

Application No: DRS/USE-759509
Project No: DRS/PRO-73559
Contact: Ben Pritchard
Telephone: (07)3403-6165

- 5 JUL 2001

Mr Kris Kowalski
C/- Kowalski Greenhalgh Arch's
Po Box 1066
Spring Hill
QLD 4000

5 July 2001

Dear Mr Kowalski,

Negotiated Decision Notice under section 3.5.17 of the *Integrated Planning Act 1997*: Development Application for Apartment Building on land at 5-15 Sylvan Road, 1-7 Land Street And 531-535a Coronation Drive, Toowong Qld 4066 and described as Lot 1 on RP104699, Lots 2-4 on RP46660, Lot 1 on RP50601, Lots 3-6 on RP51439, Lots 1,13 on SP114130, Lot 111 on SP114131, Lot 2 on SP114132 and Lots 3-4 on SP114133, Parish of Enoggera.

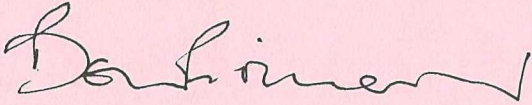
I am writing to inform you that the Council's delegate has considered your representations concerning the conditions contained in the Decision Notice dated 5 June 2001 and has decided to *amend* the conditions. The attachment explains the reasons for the decision and other details relevant to the consideration of your representation.

The accompanying development approval package contains:

1. the conditions now applying to this development approval;
2. a "Decision Notice" under section 3.5.15 of the *Integrated Planning Act 1997*; and,
3. other information to help you comply with your approval.

Should you want to discuss the approval, please do not hesitate to contact me on (07)3403-6165.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ben Pritchard', written in a cursive style.

Ben Pritchard
Assessment Manager
Development Assessment
Development and Regulatory Services
Customer and Community Services

DECISION BY DELEGATE

SUBMISSION BY BEN PRITCHARD

5 JULY 2001

INTRODUCTION

595/01
**COUNCIL'S
DELEGATE**

<p>SITE: Address of Site: 5-15 Sylvan Road, 1-7 Land Street And 531-535a Coronation Drive, Toowong Qld 4066 Real Property Description: Lot 1 on RP104699, Lots 2-4 on RP46660, Lot 1 on RP50601, Lots 3-6 on RP51439, Lots 1,13 on SP114130, Lot 111 on SP114131, Lot 2 on SP114132 and Lots 3-4 on SP114133, Parish of Enoggera Area of Site: 8838 Area Classification: High Density Residential Area Name of Owner: Mr Te-Piao Hsu & Mrs Cho H Chu, Mrs Eileen Johnston; Mr A Job & Mr D Job; Mr AH Job; The Gittoes Family Trust; and Mrs Elsie May Ivett Name of Ward: Toowong</p>	<p>APPLICATION: Aspects of development: Carrying out Building Work - Preliminary Approval Material Change of Use - Development Permit (Negotiated Decision Notice) Description/Purpose of Proposal: Apartment Building Applicant: Kris Kowalski C/- Kowalski Greenhalgh Arch's Application No.: DRS/USE-759509 Project No.: DRS/PRO-73559 Lodgement Date: 26 February 2001</p>
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DECISION


Having considered the application detailed above, the matters set out in the submission to the Delegate and the recommendation of the officer, I am satisfied that the application accords with relevant standards and the *Integrated Planning Act 1997* where applicable and as such approve the request for a Negotiated Decision Notice in accordance with the drawings and the conditions set out in the attached approval package.

Dated the

5th

day of July ,

2001


Gregory Jones
Development Assessment Team West
Development and Regulatory Services
Customer and Community Service
AS DELEGATE OF THE COUNCIL

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

INTRODUCTION:

The Senior Town Planner as the delegate appointed by the Council to determine the application favourably considered the representations on 5 July 2001.

