


## BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.



## APPLICATION DETAILS

This package relates to the application detailed below 

<b>Address of Site:</b>	26 MCILWRAITH ST EVERTON PARK QLD 4053
<b>Real Property Description of Site:</b>	L75 RP.26018
<b>Aspects of development and type of approval:</b>	DA - PA - Material Change of Use Development Permit - multiple dwelling
<b>Council File Reference:</b>	A006575515 Permit Reference Number/s: DAMC436602923.
<b>Package Status:</b>	APPROVED - Version 2 (17th of June, 2025 12:05:54 PM)
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## PROJECT TEAM

The assessment of this application has been undertaken by:

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**DRAWINGS AND DOCUMENTS**

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

<b>Drawing or Document</b>	<b>Number</b>	<b>Plan Date</b>
Development Data	DA-01 Issue L (Amended In Red 10-JUN-2025)	03-JUN-2025 (Received)
Plans	DA-02 Issue K (Amended In Red 10-JUN-2025)	03-JUN-2025 (Received)
Plans	DA-03 Issue I	03-JUN-2025 (Received)
Elevations	DA-04 Issue J	03-JUN-2025 (Received)
Sections	DA-05 Issue J	03-JUN-2025 (Received)
Landscape Concept	620.040160 (Amended In Red 10-JUN-2025)	03-JUN-2025 (Received)

**Advice**

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

## APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	multiple dwelling
Stage:	Request to change approval under PA s81 (Minor Change) - Multiple Dwelling (5 Units)

### General/Planning Requirements

	<b>Timing</b>
<p><b>1) Approved Drawings and Documents</b></p> <p>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.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p><b>2) Carry Out the Approved Development</b></p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>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.</p>	While site/operational/building work is occurring
<p><b>3) Demolish or Relocate Buildings/Structures</b></p> <p>Demolish or Relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan.</p> <p>The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.</p>	Prior to Council's notation on the plan of subdivision
<p><b>4) Complete All Building Work</b></p> <p>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.</p> <p>Note: Building work must also be completed in accordance with any other current development approval.</p>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
<p><b>5) Visitor Parking</b></p> <p>Visitor car parking spaces must:</p> <ul style="list-style-type: none"> <li>- Be clearly labelled as 'Visitor Parking';</li> <li>- Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure; and</li> <li>- Provide 24 hour unrestricted access for all bona fide visitors to the whole site.</li> </ul>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

**Architecture**

	<b>Timing</b>
<p><b>6) External Details</b></p> <p>External details of the building, facade treatment and external materials and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays architectural merit. Council has not assessed the materials and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of Australia, the Queensland Development Code, relevant Australian Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>7) Overall Height</b></p> <p>The overall height of the building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p><b>7(a) Submit Certification</b></p> <p>Submit to Development Services certification from a Registered Surveyor (Qld) confirming that the 'as constructed' floor and roof levels and overall height are in accordance with the requirements of this condition.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p>

**Landscape Architecture and Open Space Planning**

	<b>Timing</b>
<p><b>8) Provide Street Tree(s)</b></p> <p>Provide street tree(s) fronting the development site.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p><b>8(a) Street Tree(s)</b></p> <p>Enter into and implement an arrangement with the Program Planning Integration (PPI Arb) Arboriculture in relation to the required provision of the street tree planting in accordance with the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by PPI Arb. Provide to Development Assessment a copy of the agreement signed by Program Planning Integration.</p> <p>Note: Street trees should not be planted until all utilities have been installed.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p><i>PROOF OF FULFILMENT</i>  <i>Submit to Development Services, a copy of the agreement with Program Planning and Integration and/or photographic evidence of installed trees.</i>  <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>As indicated</p>
<p><b>9) Landscape the Site - Self Certification</b></p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p><b>9(a) Detailed Landscape Plan for Self- Certification</b></p> <p>Prepare a Detailed Landscape Plan at a scale of 1:100 for all on-site landscape works including planting areas identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared by a Qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes.</p> <p>The plan must include the following:</p> <ul style="list-style-type: none"> <li>- Planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.</li> <li>- Unless otherwise specified, trees provided as 45 litre stock or larger, staked and tied, and complying with Australian Standards.</li> <li>- Plant selection and densities to achieve full surface coverage of garden beds within 2 years of planting.</li> <li>- A reticulated drip irrigation system to all planting areas, with drainage connected to the stormwater system; the irrigation system must be connected to a non-mains water source.</li> <li>- Trees required to be retained are documented, integrated into landscape design, and protected in accordance with the relevant sections of Australian Standard AS4970 Protection of trees on development sites.</li> <li>- Details of a 12 week establishment period.</li> </ul> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i>  <i>A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p> <p><b>9(b) Multiple Unit Dwelling</b></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p> <p>As indicated</p> <p>As indicated</p>

