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APPLICATION REF
A007143232

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	30 DARRAGH ST BRACKEN RIDGE QLD 4017 34 DARRAGH ST BRACKEN RIDGE QLD 4017
Real Property Description of Site:	L55 S.2717 L54 S.2717
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A006629182 Permit Reference Number/s: DARL455576724.
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PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Building Location Envelope Plan	~~SK001 (Amended In Red 21-OCT-2025)~~ SK002	~~04-SEP-2025 (Received)~~ 28 OCT 2026
Tree Retention Plan Tree Schedule	RAP_005_002 (Amended In Red 23-SEP-2025)	04-SEP-2025 (Received)
Tree Retention Plan Tree Schedule	RAP_005_003 (Amended In Red 23-SEP-2025)	04-SEP-2025 (Received)
Tree Retention Plan Tree Schedule	RAP_005_004 (Amended In Red 23-SEP-2025)	04-SEP-2025 (Received)
PROPOSED SUBDIVISION PLAN	24433-PP-01 Sheet 1 of 1 Revision J (Amended In Red 22-SEP-2025)	04-SEP-2025 (Received)
CONCEPT SERVICING LAYOUT PLAN	C24020A-SK-C100 Rev H (Amended In Red 22-SEP-2025)	04-SEP-2025 (Received)
CONCEPT EARTHWORKS LAYOUT PLAN	C24020A-SK-C200 Rev F (Amended In Red 22-SEP-2025)	04-SEP-2025 (Received)
Environmental Protection Zone Plan	24433-PP-01 Sheet 1 of 1 Revision J (Amended In Red 23-SEP-2025)	04-SEP-2025 (Received)
Concept Rehabilitation Plan	RAP_REHAB_001 (Amended In Red 23-SEP-2025)	04-SEP-2025 (Received)
Concept Rehabilitation Plan	RAP_REHAB_002 (Amended In Red 23-SEP-2025)	04-SEP-2025 (Received)
Tree Retention Plan	RAP_005_001 (Amended In Red 23-SEP-2025)	04-SEP-2025 (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 (2 into 18 lots, new road and access easements)

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 lot/s one (1) through to four (4), and seven (7) through to eighteen (18) in accordance with the approved Building Location Envelope Plan ~~SK001 (received 4/09/2025, as amended in red 21/10/2025)~~ SK002. Timing: At the time of marketing the lot for sale.	As indicated
2) Maintain the Approved Development Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.	At all times
3) 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

4) 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
5) Demolish or Relocate Buildings/Structures Demolish 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
6) 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
7) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS. Note: Building work must also be completed in accordance with any other current development approval.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Ecology

	Timing
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.	While site/operational/building work is occurring
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.	As indicated
8(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ecological feature clearing is occurring.	As indicated
8(c) Submit Certification	As indicated

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.	
9) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition.	While site/operational/building work is occurring and then to be maintained
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, Drawing No. RAP_005_001, approved Tree Retention Plan Tree Schedule Drawing No. RAP_005_002, RAP_005_003 and RAP_005_004 (all received	As indicated

04/09/2025 and amended in red 23/09/2025), relevant Brisbane Planning Scheme Code and include the following: - Fauna friendly fencing works must be designed in consultation with the Project Arborist (minimum AQF level 5) to ensure impacts to retained trees are minimised (e.g. pier footings). The Vegetation Management Plan must include an Arborist Report that demonstrates trees can be safely and viably retained in accordance with the approved Tree Retention Plan, Drawing No. RAP_005_001, approved Tree Retention Plan Tree Schedule Drawing No. RAP_005_002, RAP_005_003 and RAP_005_004 (all received 04/09/2025 and amended in red 23/09/2025). - 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. - 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. Timing: While site/operational work is occurring.	As indicated
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	While site/operational/building work is occurring and then to be maintained

implemented; - Details of vegetation pruning undertaken on retained trees. 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. Timing: To be maintained.	While site/operational/building work is occurring and then to be maintained
10) Environmental Protection Zone Retain, protect and maintain all ecological values within the approved Environmental Protection Zone shown on the approved Environmental Protection Zone Plan, DWG No: 24433-PP-01 Sheet 1 of 1 Revision J, received 04/09/2025 and amended in red 23/09/2025. 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 an approved EPZ 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. Timing: To be maintained.	As indicated