NATURE OF CHANGES:

The Council's delegate amended the conditions as:

- Condition 16: location of ferry terminal made more specific;
- Condition 28: easements clarified and delete reference to Lot 5 and Lot 22 on SP114134;
- Condition 41: easements, delete reference to Lot 5 and Lot 22 on SP114134.
- The list of approved drawings is amended accordingly.

APPLICANT DETAILS:

Mr Kris Kowalski
C/- Kowalski Greenhalgh Arch's
Po Box 1066
Spring Hill
QLD 4000

SITE:

Address of Site:

5-15 Sylvan Road, 1-7 Land Street And 531-535a Coronation Drive, Toowong Qld 4066

Real Property Description:

Lot 1 on RP104699, Lots 2-4 on RP46660, Lot 1 on RP50601, Lots 3-6 on RP51439, Lots 1,13 on SP114130, Lot 111 on SP114131, Lot 2 on SP114132 and Lots 3-4 on SP114133,

Parish of Enoggera

Area Classification:

High Density Residential Area

Name of Owner:

Mr Te-Piao Hsu & Mrs Cho H Hsu, Mrs Eileen Johnston; Mr A Job & Mr D Job; Mr AH Job: The Gittoes Family Trust; and Mrs Elsie May Ivett

Name of Ward:

Toowong

APPLICATION:

Aspects of development and development approvals sought:

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit

Description of Proposal:

Apartment Building

Council File Reference:

DRS/USE-759509

Lodgement Date:

26 February 2001

TYPE OF APPROVAL:

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit

(Please note that this Preliminary Approval for Building Work does not include assessment against the Building Code of Australia)

FURTHER DEVELOPMENT PERMITS:

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

- Carrying Out Building Work - Development Permit

CODES RELATING TO SELF ASSESSABLE DEVELOPMENT:

Energy Efficiency Code

Light Nuisance Code

REFERRAL AGENCIES:

The Council did not refer this application to any entity for its comment.

CONDITIONS:

This approval is now subject to conditions, which are included in the attached approval package. These conditions replace those included in the original decision notice dated 5 June 2001.

RIGHTS OF APPEAL:

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

**REPORT AND RECOMMENDATION
ON DEVELOPMENT APPLICATION (NEGOTIATED DECISION
NOTICE)**

SUBMISSION BY BEN PRITCHARD

5 JULY 2001

INTRODUCTION

<p>SITE: Address of Site: 5-15 Sylvan Road, 1-7 Land Street And 531-535a Coronation Drive, Toowong Qld 4066 Real Property Description: Lot 1 on RP104699, Lots 2-4 on RP46660, Lot 1 on RP50601, Lots 3-6 on RP51439, Lots 1,13 on SP114130, Lot 111 on SP114131, Lot 2 on SP114132 and Lots 3-4 on SP114133, Parish of Enoggera Area of Site: 8838 Area Classification: High Density Residential Area Name of Owner: Mr Te-Piao Hsu & Mrs Cho H Chu, Mrs Eileen Johnston; Mr A Job & Mr D Job; Mr AH Job; The Gittoes Family Trust; and Mrs Elsie May Ivett Name of Ward: Toowong</p>	<p>APPLICATION: Aspects of development: Carrying out Building Work - Preliminary Approval Material Change of Use - Development Permit (Negotiated Decision Notice) Description/Purpose of Proposal: Apartment Building Applicant: Kris Kowalski C/- Kowalski Greenhalgh Arch's Application No.: DRS/USE-759509 Project No.: DRS/PRO-73559 Lodgement Date: 26 February 2001</p>
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The Council has received a request for a negotiated decision notice in respect of the development application under the *Integrated Planning Act 1997* as detailed above.

2. BACKGROUND/HISTORY

The application was approved by Full Council on 5 June 2001, subject to conditions. The applicant has requested a Negotiated Decision Notice in respect of several aspects of the decision.

