



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

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23/07/2026
APPLICATION REF
A007077292

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	12 ROCKFIELD RD DOOLANDELLA QLD 4077
Real Property Description of Site:	L20 RP.90234
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A006163940 Permit Reference Number/s: DARL430878922.
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PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Tree Retention Plan Sheet 1 and pages 11 to 36	TMP1 Issue 3 (Amended In Red 27-MAR-2024)	22-MAR-2024 (Received)
Concept Rehabilitation Management Plan	CRMP001 (Amended In Red 27-MAR-2024)	11-MAR-2024 (Received)
Building Envelope and Development Footprint Plan	10376_P13 Rev A Sheet 1 of 1 (Amended In Red 07-MAY-2024)	02-MAY-2024 (Received)
Plan of Proposed Subdivision	10376_P12 Rev A Sheet 1 of 1 (Amended In Red 12-MAR-2024)	11-MAR-2024 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Reconfiguring a Lot
Activity(ies):	Subdivision of Land
Stage:	Reconfiguring a Lot (1 into 9) and Access Easement

General/Planning Requirements

	Timing
1) Building Envelope Plan Notify all prospective purchasers of the site(s) that a 'Building Envelope Plan' has been approved over lots 2 to 8 in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the plan titled: Building Envelope and Development Footprint Plan, 10376_P13 Rev A Sheet 1 of 1, received 2 May 2024 as amended in red 7 May 2024.	As indicated
2) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
3) Carry Out the Approved Development Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS. Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.	While site/operational/building work is occurring
4) Demolish or Relocate Buildings/Structures Demolish or relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.	Prior to Council's notation on the plan of subdivision
5) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).	Prior to Council's notation on the plan of subdivision and then to be maintained
6) Development Footprint Plan	As indicated

Notify all prospective purchasers of the site(s) that a 'Development Footprint Plan' has been approved on lots 1 and 9 in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the plan titled: Building Envelope and Development Footprint Plan, 10376_P13 Rev A Sheet 1 of 1, received 2 May 2024 as amended in red 7 May 2024.

Ecology

	Timing
7) Environmental Offset Delivery (Ecology) Provide an environmental offset for the loss of land of local environmental significance identified in Brisbane City Plan 2014. The offset must be based on the loss of 907.6m² of the area of MLES3 or greater as determined by a Vegetation Management Plan submitted and approved in accordance with the Vegetation Management Plan condition of this approval. The offset must be delivered in accordance with the provisions of the Environmental Offsets Act 2014 and Offsets Planning Scheme Policy. Note: Vegetation may only be removed in accordance with the Vegetation Management Plan approved pursuant to the Vegetation Management Plan condition of this approval. Note: The deemed conditions in sections 19B, 22, 24 and 25 of the Environmental Offsets Act 2014 are also imposed on this approval. Timing: Prior to any vegetation removal commencing.	As indicated
8) Fauna Management - Fauna Spotter Catcher Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing. 8(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Certification must include: - Map/figure of inspection area; - Identification of development stage/s (if applicable); - Details of all habitat features (i.e. habitat trees, hollows, large woody debris, rock piles, etc.) including type, location and size; - Proposed methodology. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to vegetation/ ecological feature clearing commencing. 8(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing	While site/operational/building work is occurring As indicated As indicated

operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ecological feature clearing recommencing. Timing: While vegetation/ecological feature clearing is occurring. 8(c) Submit Certification Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ecological feature clearing was carried out in accordance with this condition. Certification must include: - Map/figure identifying clearing area and all habitat features; - Identification of development stage/s (if applicable); - Methodology; - Inspection log; - Fauna register. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to Council's notation of the plan of subdivision.	As indicated
9) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition. 9(a) Submit Vegetation Management Plan Submit and obtain approval for a Vegetation Management Plan from Development Services. This plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), with supporting documentation from the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million), where works are required within the Tree Protection Zone (TPZ) of retained trees. The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the approved Tree Retention Plan Sheet 1 and pages 11 to 26, TMP1 Issue 3, received 22/03/2024 and amended in red 27/03/2024 and the relevant Brisbane Planning Scheme Code and include the following: - The extent of the Vegetation Management Plan must include evaluation of all areas including road reserves, external works and development areas. - The location and description of existing vegetation including species, botanical name, height, invasive pest plant status, canopy spread and Tree Protection Zones (as per AS 4970-2009) of canopy trees, as well as a description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified. - The location and extent of all site works including all infrastructure and areas of earthworks.	While site/operational/building work is occurring and then to be maintained As indicated