10(b) EPZ Set Out A Registered Surveyor (Qld) must survey and peg the approved Environmental Protection Zone. Timing: Prior to Council's notation of the plan of subdivision.	As indicated
10(c) Fences Any new fences erected within or to the perimeter of the Environmental Protection Zone, excluding the interface with the 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. 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.	As indicated
10(d) Pet Exclusion Fencing Permanent fences must be erected to contain pets as shown on the approved Concept Rehabilitation Plan, Drawing No. RAP_REHAB_001 (received 04/09/2025 and amended in red 23/09/2025), and Concept Rehabilitation Plan, Drawing No. RAP_REHAB_002 (received 04/09/2025 and amended in red 23/09/2025). Pet exclusion fencing must be continuous with no gaps greater than 50mm and be a minimum of 1.5m in height or otherwise shown in accordance with an approved Rehabilitation Plan. Self-closing pedestrian gate is permitted to the Environmental Protection Zone for maintenance access. Note: For further information, refer to the Brisbane City Plan 2014 supporting information Wildlife movement fencing guidelines on Council's website.	As indicated

Timing: Prior to Council's notation of the plan of subdivision.	
10(e) Fauna Friendly Fencing Permanent fences must be erected to allow free movement of native fauna as shown on the approved Concept Rehabilitation Plan, Drawing No. RAP_REHAB_001 (received 04/09/2025 and amended in red 23/09/2025), and Concept Rehabilitation Plan, Drawing No. RAP_REHAB_002 (received 04/09/2025 and amended in red 23/09/2025). Fauna friendly 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. 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.	As indicated
10(f) Notification to Prospective Purchasers 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.	As indicated
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 Environmental Protection Zone Plan, DWG No: 24433- PP-01 Sheet 1 of 1 Revision J, received 04/09/2025 and amended in red 23/09/2025.	Prior to Council's notation on the plan of subdivision
11(a) Submit Plan of Survey	As indicated

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.	As indicated
11(c) Lodge Notated Plan and Covenant	As indicated

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 Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council. Timing: Within one month of the registration of the covenant.	As indicated
11(e) Maintain Covenant Retain, protect and maintain the environmental convenant 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.	Prior to Council's notation on the plan of subdivision and then to be maintained
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 Plan, Drawing No. RAP_REHAB_001 (received 04/09/2025 and amended in red 23/09/2025), and Concept Rehabilitation Plan, Drawing No. RAP_REHAB_002 (received 04/09/2025 and amended in red	As indicated

23/09/2025) 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 *Biosecurity Act 2014*, 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 fencing; - Fauna friendly fencing works must be designed in consultation with the Project Arborist (minimum AQF level 5) to ensure impacts to trees are minimised (e.g. pier footings). - Monitoring and reporting protocols for all rehabilitation works, including nest boxes. - Monitoring reports to be provided to Council during maintenance period. Maintenance and Costing: - Maintenance schedule for the establishment period and the 24-month On Maintenance period; - Owner's maintenance manual for after completion of the 12-month On Maintenance period; - Itemised Estimate of Probable Costs for all works indicated on the	

Rehabilitation Plan, including preparation, establishment, and maintenance. 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. Timing: Prior to Council's notation of the plan of subdivision, and then to be maintained.	As indicated
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. 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.	As indicated
12(d) Submit Final Certification Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years'	As indicated

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 Public Space Operations (PSO Arb). Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from PSO Arb. Where driveway crossovers occur within the Tree Protection Zone (TPZ) of existing street trees, seek approval from the Arboricultural Team in Public Space Operations, City Standards for the final driveway crossover design and construction methodology to ensure the successful retention of the existing street tree(s) *PROOF OF FULFILMENT* *Contextual photographic evidence that the tree has been retained*	At all times