3. THE PROPOSAL

The changes sought are:

An increase in the number of units, but with no increase in the total amount of GFA.
Changes to certain conditions, namely:

Condition 16 – location of the ferry terminal. This has now been agreed with Waterways Programme to be between Landsborough Terrace and the northern end of the site. The condition has been changed to reflect this.

Condition 28 – access and drainage easements; excludes the two lots occupied by the owner who does not have an existing easement access from the rear lane.

Condition 41 – temporary access; exclude the same lots as referred to in Condition 28 from the condition.

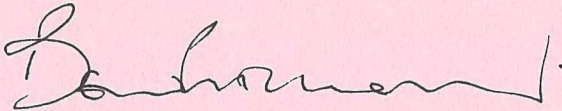
Both changes to Condition 28 and 41 have been agreed with EAC1 and SPODA.

4. CONCLUSIONS

The changes proposed do not materially affect the impact of the proposal on the one submitter, and the changes are therefore acceptable.;

5. RECOMMENDATION

After considering the proposal, the relevant provisions of the *Integrated Planning Act 1997*, and I recommend that the Negotiated decision Notice be granted, subject to the amended conditions set out in the attached approval package.



Ben Pritchard
Development Assessment
Development and Regulatory Services
Customer and Community Services



BRISBANE CITY COUNCIL'S DEVELOPMENT APPROVAL PACKAGE

DEVELOPMENT APPLICATION DETAILS (APPROVED)

This Development Approval package relates to the development application detailed below:

Address of site:	5-15 SYLVAN ROAD, 1-7 LAND STREET AND 531-535A CORONATION DRIVE, TOOWONG QLD 4066
Real property description of site:	SP114130/L1 ENOGERA SP114130/L13 ENOGERA SP114131/L111 ENOGERA RP46660/L2 ENOGERA RP46660/L3 ENOGERA RP46660/L4 ENOGERA SP114133/L3 ENOGERA SP114133/L4 ENOGERA RP104699/L1 ENOGERA RP51439/L3 ENOGERA RP51439/L4 ENOGERA RP51439/L5 ENOGERA RP51439/L6 ENOGERA RP50601/L1 ENOGERA SP114130/L1 ENOGERA SP114132/L2 ENOGERA
Aspects of development and type of approval:	1. Material Change of Use and Carrying Out Building Work (Development Permit and Preliminary Approval) - Multi-unit Residential Development
Description of proposal:	Multi-unit Residential Development
Purpose under the Town Plan:	Multi-unit Residential Development
Council File Reference:	DRS/USE/H01-759509
Printed on:	5th of July, 2001

PROJECT TEAM

The assessment of this application has been undertaken by:

BEN PRITCHARD
ASSESSMENT MANAGER
Development Assessment Team
CENTRAL
Development and Regulatory
Services
Phone: 3403 6165

JOHN DUTTON
Engineering Officer
Development Assessment Team
WEST
Development and Regulatory
Services
Phone: 3403 5844

JEAN ROUSSEAU
Landscape Architect
Development Assessment Team
WEST
Development and Regulatory
Services
Phone: 3403 6750

MICHAEL SCOTT
Architect
Development Assessment Team
NORTH
Development and Regulatory
Services
Phone: (07) 3403 9127

WADE FITZGERALD
Pollution Officer
Development Assessment Team
CENTRAL
Development and Regulatory
Services
Phone: 340 39423

APPROVED DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Basement Car Park	1394 DA10 D	04-JUL-2001 (Received)
Level 1 Upper Car Park	1394 DA 11 D	04-JUL-2001 (Received)
Level 2 Plaza	1394 DA 12 D	04-JUL-2001 (Received)
Level 3	1394 DA 13 D	04-JUL-2001 (Received)
Typical Tower Floor Plans	1394 DA 14 D	04-JUL-2001 (Received)
✓ Elevation Coronation Drive & Cross Section	1394 DA 15 D	04-JUL-2001 (Received)
✗ Elevations Sylvan Road and Land Street	1394 DA 16 D	04-JUL-2001 (Received)
Typical Module Elevation Study	1394 DA 17 B	04-JUL-2001 (Received)
✓ Landscape Intent Plan	01-34/1 A	05-APR-2001 (Received)
Level 10 Floor Plan	1394 DA 18 B	04-JUL-2001 (Received)
Roof Deck Floor Plan	1394 DA 19 B	04-JUL-2001 (Received)

ADVICE

Please see the attached document for any advices.