In addition to the requirements listed above, the plan must include the following:

- Deep planting areas as shown on the approved drawings planted with trees capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting noting that this is a minimum requirement and trees are expected to grow beyond these measurements.
- Columnar canopy form or screening tree/shrub species planted at suitable spacings alongside and rear boundaries in planting areas shown on the approved drawings.
- Shade and/or round canopy trees planted at suitable spacings along front boundaries in planting areas shown on the approved drawings.
- Shade and/or round canopy trees in car parking areas in planting areas shown on the approved drawings.
- Minimum internal depths and widths sufficient to support healthy plant growth, with the following dimensions or other dimensions if achieving the same soil volume; trees - 1200mm width x depth, large shrubs and palms - 800mm width x depth, small shrubs and groundcovers - 600mm width x depth.
- One hose cock within any private landscape and recreation area.

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

**PROOF OF FULFILMENT**

*A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*

**9(c) Certify Detailed Landscape Plan**

On completion of the Detailed Landscape Plan, submit to Development Services:

- Brisbane City Council Form CC10616 - Landscape Design Certificate prepared by a Qualified Landscape Architect to certify that the Detailed Landscape Plan complies with the requirements of this condition
- A copy of the certified Detailed Landscape Plan.

As indicated

Timing: Prior to building work commencing.

**PROOF OF FULFILMENT**

*A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to building work commencing.*

**9(d) Implement Certified Detailed Landscape Plan**

Carry out the landscape work in accordance with the above certified detailed Landscape Plan.

As indicated

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

**9(e) Certify Work**

As indicated

On completion of the landscape work, submit to Development Services:

- Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a Qualified Landscape Architect or licensed Landscape Contractor to certify the completed landscape work complies with the certified Detailed Landscape Plan
- A copy of the as-constructed certified Detailed Landscape Plan.

<p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i>  <i>An as constructed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p> <p><b>9(f) Maintain Landscape Work</b></p> <p>Maintain the landscape work, including deep planting, in accordance with the certified Detailed Landscape Plan.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p>
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## Pollution

	<b>Timing</b>
<p><b>10) Mechanical Plant or Equipment - Acoustically Screened</b></p> <p>Mechanical plant or equipment is to be acoustically screened from an adjoining sensitive use. Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration and cold room motors. Acoustically screened is defined in City Plan 2014.</p> <p>NOTE: This condition does not authorise environmental nuisance under the Environmental Protection Act 1994.</p> <p><i>PROOF OF FULFILMENT</i>  <i>Submit to Development Services, certification that all mechanical plant or equipment, is acoustically screened. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>11) Acoustic Fence - General</b></p> <p>Erect an acoustic fence a minimum height of 1.8m, (relative to the finished RL of the building pad) along the eastern boundary. The acoustic fence must:</p> <ul style="list-style-type: none"> <li>- Be constructed of a material with a minimum surface area density of 12.5kg/m<sup>2</sup>;</li> <li>- Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof;</li> <li>- Have returns at any opening or provide some other means of blocking line of site from source to receiver such that the effectiveness of the fence is not reduced;</li> <li>- Be continuous and gap free.</li> </ul> <p><b>11(a) Certification</b></p> <p>Submit to Development Services certification from a person who is a Member or eligible to be a Member of the Australian Acoustic Society that the constructed acoustic fence complies with the above requirements.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p>

## Engineering

	<b>Timing</b>
<p><b>12) On-site Erosion (Low Risk)</b></p>	<p>As indicated</p>

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). Including but not limited to:

- (i) Drainage control measures must be implemented and maintained to minimise water flow across 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.

Note: Guidelines and factsheets to assist with this are available from the 'Healthy Waterways - Water by Design' website at <http://hlw.org.au/initiatives/esc/house-sites>

Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.

**12(a) Provide Land Occupier Notification to Council**

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

As indicated

Note: Occupier is any principal contractor occupying the land exercising a right under the development approval.

Timing: Prior to commencement of any earth disturbing activities.