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.	
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 PSO 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.	As indicated
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* *Contextual photographic evidence to demonstrate the installation of protection measures prior to building works commencing.*	As indicated
14) Street Tree Replacement Provide for replacement planting for the removal of the existing street tree(s) (Trees number 2, 3, 4, 5, 93) fronting the development site identified on the approved Tree Retention Plan RAP_005_001 (Amended in red 23/09/2025, received date 4/09/2025). *PROOF OF FULFILMENT* *Contextual photographic evidence of installed replacement trees. OR, evidence in writing from Asset Services Arboriculture that an alternative arrangement has been made.*	Prior to Council's notation on the plan of subdivision

14(a) Enter Arrangement Enter into an arrangement with Public Space Operations Arboriculture (PSO Arb) to pay the cost or undertake works, as agreed with PSO Arb, for the removal and replacement planting of the existing street tree(s) fronting the development site. Timing: Prior to site/operational work commencing.	As indicated
14(b) Implement Arrangement Implement the arrangement agreed with PSO Arb. Timing: Prior to Council's notation of the plan of subdivision.	As indicated
15) Streetscape Works - Neighbourhood Street Minor Carry out streetscape improvement works including concrete path, turf and street trees to the verge fronting the site in Darragh Street 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
15(a) Concrete Path Install a 1.2m wide broom finished standard Portland grey concrete path. The edge of the path is to be aligned with the existing setback from the property boundary on the neighbouring site to the west. Where the path cannot be installed on this alignment due to conflicts such as street trees, or power poles, contact the Landscape Architecture Team via email: specialistservices@brisban e.qld.gov.au Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site. Note: standard path alignments are shown on Brisbane Standard Drawing BSD-5201 sheet 2 but will vary depending on verge width and location.	As indicated

Timing: Prior to Council's notation on the plan of subdivision. *PROOF OF FULFILMENT* *Photographic evidence of concrete path.*	
15(b) Submit As Constructed Drawings Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to Council's notation on the plan of subdivision. *PROOF OF FULFILMENT* *As constructed drawings signed by an RPEQ.*	As indicated
15(c) Turf 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.*	As indicated
15(d) Street Tree(s) Enter into and implement an arrangement with the Public Space Operations 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 Public Space Operations. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision. *PROOF OF FULFILMENT* *A copy of the agreement with Program Planning and Integration and/or photographic evidence of installed trees.*	As indicated

Engineering

	Timing
16) Grant Easements Grant the following easement(s) as may be required: ~~(i) Where 70-72 Barrett Street road connection to Barrett Street is not constructed/provided, provide a easement in favour of Brisbane City Council and its agents for Right of Way for refuse vehicle turning over the entirety of lot 2 in favour of Brisbane City Council and its agents;~~ (ii) Easements over Lot 10 and Lot 11 in favour of Brisbane City Council and its agents; Right of Way Easement for refuse vehicle turning/collection area within the extents on the rear lot access EMT on these lots. (iii) Easement over lot 11 for the purpose of access, construction and maintenance of utility services, and Underground drainage in favour of lots 4 to 10. (iv) Easement over lot 10 for the purpose of access, construction and maintenance of utility services, and underground drainage in favour of lots 4 to 9, and 11. (v) Easement over lot 9 for the purpose of access, construction and maintenance of utility services, and underground drainage in favour of lots 4 to 8. (vii) Easement over lot 8 for the purpose of access, construction and maintenance of utility services, and underground drainage in favour of lots 5 to 7. (viii) Easement over lot 7 for the purpose of access, construction and maintenance of utility services, and underground drainage in favour of lot 6. (ix) Easement over lot 6 for the purpose of access, construction and maintenance of utility services, and underground drainage in favour of lot 7. (x) Easement over lot 5 for the purpose of access, construction and maintenance of utility services, and underground drainage in favour of lots 6 to 9. (xi) Easement over lot 4 for the purpose of access, construction and maintenance of utility services, and underground drainage in favour of lots 5 to 11. Timing: As part of the plan of subdivision notated by Council, and then to be maintained.	As indicated

16(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.	As indicated
16(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. 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.	As indicated
16(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. *PROOF OF FULFILMENT* *Evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation.*	As indicated

17) 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	As indicated
17(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.	As indicated
17(b) Provide Land Occupier Notification to Council	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.	
17(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
17(d) Attend a pre-start meeting Arrange and attend a pre-start meeting for ESC with an Officer from Councils 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.	As indicated

Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.	
17(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

18) 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.	As indicated
18(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.	As indicated

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.	
18(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.	As indicated
18(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
19) Information Signage	As indicated

Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below: a) The sign should provide a brief description of the development proposed; b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: - Developer; - Project Coordinator; - Architect/Building Designer; - Builder; - Civil Engineer; - Civil Contractor/s; and - Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m2; f) The sign is to be positioned as follows: - located centrally along each road frontage of the site to Darragh St and Joshua Crescent; - 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.	