DEVELOPMENT APPROVAL CONDITIONS

Section of Approval to Which These Conditions Relate:

1. Material Change of Use and Carrying Out Building Work (Development Permit and Preliminary Approval)

Section Name:

Multi-unit Residential Development

GENERAL/PLANNING REQUIREMENTS

CONDITIONS	CONDITION TIMING
<p>1) Provide a written statement from a person who is qualified in using a recognised energy rating system, such as BERS (Brisbane Energy Rating System), Natethers or other recognised system, that the building(s) comply with the "Brisbane City Plan 2000 - Energy Efficiency Code".</p> <p>GUIDELINE <i>This condition is imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings except a house.</i></p>	<p>At the time of lodging a development permit for building works</p>
<p>2) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.</i></p>	<p>While development is occurring on site and then to be maintained</p>
<p>3) Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p>GUIDELINE <i>This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	<p>Prior to the commencement of the use of each phase of the development</p>

<p>4) Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p> <p>GUIDELINE <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	<p>Prior to the commencement of the use of each phase of the development</p>
<p>5) Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>GUIDELINE <i>This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.</i></p>	<p>To be maintained</p>

<p>8) Treatment of balconies and terraces.</p> <p>(a) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Code" and clearly depicted on the approved drawings.</p> <p>(b) Any Community Management Statement is to contain a by-law which reflects the requirements of the previous part of this condition.</p> <p>GUIDELINE <i>This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Assessment Manager, Development Assessment.</i></p>	<p>Prior to the commencement of the use of each phase of the development & then to be maintained</p>
<p>9) Submit for the approval of the Team Leader Development Assessment West details of the external colours and materials to be used in the development, and complete the development in accordance with such approved details.</p>	<p>Prior to lodging a development permit for building works</p>

MONETARY CONTRIBUTIONS & SECURITIES

CONDITIONS	CONDITION TIMING
<p>10) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are out standing monies, they must be paid prior to commencement of the use.</i></p>	<p>Prior to the commencement of the use</p>
<p>11) Pay to Council a monetary contribution towards the cost of water supply head works at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$330 per unit less the deemed previous contribution towards water supply treatment head works of \$5,471 based on the subject area of 0.8838 hectares, at the rate of \$6,190 per hectare. The amount payable is currently assessed at \$52,609 for a total of 176 units.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. For any enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>Prior to the commencement of the use of each phase of the development</p>

<p>12) Pay to Council a monetary contribution towards the cost of water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total area of 0.8838 hectares at the current rate of \$7,260 per hectare (area W6). The amount payable is currently assessed at \$6,416 and comprises the following:</p> <ul style="list-style-type: none"> • Treatment Headworks component: \$NIL • Distribution Headworks component: \$6,416 • Total contribution: \$6,416 <p>GUIDELINE <i>This condition is imposed to obtain a contribution towards the provision of a satisfactory water supply system to the site. For any enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>Prior to the commencement of the use of each phase of the development.</p>
<p>13) Pay to Council a monetary contribution towards the cost of sewerage head works at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total area of 0.8838 hectares at the current rate of \$2,590 per hectare (area S1). The amount payable is currently assessed at \$2,289 and comprises the following:</p> <ul style="list-style-type: none"> • Treatment Head works component: \$NIL • System Head works component: \$2,289 • Total contribution: \$2,289 <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory sewerage treatment system within the locality of the site. For enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>Prior to the commencement of the use of each phase of the development.</p>
<p>14) Pay to Council a monetary contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$330 per unit less the deemed previous contribution towards sewerage treatment head works of \$4,154 based on the subject area of 0.8838 hectares, at the rate of \$4,700 per hectare. The amount payable is currently assessed at \$53,926 for a total of 176 units.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>Prior to the commencement of the use of each phase of the development.</p>
<p>15) Pay to Council a monetary contribution towards the provision of parkland at the rate applicable at the time of payment. The amount is currently calculated at \$10.00 per square metre of gross floor area. The required contribution currently totals \$162,000.</p>	<p>Prior to the commencement of the use of each phase of the development.</p>