- Detailed design of all civil works including required changes to protect vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring).
 - The location and description of all vegetation to be retained or to be removed.
 - Methods of physical identification of trees/vegetation to be retained or to be removed.
 - A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970- 2009), site protocols, etc.
 - Where vegetation removal results in loss of hollows, details and methodology of nestbox installation including target species assessment, nestbox types, installation technique, proposed locations, monitoring and maintenance schedule. Note: nestboxes must be installed prior to pre-start meeting for inspection.
 - A description of all pruning and tree surgery works (to AS 4373- 2007) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers).
 - The location and extent of storage and stockpile areas for cleared vegetation and site mulch.
 - A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works
 - Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified fauna spotter catcher during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures.
 - Ongoing monitoring and certification requirements (e.g. Project Arborist and/or Fauna Spotter Catcher, nestboxes).
- Timing: Prior to site/operational commencing and prior to or concurrently with any other operational works application.

9(b) Project Arborist

Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million).

Provide evidence of this appointment to the Ecologist Development Services via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Prior to arranging a pre- start meeting.

As indicated

9(c) Pre-Start Meeting

Arrange and attend a pre-start meeting with Ecology Services, Development Services.

Council will only attend the pre-start meeting once all vegetation protection measures are in place (e.g. Tree protection fencing).

As indicated

The Project Manager, Site Manager, Project Arborist and a qualified Fauna Spotter Catcher must attend the pre-start meeting.

Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid.

Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'.

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

9(d) Implement Approved Vegetation Management Plan

Carry out the works in accordance with the approved Vegetation Management Plan.

NOTE: The Project Arborist must:

- Direct and supervise all contractors in relation to any works within the Tree Protection Zone (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments.
- Perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373/2007.

As indicated

Timing: While site/operational work is occurring.

9(e) Submit Certification

Submit to Development Services, certification from the qualified and experienced environmental practitioner and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan.

Certification must include:

- Inspection log of works;
- Photographic records of works and monitoring activities;
- Nestbox installation details (nestbox types, installation technique, GPS locations and photographs);
- Details of any non-conformances and any remediation measures implemented;
- Details of vegetation pruning undertaken on retained trees.

While site/operational/building work is occurring and then to be maintained

Certification is to be provided via the Compliance with Development Conditions online form, available on Council's [website](#). Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to Council's notation of the plan of subdivision.

9(f) Retain and Protect Vegetation

Retain and protect vegetation in accordance with the approved Vegetation Management Plan.

While site/operational/building work is occurring and then to be maintained

Timing: To be maintained.

10) Environmental Protection Zone

Retain, protect and maintain all ecological values within the approved Environmental Protection Zone shown on the approved Concept Rehabilitation Management Plan, CRMP001, received 11/03/2024 and amended in red 27/03/2024. The following requirements must be met and maintained to support the approved Environmental Protection Zone.

While site/operational/building work is occurring and then to be maintained

10(a) Restrictions Within Approved Environmental Protection Zone

No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, no on-site stormwater drainage, no on-site wastewater treatment, no areas of disturbance (including excavation and filling), no storage/stockpiles of materials, no on-site parking, no vehicle access and no manoeuvring areas and no bushfire management measures must be located on any part of the site within the approved Environmental Protection Zone whether for temporary, short-term or long-term periods unless approved in this Development Approval or subsequent approvals from Council.

As indicated

Timing: To be maintained.

10(b) Environmental Protection Zone Set Out

A Registered Surveyor (Qld) must survey and peg the approved Environmental Protection Zone.

As indicated

Timing: Prior to Council's notation of the plan of subdivision.

10(c) Fences

Any fences erected within or to the perimeter of the Environmental Protection Zone, excluding the interface with the Entire Development Footprint, must be constructed to allow the free movement of native fauna.

Fencing is to be no greater than 1.2m in height, minimum gap of 40cm between ground and first rail and minimum gap between every other rail of 30cm, or otherwise shown in accordance with an approved Rehabilitation Plan.

As indicated

Note: For further information, refer to the Brisbane City Plan 2014 supporting information Wildlife movement fencing guidelines on Council's website.

Timing: To be maintained.

10(d) Pet Exclusion Fencing

Pet exclusion fencing must be erected between the Entire Development Footprint and the Environmental Protection Zone to contain pets. Pet exclusion fencing must be continuous with no gaps greater than 50mm and be a minimum of 1.5m in height.