20) 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; - Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub- Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. NOTE: - All operational works applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.	As indicated

- All operational works approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - 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). Timing: Prior to site/operational work commencing.	
21) Construction Management Plan (Minor) Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.	While site/operational/building work is occurring
21(a) Construction Management Plan (Minor) - Prepare Plan Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following: (i) Provision for pedestrian management including alternative pedestrian routes (adjacent to or surrounding the site); (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers); (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within or external to the site; (iv) Location and design of temporary vehicular construction access points, including frequency of use; (v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties; (vi) Provision for loading and unloading of materials including the location of any remote loading sites;	As indicated

(vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site; (viii) Location of proposed external hoardings or gantries, including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage this includes any potential obstruction of sight lines for such advertising (e.g. 'CityCycle' bicycle stations or bus stops with advertising); (ix) Location of proposed employee and visitor parking areas; (x) Anticipated staging and programming; (xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees; (xii) Complaint management processes to be implemented; and (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies. The Construction Management Plan must be supported by "approval in principle" or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure. The list of relevant infrastructure and contacts is available on Council's website - Search "Constructions Management Plan". Note: The Construction Management Plan is not required to be approved by Development Services. Timing: Prior to site/operational work commencing.	
21(b) Construction Management Plan (Minor) - Submit Plan Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringservices@brisbane.qld.gov.au quoting the BCC planning development approval reference number. Timing: At least 10 days prior to site works commencing	As indicated

21(c) Construction Management Plan (Minor) - Documentation on Site Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times. The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition. Timing: While site/operational work is occurring.	As indicated
21(d) Construction Management Plan - Works to be Performed Out of Hours Obtain an approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday. Timing: Prior to site/operational/building work commencing.	As indicated
21(e) Implement Construction Management Plan (Minor) Carry out the development in accordance with the submitted Construction Management Plan.	While site/operational/building work is occurring
22) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.	While site/operational/building work is occurring
22(a) As Constructed Drawings - Alterations to Existing Infrastructure	As indicated

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. *PROOF OF FULFILMENT* *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.*	
23) Filling and/or Excavation All earthworks must be carried out generally in accordance with the approved plan; Concept Earthworks Layout Plan C24020A-SK-C200 Rev F dated 22.08.2025 amended in red by Council 22.09.2025, and in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision
23(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.	
23(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. 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.	As indicated
23(c) Implement Approved Earthworks Drawings Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings. Timing: While site/operational work is occurring and then to be maintained.	As indicated
23(d) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld).	As indicated

Timing: Prior to Council's notation on the plan of subdivision.	
23(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
24) 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 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.	Prior to Council's notation on the plan of subdivision

PROOF OF FULFILMENT *Certification from a Registered Surveyor (Qld) or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition.*	
25) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following: - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: - walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - walls must be designed and certified by a Registered Professional Engineer Queensland - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD.	Prior to Council's notation on the plan of subdivision
25(a) Certification of Retaining Walls For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition.	As indicated

Timing: Prior to Council notation on the plan of subdivision.	
26) Repair Damage to Kerb, Footpath or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re- instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	Prior to Council's notation on the plan of subdivision
26(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 Public Space Operations. 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	As indicated
27) Refuse Storage - Kerb Side Collection Provide a refuse collection point to accommodate the type and quantity of refuse and recycling bins required to service the development, as shown on the APPROVED DRAWINGS AND DOCUMENTS.	Prior to Council's notation on the plan of subdivision
28) Refuse Collection - On Site (kerb side of internal private road)	Prior to Council's notation on the plan of subdivision and then to be maintained