16) Pay to Council a sum of \$400,000 as a contribution towards the cost of establishing a river ferry terminal on the northwestern bank of the Brisbane River between a point opposite the junction of Landsborough Terrace and Coronation Drive and a point opposite the northeasternmost point of the application site.

Prior to the commencement of the use.

GUIDELINE

This condition is imposed to reflect the agreement reached between the applicant and the Council regarding this matter.

Address of Property: 5-15 SYLVAN ROAD, 1-7 LAND STREET AND 531-535A
CORONATION DRIVE, TOOWONG QLD 4066
Council File Reference: DRS/USE/H01-759509

Development and Regulatory
Services

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Brisbane City Council

- 19) Design and construct all proposed residential units affected by road traffic in accordance with the recommended design sound levels.
- (a) Submit for approval to the Senior Town Planner, Development Assessment Team West, a revised acoustic report addressing the impacts of road traffic noise on the proposed residential development. The acoustic report must be submitted in accordance with, and follow the criteria outlined in Council's Noise Impact Assessment Planning Scheme Policy as required under City Plan 2000.
 - (b) Design all proposed residential units affected by road traffic to achieve the relevant maximum recommended design sound levels specified in Australian Standard AS2107 "*Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors*" using the methods set out in Australian Standard AS3671- "*Acoustics - Road Traffic Noise Intrusion Building Siting and Construction*".
 - (c) Construct all proposed residential units affected by road traffic in accordance with the approved design that achieves the relevant maximum recommended design sound levels specified in Australian Standard AS2107 "*Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors*" using the methods set out in Australian Standard AS3671- "*Acoustics - Road Traffic Noise Intrusion Building Siting and Construction*".
 - (d) Submit to the Delegate, Licensing and Compliance, Development and Regulatory Services, certification from an independent and appropriately qualified acoustic consultant which demonstrates that the necessary acoustic treatments referred to in the acoustic consultants report referred to in part xx, have been incorporated into the building envelope of the proposed dwellings to achieve the relevant maximum recommended design sound level specified in the above Australian Standard.

Prior to lodging a development permit for building works

Prior to the commencement of the use

Prior to the commencement of the use

GUIDELINE

This condition is imposed where the achievement of acceptable noise levels is dependent on noise attenuation measures being implemented in the design and construction of the development.

20) The adjusted average maximum sound pressure levels from indoor activities and/or amplified music (ie. noise immissions) must not exceed the following criteria:

Prior to lodging a development permit for building works

(a) Submit for approval to the Senior Town Planner, Development Assessment Team West a revised acoustic report. The acoustic report must include an assessment of the development against the amplified music criteria specified in part (b) and (c) of this condition.

(b) Immissions of noise from amplified music when measured as the average maximum adjusted sound pressure level ($L_{Amax,adj,T}$) at the proposed residential development must not exceed the following levels:

<u>Time Period</u>	<u>Level</u>
7am - 6pm	Average background sound pressure level ($L_{A_{bg},T}$) + 10 dB(A)
6pm -10pm	Average background sound pressure level ($L_{A_{bg},T}$) + 10 dB(A)

(c) Immissions of noise from amplified music when measured as the linear sound pressure level equalled or exceeded for 10 percent of the time in any octave band with centre frequencies 31.5 Hz to 4 kHz ($LOCT_{10,T}$) when measured at the proposed residential development must not exceed the background linear sound pressure level equalled or exceeded for 90 percent of the time in any corresponding octave band with centre frequencies 31.5Hz to 4 kHz ($LOCT_{90,T}$) by more than 8 d(B)A during the night time period (10pm-7am).