As indicated

Note: For further information, refer to the Brisbane City Plan 2014 supporting information Wildlife movement fencing guidelines on Council's website.

Timing: Prior to Council's notation of the plan of subdivision.

10(e) Notification to Prospective Purchasers

As indicated

Notify all prospective purchasers of the site(s) of the requirements and effects of this condition.

Timing: At the time of marketing a lot for sale.	
11) Statutory Environmental Covenant Enter an environmental covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the identified ecological values within the Environmental Protection Zone identified on the approved Concept Rehabilitation Management Plan, CRMP001, received 11/03/2024 and amended in red 27/03/2024. 11(a) Submit Plan of Survey Submit to Development Services, and obtain approval for, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition. Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation of the plan of subdivision necessary to give effect to this approval. 11(b) Request Preparation of Covenant Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition. The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and must address the following: 1. Maintenance of vegetation and ecological features including: - Retention of vegetation and tree hollows; - Maintenance of nesting boxes; - Ongoing maintenance access; - Ongoing invasive pest plant and animal control; - Rehabilitation in accordance with an approved Rehabilitation Plan for the site; - Maintenance of fauna movement fences / pet exclusion fences. 2. Exclusion from the covenant area of all buildings and structures (including swimming pools, tennis courts, retaining walls), open space, all associated facilities, landscaping, on-site stormwater infrastructure, on-site wastewater treatment, all areas of disturbance (including excavation and filling), on-site parking, vehicle access and manoeuvring areas, unless otherwise specified in this development approval or subsequent approvals from Council. Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council. Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to give effect to this approval. 11(c) Lodge Notated Plan and Covenant Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to Council's notation of the plan of subdivision. 11(d) Submit Evidence of Registration	Prior to Council's notation on the plan of subdivision As indicated As indicated As indicated As indicated

Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council. Timing: Within one month of the registration of the covenant. 11(e) Maintain Covenant Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant. Timing: At all times.	As indicated
12) Rehabilitation (Submit Plan) Rehabilitate the site in accordance with a Rehabilitation Plan approved pursuant to this condition. 12(a) Submit Rehabilitation Plan Submit and obtain approval for a Rehabilitation Plan from Development Services. The plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience). The Rehabilitation Plan must be in the form of scaled drawings and supporting documentation that are generally in accordance with the approved Concept Rehabilitation Management Plan, CRMP001, received 11/03/2024 and amended in red 27/03/2024 and includes ▲the following information for the area identified for rehabilitation (Environmental Protection Zone): Existing Site conditions: - Topography and land cover - including location and details of stored/stockpiled materials, etc.; - Vegetation communities (trees, shrubs and groundcovers) including species and Tree Protection Zones (in accordance with AS4970-2009) and invasive pest plant status; - Location of existing services. Site Preparation: - Removal of deleterious matter and redundant structures; - Exclusion fencing (vehicle or pedestrian); - Maintenance access to rehabilitation area. New Works: - Description of rehabilitation objectives, Regional Ecosystems being restored, rehabilitation zones, stabilisation works; - Details of the rehabilitation schedule, including staging of works; - Surface treatments including soil treatment, imported material, mulch and stabilisation treatments; - Finished levels, including sections at critical points; - Services and stormwater outlet work including cross sections; - Pest plant and animal control requirements for species identified in the <i>Biosecurity Act 2014</i>, and Council's Biosecurity Plan; - Plant species including the botanical name, stock size and densities; - Planting establishment requirements including planting procedures, mulching and watering, protection from natural predation (e.g. tree guards); - Details of new habitat features; - Location and specifications of fauna movement / pet exclusion/fauna exclusion fencing; - Monitoring and reporting protocols for all rehabilitation works, including nest boxes.	Prior to Council's notation on the plan of subdivision and then to be maintained As indicated

Maintenance and Costing:

- Maintenance schedule for the establishment period and the 24 month maintenance period;
- Owner's maintenance manual for after completion of the 24 month maintenance period.

Timing: Prior to site/operational works commencing.

12(b) Implement Approved Rehabilitation Plan

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

As indicated

Timing: Prior to Council's notation of the plan of subdivision, and then to be maintained.

12(c) Submit Implement Certification

Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), that the rehabilitation works have been carried out in accordance with the approved Rehabilitation Plan.