Refuse and recycling bins for lots 4 to 11 must be collected from the kerb side of the internal easement 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.	
28(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.	As indicated
28(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. Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council.	As indicated
28(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

29) Refuse Collection - Kerb Side (external road) Refuse and recycling bins for the lots 1 to 3 and lots 12 to 18 must be collected from the kerb side as shown on the APPROVED DRAWINGS AND DOCUMENTS.	To be maintained

30) Land for Transport Network - Road (Non- trunk) Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWINGs including the following: i. A new road for the extension of Joshua Crescent to the northern boundary of the site, minimum 14m wide road reserve (widening a corner as per approved plans). NOTE: This condition is imposed under section 145 of the Planning Act 2016. *PROOF OF FULFILMENT* *The plan of subdivision is to clearly show the dimensions of the land dedication(s) required by this condition and certification by a registered surveyor (Qld) is to be provided that the plan of survey meets the requirements of this condition.*	Prior to Council's notation on the plan of subdivision
31) Work for Transport Network - Road (Non-trunk) - Internal Construct the following roadwork with any associated drainage, footpath, pathways and services including street lighting for the Transport Network (Road) shown on the APPROVED DRAWING Concept Servicing Layout Plan C24020A-SK- C100 Rev H dated 22.08.25 prepared by Hurley Consulting Engineers amended in red by Council 22.09.2025 in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: - Extension of Joshua Crescent; 14 metres wide designed and constructed as Local Streets (designed for 85 percentile 40 km/hr maximum) and with street lighting category PR6; Note: This condition is imposed under section 145 of the Planning Act 2016.	Prior to Council's notation on the plan of subdivision
31(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	As indicated

DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking. Timing: Prior to site/operational work commencing.	
31(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.	As indicated
31(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.	As indicated
31(d) Submit Street Lighting Design Drawings Submit to, and obtain approval from, Construction Branch, Citywide Services, City Lighting (CS-LIGHTING@brisbane.qld.gov.au), 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.	As indicated
31(e) Implement Approved Drawings Construct the works in accordance with the above approved drawings.	As indicated

Timing: Prior to on-maintenance acceptance.	
31(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. *PROOF OF FULFILMENT* *Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.*	As indicated
32) Streetscape Works - Subdivision New Road Carry out streetscape improvement works, including concrete path (where required by this condition), turf and street trees to the verge of the new road(s). Improvement works must be to an Industrial Street standard for Industrial roads and a Neighbourhood Street Minor standard for all other roads (Suburban/District/Neighbourhood/Local) 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, 3.7.4.5 and 3.7.5. Note: standard path alignments for new roads are shown on Brisbane Standard Drawing BSD-5201 sheet 2.	Prior to Council's notation on the plan of subdivision
32(a) Concrete Path Install a 1.2m wide broom finished standard Portland grey concrete path to both sides of the carriageway of Suburban/District/Neighbourhood (bus route)/Industrial roads and one	As indicated

side of the carriage way of a Neighbourhood (non-bus route) roads and one side of all local streets. The edge of the path is to be setback 1.9m from the back of kerb for industrial roads and 1.48m from the back of kerb for all other roads. Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site. Note: If the above requirements cannot be achieved, contact the Engineering Services Team via email: engineeringservices@brisbane.qld.gov.au Timing: Prior to Council's notation of the plan of subdivision.	
32(b) Submit As Constructed Drawings Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to Council's notation of the plan of subdivision.	As indicated
32(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior Council's notation of the plan of subdivision.	As indicated
32(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. Provide to Development Services a copy of the agreement signed by Program Planning and Integration.	As indicated

Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision.	
33) 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 and generally in accordance with APPROVED PLAN Concept Servicing Layout Plan C24020A-SK-C100 Rev H dated 22.08.2025 prepared by Hurley Consulting Engineers, amended in red by Council 22.09.2025. Notes: - All upslope stormwater connections to existing private properties must extend to the property boundary of all relevant properties being ultimately serviced by that connection. - The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site. Where a development has not specifically addressed this issue, the development may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention or upgrade of existing stormwater drainage infrastructure). - Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request an on-site Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation & Construction Requirements Manual. Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post- approval/on-and-off-maintenance-approvals.	Prior to Council's notation on the plan of subdivision
33(a) Submit Site Drainage Drawings Submit to, and obtain approval from, Development Services, site drainage drawings and engineering calculations, prepared and	As indicated