(d) Submit to the Delegate, Licensing and Compliance, Development and Regulatory Services, certification from an independent and appropriately qualified acoustic consultant that demonstrates the impact of entertainment noise on the residential development can be mitigated to comply with the above condition. The Certification must include all data required to be presented by Australian Standard AS1055, "Acoustics - Description and Measurement of Environmental Noise".

Prior to the commencement of the use

GUIDELINE

This condition is imposed where the achievement of acceptable noise levels is dependent on appropriate criteria being implemented into the design and construction of the development.

21) Emissions of noise (eg. from plant & equipment) must not cause the A-weighted sound pressure level equalled or exceeded for 90 percent of the time period (of at least 15 minutes) when measured at any residential unit within the development, or adjoining residential uses to exceed the following:

(a) Monday to Saturday only	Time Period	Maximum Level
	7 am - 6 pm	60
	6 pm - 10 pm	55
	10 pm - 7 am	50
Sunday & Public Holidays	Time Period	Maximum Level
	9 am - 6 pm	60
	6 pm - 10 pm	55
	10 pm - 9 am	50

(b) Submit to the Delegate, Licensing and Compliance, certification from an independent and appropriately qualified acoustic consultant that demonstrates that the A-weighted sound pressure levels from the use will comply with the above condition. The Certification must include all data required to be presented by Australian Standard AS1055 "Acoustics - Description and Measurement of Environmental Noise".

GUIDELINE

This condition is imposed to protect the amenity of nearby uses from noise generated by plant and equipment used on the site in association with the development.

Prior to the commencement of the use & then to be maintained

Prior to the commencement of the use

22) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.

- (a) Submit an Erosion and Sediment Control (ESC) Program which complies with Council's *Erosion and Sediment Control Standard (Version 8 or later)*, and receive approval from the Delegate, Major Projects, prior to the commencement of land-disturbing activities;
- (b) Implement and modify as necessary the approved ESC Program to maintain compliance with the *Erosion and Sediment Control Standard (Version 8 or later)* at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.

GUIDELINE

This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 8 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Erosion and Sediment Control Officer, Development and Regulatory Services on telephone 3403 4735.

Prior to site works commencing (ie. any land-disturbing development)

While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)

<p>23) Deal with Acid Sulfate soils during construction activities.</p> <p>(a) Submit an Acid Sulfate Soil Investigation Report and an Acid Sulfate Soil Management Plan (referring to the <i>"Brisbane City Plan 2000 - Acid Sulfate Soil Planning Scheme Policy"</i>) from an independent and appropriately qualified consultant and receive approval from the Pollution Officer, Development Assessment. The plan should include:</p> <ul style="list-style-type: none"> ● The sampling and analysis procedures to be adopted; ● The method of treating/managing soils, if required; ● The proposed monitoring procedures, if required; and ● The levels of testing commensurate with the levels of risk. <p>(b) Adopt and implement the measures of the approved Acid Sulfate Soil Management Plan. The plan must be updated as required to reflect current standards, best practices, site conditions, etc, however, any modifications with the potential to result in increased environmental impacts must be approved.</p> <p>GUIDELINE <i>This condition is imposed where works are proposed on sites that may contain acid sulfate soils or potential acid sulfate soils. For enquiries about this condition, please contact the Pollution Officer, Development Assessment.</i></p>	<p>Prior to site works commencing</p>
<p>24) Prepare a Site Based Storm Water Management Plan (SBSMP).</p> <p>(a) Submit a Site Based Stormwater Management Plan (SBSMP) and obtain approval from the Delegate, Development Assessment, which details the measures to be adopted to prevent the contamination of stormwater and the release of contaminated stormwater from the site,</p> <p>(b) Implement and maintain the provisions of the approved Site Based Stormwater Management Plan (SBSMP) to prevent the contamination of stormwater and the release of contaminated stormwater, and</p> <p>(c) Updated the Site Based Stormwater Management Plan (SBSMP) as required to reflect current standards, best practices, plant modifications, etc, however, any modifications with the potential to result in increased environmental impacts must be submitted to Council for approval.</p> <p>GUIDELINE <i>This condition is imposed to ensure that adequate measures are adopted to prevent stormwater quality being affected as a result of the operational stage of the development. For any enquiries about this condition, please contact the Pollution Officer.</i></p>	<p>Prior to site works commencing</p> <p>Prior to site works commencing & then to be maintained</p> <p>While site/operational works/building works is occurring</p>