Certification all approved work/s have been successfully implemented including:

- Planting densities and species are achieved;
- Weed control is successful;
- All required fencing (e.g., fauna movement, fauna exclusion, pet exclusion), habitat features, wildlife movement solutions maintenance access tracks are installed;
- Mulch and/or matting installed to areas identified on approved plan;
- Erosion control measures have been successful;
- Hazard reduction pruning undertaken.

As indicated

Photo monitoring of rehabilitation area (photos facing north, south, east and west at each photo-point) is to be provided with certification.

Certification must be submitted via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Prior to Council's notation of the plan of subdivision.

12(d) Submit Final Certification

As indicated

Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), certifying that the rehabilitation maintenance works have been carried out in accordance with the approved Rehabilitation Plan and are now complete.

Certification all approved work/s have been successfully completed including:

- Planting densities and species are achieved;
- Weed control is successful;
- All required fencing (fauna movement, fauna exclusion, pet exclusion), habitat features, wildlife movement solutions maintenance access tracks;
- Mulch and/or matting installed to areas identified;
- Erosion control measures have been successful;
- Hazard reduction pruning undertaken.

Photo monitoring of rehabilitation area (photos facing north, south, east and west at each photo-point) is to be provided with certification.

Certification is to be submitted via the Compliance with Development Conditions online form, available on Council's

website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: At completion of maintenance period.

Landscape Architecture and Open Space Planning

	Timing
13) Retain and Protect Existing Street Tree(s) Identify, retain and protect the existing street trees including the roots unless otherwise agreed in writing with Program Planning and Integration (PPI Arb). Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from PPI Arboriculture. SITE SPECIFIC NOTE: Street trees along the frontage may conflict with the standard footpath alignment noted in the Streetscape Works condition due to a road dedication fronting this site, Site design and construction methodology must ensure that trees (including root systems) are adequately protected from proposed works. Provide a plan for approval to PPI Arb indicating accurate tree locations overlaid with proposed works (ie, earthworks, footpath alignment, etc) prior to any works within the verge. Any works within the TPZ of existing street trees must be approved by PPI Arb. Where driveway crossovers occur within the Tree Protection Zone (TPZ) of existing street trees, seek approval from the Arboricultural Team in Program Planning and Integration, City Standards for the final driveway crossover design and construction methodology to ensure the successful retention of the existing street trees. PROOF OF FULFILMENT <i>Contextual photographic evidence that the tree has been retained in equal or greater health than before development commenced. OR, evidence in writing from Program Planning and Integration Arboriculture that an alternative arrangement has been made.</i> 13(a) Implement Protection Measures Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). Where works are within the canopy drip line of existing street trees, contact PPI Arb Coordinator in relation to the required provision of protection measures. Note: If fencing is to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services. Timing: Prior to site/operational work occurring. 13(b) Maintain Protection Measures Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use. Timing: While to site/operational work is occurring. PROOF OF FULFILMENT <i>Contextual photographic evidence to demonstrate the installation of</i>	At all times As indicated As indicated

14) Streetscape Works - Neighbourhood Street Minor

Carry out streetscape improvement works to the ROCKFIELD ROAD frontage including concrete path, turf and street trees to the verge to a Neighbourhood Street Minor standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5.

Prior to Council's notation on the plan of subdivision

14(a) Concrete Path

Install a 1.2m wide broom finished standard Portland grey concrete path.

NOTE: Ensure existing street trees are not impacted by streetscape works. Refer to "Retain and Protect Existing Street Tree(s)" condition for street tree advice.

The edge of the path is to be setback 1300mm from the back of kerb. Where the path cannot be installed on this alignment due to conflicts such as street trees, or power poles, ensure the path is installed a minimum distance of:

- 1300mm from the back of kerb
- 500mm from the property boundary
- 600mm from the edge of the conflict

Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.

As indicated

If the above requirements cannot be achieved, contact the Landscape Architecture Team via email: specialistservices@brisbane.qld.gov.au

Note: standard path alignments are shown on Brisbane Standard Drawing BSD-5201 sheet 2 but will vary depending on verge width and location.

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT

Photographic evidence of concrete path.

14(b) Submit As Constructed Drawings

Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.

As indicated

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT

As constructed drawings signed by an RPEQ.

14(c) Turf

As indicated

Install turf to the full width of the verge excluding any concrete path required by this condition.

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT

Photographic evidence of installed turf.

