative design for the fence is agreed to with the owner of adjacent land, such screen fence is to be 2.0 metres in height and constructed from timber palings.</p>	<p>Prior to commencement of use</p>	<p>This condition is imposed to provide visual privacy between development on the listed sites and adjoining properties contained in the Residential "A" zone.</p> <p>For any enquiries about this condition, please contact the Assessment Manager.</p>	
<p>56. Maintenance and cleaning of vehicles and any other plant or equipment must not be carried out in areas where contaminants can be released into any waterway, roadside gutter or stormwater system</p>	<p>To be maintained</p>	<p>This condition is imposed to ensure contaminants are not placed in a location where they may contaminate a waterway.</p> <p>For any enquiries about this condition, please contact the Pollution Officer.</p>	
<p>57. All flammable and combustible liquids must be stored and handled in accordance with AS 1940-1993 "The Storage and Handling of Flammable and Combustible Liquids"</p>	<p>To be maintained</p>	<p>This condition is imposed where Class 3 dangerous goods (Flammable and Combustible Liquids) are stored to ensure that adequate safety standards are maintained.</p> <p>For any enquiries about this condition, please contact the Pollution Officer.</p>	

CONDITIONS

GUIDELINES FOR APPLICANTS

ACTIONS	TIMES TO COMPLETE ACTIONS	
<p>58. Any spillage of wastes, contaminants or other materials must be cleaned up as soon as practicable. Such spillages must be cleaned up in accordance with the documented emergency response and clean up procedures.</p>	<p>To be maintained</p>	<p>This condition is imposed to minimise the risk of contamination from spills and ensure that spill materials are handled and disposed in an appropriate manner. For any enquiries about this condition, please contact the Pollution Officer.</p>
<p>59. Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing/s and/or document/s, and any relevant Council engineering or other approval required by the above conditions.</p>	<p>To be maintained</p>	<p>This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. For any enquiries about this condition, please contact the Assessment Manager. The extent to which plans can be modified is constrained by the definition of 'minor change' in the schedule 10 and the requirements of section 3.5.24 of the <i>Integrated Planning Act 1997</i>. It will be necessary to make a new application if the change is not a minor change.</p>

CONDITIONS**GUIDELINES FOR APPLICANTS**

ACTIONS	TIMES TO COMPLETE ACTIONS	
45. Pay to Council any outstanding charges or expenses levied by the Council over the subject land.	Prior to survey plan endorsement	<p>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to endorsement of the survey plan or commencement of the use.</p> <p>For any enquiries about this condition, please contact the Brisbane City Council Call Centre (ph 3403 8888).</p> <p>Payment may be made at any of Council's Customer Service Centres throughout the City.</p>

COMPONENT:

Component of approval to which the following conditions are applicable: **material change of use (preliminary approval for fast food store, hotel, licensed club, restaurant and shopping centre (maximum gross floor area of 500 square metres for retail uses))** Preliminary approval or development permit **Material change of use (Preliminary Approval)**

CONDITIONS		GUIDELINES FOR APPLICANTS
ACTIONS	TIMES TO COMPLETE ACTIONS	
<p>60. Carry out the approved development generally in accordance with the approved drawing/s and/or document/s.</p>	<p>While development is occurring on the site</p>	<p>This condition applies to all aspects of development within this development approval (or, if applicable, within this component of the development approval). It refers to the approved plans, drawings and documents to which the approval relates and is the primary means for defining the extent of the approval. Approved plans, drawings and documents are stamped <i>PLANS and DOCUMENTS referred to in the APPROVAL</i> and are dated to reflect the date of determination of the application by the Council's delegate. For any enquiries about this condition, please contact the Assessment Manager.</p> <p>The extent to which plans, drawings and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the <i>Integrated Planning Act 1997</i>.</p>
<p>61. Assessable development that may be proposed on lots 18 to 22 as shown on approved plans of layout for the purposes of fast food store, hotel, licensed club, restaurant, shopping centre (maximum 500 square metres of gross floor area for retail uses lots 18 and 19) is to be assessed by impact assessment.</p>	<p>To be maintained.</p>	<p>This condition is imposed in accordance with Section 3.1.6 of the Integrated Planning Act to ensure that development proposals for the above mentioned uses are appropriately assessed and publicly notified.</p> <p>Please note that the work referred to in this condition involves a material change of use and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please read the section in the Approval Package titled 'Further Approvals.'</p> <p>For any enquiries about this condition, please contact the Assessment Manager..</p>