**13) 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 2.0m<sup>2</sup>;
- f) The sign is to be positioned as follows:
  - located centrally along each road frontage of the site to McIlwraith Street.
  - 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

<p>than the name, logo or slogan of the parties outlined in part (b) of this condition;</p> <p>h) The sign is to be non-illuminated; and</p> <p>i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;</p> <p>Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.</p>	
<p><b>14) Construction Management Plan (Minor)</b></p> <p>Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.</p> <p><b>14(a) Construction Management Plan (Minor) - Prepare Plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(i) Provision for pedestrian management including acceptable alternative DDA compliant pedestrian routes (adjacent to or surrounding the site);</li> <li>(ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);</li> <li>(iii) Location of and impacts to any Council or other public utility or local authority's assets on or within external to the site;</li> <li>(iv) Location and design of temporary vehicular construction access points, including frequency of use;</li> <li>(v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;</li> <li>(vi) Provision for loading and unloading of materials including the location of any remote loading sites;</li> <li>(vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;</li> <li>(viii) Location of proposed external hoardings and/or gantries, and 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. bus stops with advertising);</li> <li>(ix) Location of proposed employee and visitor parking areas;</li> <li>(x) Anticipated staging and programming;</li> <li>(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;</li> <li>(xii) Complaint management processes to be implemented; and</li> <li>(xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.</li> </ul> <p>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.</p> <p>The list of relevant infrastructure and contacts is available on Council's website - Search 'Construction Management Plan'.</p> <p>Note: The Construction Management Plan is not required to be approved by Development Services.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p>

<p><b>14(b) Construction Management Plan (Minor) - Submit Plan</b></p> <p>Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: <a href="mailto:engineeringervices@brisbane.qld.gov.au">engineeringervices@brisbane.qld.gov.au</a> quoting the BCC planning development approval reference number.</p> <p>Timing: At least 10 days prior to site works commencing.</p> <p><b>14(c) Construction Management Plan (Minor) - Documentation on Site</b></p> <p>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.</p> <p>Timing: While site/operational/building work is occurring.</p> <p><b>14(d) Construction Management Plan - Works to be Performed Out of Hours</b></p> <p>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.</p> <p>Timing: Prior to site/operational/building work commencing.</p> <p><b>14(e) Implement Construction Management Plan (Minor)</b></p> <p>Carry out the development in accordance with the submitted Construction Management Plan.</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>While site/operational/building work is occurring</p>
<p><b>15) Protect Existing Infrastructure</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>15(a) As Constructed Drawings - Alterations to Existing Infrastructure</b></p> <p>Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i>          Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements. Timing:</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p>

<p><i>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	
<p><b>16) Filling and / or Excavation (Minor)</b></p> <p>Filling and/or excavation works on the site must be in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes.</p> <p><b>16(a) Prepare Earthworks Drawings</b></p> <p>Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>The drawings must include the following:</p> <ul style="list-style-type: none"> <li>- The location of any cut and/or fill;</li> <li>- The quantity of fill to be deposited and finished fill levels;</li> <li>- The existing and future finished levels in reference to the Australian Height Datum (including cross- sections or long sections into the adjacent properties);</li> <li>- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary</li> <li>- preservation of all drainage structures from the effects of structural loading generated by the earthworks</li> <li>- protection of adjoining properties and roads from adverse impacts as a result of proposed works.</li> <li>- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.</li> </ul> <p>Timing: Prior to site/operational/building work commencing.</p> <p>Note: The Earthworks drawings are not required to be submitted for Council approval.</p> <p><b>16(b) Implement and Maintain the Earthworks</b></p> <p>Carry out and maintain the earthworks in accordance with the certified drawings.</p> <p>Note: A copy of the certified Earthworks Drawings must be available on-site for inspection by Council Officers during these works.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p> <p>As indicated</p>
<p><b>17) Retaining Walls</b></p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p> <ul style="list-style-type: none"> <li>- All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring</li> <li>- 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.</li> <li>- 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</li> </ul>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

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.

**17(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

**18) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking**

Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:

- i. A pavement of minimum Local Road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
- ii. Manoeuvring on site for a Van and for the loading and unloading of vehicles.
- iii. Parking on the site for minimum total twelve (12) cars, comprising ten (10) spaces for residents and two (2) spaces visitors and for the loading and unloading of vehicle(s) within the site.
- iv. Provide and maintain six (6) secure bicycle parking spaces comprising five (5) spaces for residents and one (1) space for visitors.
- v. A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g., fire sprinklers, services, lighting fixtures, signs, etc).
- vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site.
- vii. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.

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

**PROOF OF FULFILMENT**

*Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*

<p><b>19) Repair Damage to Kerb, Footpath or Road</b></p> <p>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.</p> <p><b>19(a) Interim Repairs</b></p> <p>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.</p> <p>Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>Timing: While site / operational / building works is occurring.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p>
<p><b>20) Refuse Collection - Kerb Side (external road or internal private road)</b></p> <p>Refuse and recycling bins for the development must be collected from the kerb side as shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>Timing: At the commencement of use and then to be maintained.</p>	<p>As indicated</p>
<p><b>21) Refuse Storage - Kerb Side Collection</b></p> <p>Provide a refuse storage area to accommodate the type and quantity of refuse and recycling bins required to service the development, as shown on the APPROVED DRAWINGS AND DOCUMENTS.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p><b>22) Remove Redundant Drainage Outlets</b></p> <p>Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p><b>23) Ponding of Stormwater</b></p> <p>Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater during construction.</p> <p>Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

**24) On Site Drainage - Minor**

Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to the kerb and channel on the site's frontage to Mcllwraith Street which is the lawful point of discharge.