14(d) Street Tree(s) Enter into and implement an arrangement with the Program Planning and Integration Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Program Planning and Integration. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>A copy of the agreement with Program Planning and Integration and/or photographic evidence of installed trees.</i>	As indicated
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Engineering

	Timing
15) Grant Easements Grant the following easement(s) as may be required: (i) Easements in gross, over Lot 9 in favour of Brisbane City Council and its agents: Right of Way Easement for refuse vehicle turning areas where such areas are located on private property (ii) Easement for the purpose of access, construction and maintenance of utility services in favour of lot(s) 2-8. (iii) Easements for access purposes over lot 9 in favour of lots 2 - 8 as indicated on the approved DRAWINGS AND DOCUMENTS. Timing: As part of the plan of subdivision notated by Council, and then to be maintained. 15(a) Submit Plan of Subdivision and Documentation (Council Easement in Gross) Submit to, and obtain approval from, Development Services a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council. Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval. 15(b) Submit Plan of Subdivision and Documentation (other Easement) Submit to, and obtain approval from, Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors.	As indicated As indicated As indicated

Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval. 15(c) Lodge Notated Plan and Documentation Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: As part of the registration of the  plan of subdivision notated by Council. <i>PROOF OF FULFILMENT</i> <i>Evidence of the registration of the necessary easement documentation.</i> <i>Timing: Within one month of the registration of the easement documentation.</i>	As indicated
16) On-site Erosion (Medium Risk) Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version). Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion 16(a) Manage earth disturbance on- site (i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth. (ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas. (iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water pollutant concentration release limits of: A. 50mg/L TSS (Total Suspended Solids) B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU's, or as agreed in writing by an Officer from Councils  Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services; C. pH between 6.5 and 8.5 at all times. (iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops. Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion. 16(b) Provide Land Occupier Notification to Council	As indicated As indicated As indicated

(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au

(ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land.

Timing: Prior to commencement of any earth disturbing activities.

16(c) Prepare Erosion and Sediment Control Plan

Prepare an Erosion and Sediment Control Plan (ESCP) in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.

Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies.

The ESCP and design certificate must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control.

Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request.

Timing: Prior to the commencement of any earth disturbing activities.

As indicated

16(d) Attend a pre-start meeting

Arrange and attend a pre-start meeting for ESC with an Officer from Council's ESC Team in Compliance and Regulatory Services (CARS).

Note: To request a pre-start meeting from Council's ESC Team send an email to CARS-ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed.

Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.

As indicated

16(e) Implement Certified Erosion and Sediment Control Plan

Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.

The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures will require a revised ESCP and design certificate that has been certified by either the CPESC or RPEQ.

Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.

As indicated

17) Maintenance Period for Engineering Work Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition. NOTE: Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals) Timing: During the on-maintenance period. 17(a) On-Maintenance Acceptance Arrange an on- maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance. Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period. Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater. NOTE: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements. Timing: Prior to Council's notation on the plan of subdivision. 17(b) On-Maintenance Period Provide a minimum 12 months maintenance to the work from the time the work is accepted on- maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period. NOTE: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period. Timing: A minimum 12 months from acceptance on-maintenance. 17(c) Off-Maintenance Acceptance On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the work is accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for off- maintenance Inspection. NOTE: If the inspection is successful the maintenance security will be released. Timing: On completion of the on-maintenance period.	As indicated As indicated As indicated As indicated
18) Information Signage Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the	As indicated

requirements outlined below:

a) The sign should provide a brief description of the development proposed;

b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:

- Developer;
- Project Coordinator;
- Architect/Building Designer;
- Builder;
- Civil Engineer;
- Civil Contractor/s; and
- Landscape Architect;

c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;

d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;

e) The maximum area of the sign is to be 2.0m²;

f) The sign is to be positioned as follows:

- located centrally along the frontage of the site to Rockfield Rd;
- located on or within 1.5 metres of the road frontage;
- mounted at least 300 millimetres above ground level; and
- clearly visible from the street for a pedestrian;

g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;

h) The sign is to be non-illuminated; and

i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times.

Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.

19) Engineering Pre-Start Meeting

Arrange and attend a pre-start meeting with Development Services.

Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.

NOTE: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (<https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf>) is to be sent to dalodgement@brisbane.qld.gov.au.