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	
33(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
33(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. *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.*	As indicated

34) 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
35) Stormwater Quality (ROL) Manage stormwater quality in accordance with this condition.	Prior to Council's notation on the plan of subdivision
35(a) Implement Stormwater Quality Management Implement the stormwater quality treatment strategy outlined within the APPROVED DRAWINGS AND DOCUMENTS and any engineering drawings and documents approved pursuant to conditions contained in this development approval. Note: This condition does not require any further approval from Council, although relevant stormwater quality treatments are to be incorporated into designs for road and drainage. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
35(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater water quality treatment strategy required pursuant to part (a) of this condition has been implemented. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
36) Street Lighting	Prior to Council's notation on the plan of subdivision

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. *PROOF OF FULFILMENT* *Evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings.*	
37) Service Conduits and Mains Provide and install all service conduits, including street lighting as required by Council, and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note: - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - Applicants must liaise with the appropriate service authorities.	Prior to Council's notation on the plan of subdivision

Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable. *PROOF OF FULFILMENT* *Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)*	
37(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation of the plan of subdivision. *PROOF OF FULFILMENT* *Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)*	As indicated
38) 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
39) 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	Prior to Council's notation on the plan of subdivision

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).	
40) Water and Wastewater Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	Prior to Council's notation on the plan of subdivision
41) Rear Lot Access Provide access to the rear lot(s) in accordance with the following: - Construct 6.5m wide (narrowing to 5.5m wide at the boundary of lot 9) 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 9.7metre wide Type A driveway crossover as shown on the APPROVED PLANS. 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
42) Construction Noise and Dust Emissions	As indicated

Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	

43) Natural Assets Local Law (NALL) - Protected Vegetation On Site Work on or around protected vegetation may require a permit under the *Natural Assets Local Law 2003* (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

44) 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 *Natural Assets Local Law 2003* (NALL). Arrangements must be made with Public Space Operations Arboriculture (PSO-Arb) in relation to the works carried out on	As indicated

protected vegetation on public land, road or park including provision for costs and replacement planting as determined by PSO-Arb. PSO-Arb can be contacted via ISG-CS-PPI-PLANNING-ARB@brisbane.qld.gov.au. 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.	
45) Contaminated Materials and Soils Any contaminated materials or soils 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 at a place approved by the relevant authority of the Queensland Government.	As indicated
46) Management of Asbestos Disposal, handling and restoration of any building materials containing asbestos must be in accordance with current state and federal legislation.	As indicated
47) Further Development Permit Required Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	As indicated
48) Currency Period The currency period for this development approval is stated in the Decision Notice and is expressed as a date.	As indicated

This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.	
49) 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
50) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated
51) Cultural Heritage Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.	As indicated

The Duty of Care Guidelines gazetted pursuant to the *Aboriginal Cultural Heritage Act 2003* provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	
52) In Principle support for Council tree interference or removal As street trees are protected vegetation, the interference with or removal of these trees requires a permit under the Natural Assets Local Law 2003 (NALL), issued by Public Space Operations Arboriculture (PSO-Arb). Development Services has sought preliminary advice from PSO-Arb regarding the identified removal/interference with existing Council tree/s. Removal/interference with existing Council tree/s identified on the approved plans fronting Darragh Street is supported in principle for this development at this time, however, a separate NALL permit is required. Detailed arrangements must be made with PSO-Arb in relation to the works carried out on protected vegetation (including provision for tree removal and replacement tree planning costs as determined by the Arboriculture Team) prior to carrying out any works on protected vegetation. PSO-Arb can be contacted via ISG-CS-PPI-PLANNING-ARB@brisbane.qld.gove.au. Note: All requirements of development approval conditions with timing stipulated as 'prior to site works commencing' (or equivalent) must be fulfilled before Council can issue a NALL permit.	As indicated

**** End of Package ****