Note:

- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.
- 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
- 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 a 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 issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

**25) Service Conduits and Mains**

Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:

- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.
- the breaking and/or relocation of any existing sewer combine drains.
- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.
- the retention and/or relocation of any existing foul water lines that currently exist within the site.
- any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.

Note:

- The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected.
- Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.
- Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.

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

**25(a) Submit As Constructed Drawings**

As indicated

<p>Submit to Development Services As Constructed drawings, including an asset register, prepared and certified by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i>  <i>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).</i></p>	
<p><b>26) Telecommunications</b></p> <p>Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards:</p> <ul style="list-style-type: none"> <li>- Provide telecommunications to the subject buildings, lead-in conduits and equipment space in a suitable location within the buildings, to suit the carrier of choice.</li> <li>- If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.</li> </ul>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p><b>27) Agreement with Electricity Supplier</b></p> <p>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.</p> <p>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).</p> <p>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).</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p><b>28) Water and Wastewater</b></p> <p>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.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p><b>29) Permanent Driveway Crossover</b></p> <p>Provide a 4.0-metre- wide Type A permanent driveway crossover to the Mcllwraith Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Written consent must be obtained from Program, Planning, and Integration Arboriculture (PPI Arb) prior to any works occurring that will</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>either impact on or require removal of a street tree (this includes pruning, excavation or fill within the root zone/canopy of the tree)</p> <p>At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.</p> <p>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.</p>	
<p><b>30) Redundant Driveway Crossover</b></p> <p>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.</p> <p>Note: For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour.</p> <p>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.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

**Standard Advice**

	<b>Timing</b>
<p><b>31) Construction Noise and Dust Emissions</b></p> <p>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.</p> <p>The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> <li>1. A person must not carry out building work in a way that makes an audible noise-                     <ul style="list-style-type: none"> <li>- on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or</li> <li>- on any other day, at any time.</li> </ul> </li> <li>2. The reference in subsection (1) to a person carrying out building work-                     <ul style="list-style-type: none"> <li>- includes a person carrying out building work under an owner-builder permit; and</li> <li>- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</li> </ul> </li> </ol> <p>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.</p>	<p>As indicated</p>
<p><b>32) Buildings in Transport Noise Corridors - Acoustic Treatments (State Roads)</b></p> <p>All new houses, townhouses, units, hotels and motels (Class 1-4 buildings) on sites located in a designated transport noise corridor are required to comply with the requirements of the Queensland Development Code Mandatory Part 4.4 - Buildings in Transport Noise Corridors. The buildings will need to achieve specific levels of noise mitigation through the use of appropriate materials for floors, walls, roofs, windows and doors for the relevant noise category.</p>	<p>As indicated</p>

<p><b>33) Further Development Permit Required</b></p> <p>Further Development Permit(s) to carry out assessable building work under the Building Act may be required.</p>	As indicated
<p><b>34) Plumbing and Drainage Work</b></p> <p>Pursuant to the Plumbing and Drainage Act 2018, any plumbing and drainage work must be carried out in compliance with the Plumbing and Drainage Regulation 2019. Plumbing and drainage permit work requires approval by Brisbane City Council prior to the work being carried out.</p>	As indicated
<p><b>35) Currency Period</b></p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>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.</p>	As indicated
<p><b>36) Cultural Heritage</b></p> <p>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.</p> <p>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.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	As indicated
<p><b>37) Equitable Access</b></p> <p>Provision must be made during and after construction for equitable access for persons with disabilities to and within the site and on adjoining public areas, in accordance with the following:</p> <ul style="list-style-type: none"> <li>- Queensland Anti-Discrimination Act 1991;</li> <li>- Federal Disability Discrimination Act 1992;</li> <li>- Australian Standards AS1428 Parts 1-4;</li> <li>- Australian Standard for Access and Mobility; and</li> <li>- National Construction Code.</li> </ul>	As indicated
<p><b>38) Damage to Trees on Adjoining Land</b></p> <p>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</p>	As indicated
<p><b>39) Fire Ant Movement Controls</b></p>	As indicated

<p>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.</p> <p>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.</p> <p>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.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	
<p><b>40) Water and Wastewater</b></p> <p>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 South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	As indicated

**\*\* End of Package \*\***