Details include (but are not limited too) the following:

- Site address, Development Approval number (A00) and relevant stage/s (if appropriate);

- List all Development Approval conditions requiring compliance prior to site/operational work commencing and demonstrate compliance with those conditions;

As indicated

- <u>Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote;</u> - <u>Superintendent (Consultant) name, address and telephone number (including after-hours contact);</u> - <u>Contractor/s and major Sub- Contractor/s, name, address and telephone number (including after-hours contact);</u> - <u>Intended date of commencement of works.</u> NOTE: - <u>All operational works applications are to be approved prior to requesting the pre-start meeting.</u> - <u>A minimum 5 working days' notice is required.</u> - <u>Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.</u> - <u>All operational works approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting.</u> - <u>Further guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and- post-approval/on-and-off-maintenance-approvals).</u> Timing: Prior to site/operational work commencing.	
20) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements. 20(a) As Constructed Drawings - Alterations to Existing Infrastructure Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation on the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</i>	While site/operational/building work is occurring As indicated
21) Filling and/or Excavation All earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision

21(a) Submit Earthworks Drawings

Submit to, and obtain approval from, Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS, and the relevant Brisbane Planning Scheme Codes.

The Earthworks Drawings must include the following:

- The location of any cut and/or fill;
- The quantity of fill to be deposited and finished fill levels;
- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;
- The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties);
- Preservation of all drainage structures from the effects of structural loading generated by the earthworks;
- Protection of adjoining properties and roads from adverse impacts as a result of the works;
- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.

As indicated

Note:

- If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar, then the submitted plans must show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner is required.
- Irrespective of final earthworks, it is the responsibility of the RPEQ to manage any staged works associated with Erosion & Sediment Control.

Timing: Prior to site/operational work commencing.

21(b) Fill Material, Placement, Compaction and Testing

All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.

As indicated

Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

Timing: While site/operational work is occurring.

21(c) Implement Approved Earthworks Drawings

Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings.

As indicated

Timing: While site/operational work is occurring and then to be maintained.

21(d) Submit As Constructed Drawings

Submit to Development Services As Constructed drawings prepared by a Registered Surveyor.

As indicated

Timing: Prior to Council's notation on the plan of subdivision.

21(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
22) Remove Improvements & Obstructions from Truncation and Dedication Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes. Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note: - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Surveyor or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition.</i>	Prior to Council's notation on the plan of subdivision
23) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following: - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls (irrespective of the height of the walls) must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall	Prior to Council's notation on the plan of subdivision

- For retaining walls in excess of 1.0m in height: - walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - walls must be designed and certified by a Registered Professional Engineer Queensland - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. 23(a) Certification of Retaining Walls For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition. Timing: Prior to Council notation on the plan of subdivision.	As indicated
24) Repair Damage to Kerb, Footpath or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development. 24(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to Council's notation on the plan of subdivision. Timing: While site/operational works is occurring	Prior to Council's notation on the plan of subdivision As indicated
25) Refuse Collection - On Site (kerb side of internal private road) Refuse and recycling bins for the development must be collected from the kerb side of the internal private road (for lots 3 – 9) as shown on the APPROVED DRAWINGS AND DOCUMENTS. Provide for the installation and collection of refuse/recycling bins by Brisbane City Council's Waste and Resource Recovery Services. 25(a) Arrange Refuse Collection Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services. Timing: Prior to Council's notation on the plan of Subdivision and then to be maintained. 25(b) Indemnify Council The owner and any subsequent owner must, by approved form to Waste and Resource Recovery Services, indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.	Prior to Council's notation on the plan of subdivision and then to be maintained As indicated As indicated

Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council. 25(c) Notify Future Owner The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provided for refuse collection vehicles to enter the property. Timing: At time of a change of ownership.	As indicated
26) Refuse Collection - Kerb Side (external road) Refuse and recycling bins for the development must be collected from the kerb side (for Lots 1 & 2) as shown on the APPROVED DRAWINGS AND DOCUMENTS.	To be maintained
27) Land for Transport Network - Road (Non- trunk) Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWINGS AND DOCUMENTS, including the following: i. A 2 metre widening along the full length of the Rockfield Rd frontage of the site; NOTE: This condition is imposed under section 145 of the Planning Act 2016.	Prior to Council's notation on the plan of subdivision
28) Work for Transport Network - Road (Non-trunk) - External Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) shown on the APPROVED DRAWING in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: - new type D concrete kerb and channel and associated drainage along the full length of the Rockfield Rd frontage of the site on a 4.25 metre alignment (taking into account any road reserve widening if required); - a Neighbourhood type road pavement from the lip of the new kerb and channel to the road centre line or edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres); Note: Irrespective of the actual widening, the finished road pavement crown must be located along the centreline of the final pavement width. - signs and pavement markings along the Rockfield Rd frontage - street lighting to a category PR6 along the Rockfield Rd frontage. Note: This condition is imposed under section 145 of the Planning Act 2016. 28(a) Submit Functional Layout Drawings Submit to, and obtain approval from, Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.	Prior to Council's notation on the plan of subdivision As indicated

Timing: Prior to site/operational work commencing. 28(b) Submit Roadworks and Stormwater Drainage Drawings Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing. 28(c) Submit Signs and Pavement Drawings Submit to, and obtain approval from, Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing. 28(d) Submit Street Lighting Design Drawings Submit to, and obtain approval from, City Lighting, street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing. 28(e) Implement Approved Drawings Construct the works in accordance with the above approved drawings. Timing: Prior to on-maintenance acceptance. 28(f) Submit As Constructed Drawings Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to on-maintenance inspection. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.</i>	As indicated As indicated As indicated As indicated As indicated
29) Site Drainage - Major Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, in accordance with the relevant Brisbane Planning Scheme Codes. Notes: - The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site. Where a	Prior to Council's notation on the plan of subdivision

development has not specifically addressed this issue, the development may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention, rainwater tanks, and upgrade of stormwater drainage infrastructure).
- Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request an on-site Pre- Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils Infrastructure Installation & Construction Requirements Manual.

Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).

29(a) Submit Site Drainage Drawings

Submit to, and obtain approval from, Development Services, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.

Note:

- Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m² with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system
- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.

Timing: Prior to site/operational work commencing

As indicated

29(b) Implement Approved Drawings

Carry out the works in accordance with the approved site drainage drawings.

Timing: Prior to Councils notation on the plan of subdivision.

As indicated

29(c) Submit As Constructed Drawings

Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultants (where applicable).

Note: To be submitted via DA-ComplianceEngineering@brisbane.qld.gov.au and include the site address, A00 reference and Condition number in the subject line.

Timing: Prior to Council's notation on the plan of subdivision.

As indicated

PROOF OF FULFILMENT

Certification (incl. QA documentation, CCTV, etc) from a Registered Professional Engineer Queensland, or a Queensland Building and Construction Commission licensed hydraulic consultants (where applicable), confirming that the works have been completed in accordance with the above stormwater approved site drainage drawings. Timing: Prior to Council's notation on the plan of subdivision.

30) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater during construction. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to Council's notation on the plan of subdivision
31) Street Lighting Provide street lighting in accordance with the requirements of this approval and the relevant Brisbane Planning Scheme Codes. Note: for required lighting categories please refer to the roadworks and/or pathway conditions within this conditions package. <i>PROOF OF FULFILMENT</i> <i>Evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings.</i>	Prior to Council's notation on the plan of subdivision
32) Telecommunications Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision
33) Agreement with Electricity Supplier Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes. Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).	Prior to Council's notation on the plan of subdivision
34) Construct Private Internal Fire Main and Hydrant(s) Construct a private internal water main with fire hydrant(s) to serve the development where any point of a possible building envelope is or will be more than 90 metres (when the distance is measured around the perimeter of the building envelope) from a Urban Utilities (UU) hydrant. The main is to be designed and constructed in accordance with the current version of the 'Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots' (GuRCIL) by the Queensland Fire and Emergency Services and the relevant Brisbane Planning Scheme Codes. Where the unassisted water supply cannot meet the flow & pressure requirements of the GuRCIL, the design & installation of a Fire Hydrant System is to be in accordance with the current version of AS2419.	Prior to Council's notation on the plan of subdivision

Accessible hardstand is to be provided for emergency vehicles within 20m of a fire hydrant(s) and the design and installation is to satisfy the requirements for feed hydrants of the current version of GuRCIL. Where emergency vehicles cannot be located within 20m of a fire hydrant(s), the design & installation of the Fire Hydrant System is to be in accordance with the current version of AS2419.

The private main shall be supplied from a Urban Utilities (UU) water service and meter. This water service requirement is to be included in the development's Water Approval.

34(a) Access and Ownership of main

The hydrants must be located to allow 24 hour access for emergency and maintenance vehicles.

Ownership and maintenance responsibility for the private main and hydrant(s) must exist and remain with a single legal entity, which represents the owner(s) of any property served by the private main and hydrant(s). This legal entity is to be to the satisfaction of UU for billing purposes and is to be a requirement of the development's Water Approval. This legal entity must remain in place for the life of the development, be responsible for the cost of water consumption charges at the UU boundary meter and be responsible for maintaining the private main and hydrant(s), for the life of the development. The responsibilities of the legal entity must remain in effect on transfer of the property title.

Timing: at all times

As indicated

34(b) Submit Hydraulic Plan

Submit detailed hydraulic plans to and obtain a Compliance Permit from Plumbing Services for regulated work (Plumbing and Drainage Installation) under the Plumbing and Drainage Act 2018.

Timing: Prior to site/operational work commencing.

As indicated

34(c) Implement Approved Plans

Construct the works in accordance with the approved hydraulics plan.

Obtain a Compliance Certificate for the constructed works from the Manager, Plumbing Services.

Timing: Prior to Council's notation on the plan of subdivision.

As indicated

34(d) Notify Future Owners

The developer must notify all future and potential property owners of the private fire main and hydrants, and ownership responsibilities for the private fire main and fire hydrant.

Timing: At the time of marketing the lot for sale.

PROOF OF FULFILMENT

Submit the following documentation to Development Services: - Copy of UU Connection Certificate, indicating all requirements of the developer's Water Approval have been satisfied. - Provide a Statutory Declaration that future and potential property owners will be advised of the private fire fighting infrastructure, who owns that infrastructure and the maintenance responsibilities for the infrastructure.

As indicated

35) Permanent Driveway Crossover

Provide a 6.5 metre wide Type B2 permanent driveway crossover to the Rockfield Rd frontage(s) of the site in accordance with the relevant Brisbane

Prior to Council's notation on the plan of subdivision

Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Written consent must be obtained from BCC - Field Services, Program Planning and Integration Arborist prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning and excavation within the root zone/canopy of the tree) At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained. Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	
36) Redundant Driveway Crossover Remove the redundant existing driveway crossover(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes. Note: For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour. Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	Prior to Council's notation on the plan of subdivision
37) Rear Lot Access Provide access to the rear lot(s) in accordance with the following: - Construct a concrete slab/minimum Local Road standard road pavement, along the full length of the access strip to the rear allotment(s) and the driveway crossover in accordance with the relevant Brisbane Planning Scheme Codes. - The access must be constructed with a minimum width of 6.5 metres and must include a 6.5 metre wide B2 driveway crossover. NOTE: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	Prior to Council's notation on the plan of subdivision and then to be maintained

Standard Advice

	Timing
38) Natural Assets Local Law (NALL) - Protected Vegetation On Site Work on or around protected vegetation may require a permit under the <i>Natural Assets Local Law 2003</i> (NALL). Permits under the NALL are issued by Development Services. To apply for a permit to work on protected vegetation go to Council's website or contact the call centre on 3403 8888.	As indicated
39) Natural Asset Local Law (NALL) - Protected Vegetation on Public Land, Road or Park Work on or around protected vegetation on public land, road or park may require a permit under the <i>Natural Assets Local Law</i> (NALL). Arrangements must be made with Program Planning and Integration in relation to the works carried out on protected vegetation on public land,	As indicated

road or park including provision for costs and replacement planting as determined by Program Planning and Integration. Timing: Prior to carrying out any works on protected vegetation. Note: All requirements of a development approval conditions with timing stipulated as 'prior to site works commencing' (or equivalent) must be fulfilled before Council can issue a NALL permit.	
40) Contaminated Materials and Soils Any contaminated materials or soil encountered during siteworks must be handled, stored and disposed of in accordance with the requirements of the relevant authority of the Queensland Government. A person must not dispose of contaminated soil or a hazardous substance at a place other than a place approved by the relevant authority of the Queensland Government.	As indicated
41) Further Development Permit Required Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	As indicated
42) Currency Period The currency period for this development approval is stated in the Decision Notice and is expressed as a date. This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the <i>Planning Act 2016</i>.	As indicated
43) Damage to Trees on Adjoining Land Please note that any damage caused to vegetation on adjoining land as a result of exercising this development approval may result in an offence under other legislation (e.g. Natural Assets Local Law) and/or civil action.	As indicated
44) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the <i>Biosecurity Act 2014</i>. For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated
45) Water and Wastewater	As indicated

Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>. For further information about any necessary Water Approvals contact Urban Utilities.	
46) Referral Agency Requirements The SARA as CONCURRENCE agency has imposed the requirements contained in the letter dated 17 April 2024 (Ref: 2302-33321 SRA).	As indicated
47) Cultural Heritage Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	As indicated

**** End of Package ****