ENGINEERING MANAGEMENT

CONDITIONS	CONDITION TIMING
<p>25) Undertake the works on the site in accordance with an earthworks plan approved by the Engineering Delegate, Major Projects.</p> <p>(a) Submit an earthworks plan, prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "<i>Subdivision and Development Guidelines</i>" demonstrating how the development will comply with this requirement and the following:</p> <ul style="list-style-type: none"> ● The location of any cut and/or fill; ● The quantity of fill to be deposited and finished fill levels; ● The type of fill to be used and the manner in which it is to be compacted; ● Details of any proposed access routes to the site which are intended to be used to transport fill to the site; ● Engineering details of any haul roads to be built to facilitate the placement of fill on the site; ● Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; ● Preservation of all drainage structures from the effects of structural loading generated by the earthworks; ● Protection of adjoining properties and roads from ponding or nuisance from stormwater; ● That all vehicles exiting from the site will be washed down, cleaned and treated so as to prevent material being tracked or deposited on public roads. <p>Obtain approval from the Engineering Delegate, Technical Support Group for the Earthworks Plan.</p> <p>(b) All fill material placed on the site comprising only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials. The fill material is to be free draining. No demolition material is to be used. The fill shall be compacted in layers not exceeding 300 mm and to a minimum 95% dry density ratio using standard compaction and in accordance with AS 1289.29.</p> <p>GUIDELINE <i>This condition is imposed for applications when significant earthworks are proposed in conjunction with a development proposal. For any enquiries about this condition, please contact the Engineering Delegate, Major Projects, Development and Regulatory Services.</i></p>	<p>Prior to site works/building works commencing</p>
<p>26) Submit and receive approval by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services for the following details of the construction phase of the approved development :</p> <p>(a) How materials are to be loaded/unloaded;</p> <p>(b) The location of materials, structures, plant and equipment to be stored or placed on the construction site;</p> <p>(c) Anticipated programming; and</p> <p>(d) Hours of construction.</p> <p>GUIDELINE <i>This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area., This condition is intended to apply throughout the period of site preparation to the completion of the development.</i></p>	<p>Prior to site works commencing</p>

27) Any retaining walls greater than 1.0 metre in height are required to be structurally certified by a Registered Professional Engineer Queensland (RPEQ) and, where the combined height of a retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted.

GUIDELINE

This condition is intended to ensure that retaining walls associated with the development that are 1 metre or higher, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited design life and the potential problems they may cause to future property owners. For enquiries about this condition, please contact the Engineering Officer.

Prior to building work commencing

28) Grant the following easement(s):

- (a) Easements for underground drainage and access purposes, as required to preserve the rights of upstream properties. These easements are to be granted in favour of Brisbane City Council;
- (b) Easements for overland flow and access purposes over internal private access roads as shown on plan DA10 D, and any area below RL 5.3 outside the building envelope, as may be required, in favour of Brisbane City Council;
- (c) Easements for access purposes over the subject site in favour of Lot 24 on SP 114135.

GUIDELINE

This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City Council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.

Prior to the commencement of use

<p>30) Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road and reinstate the area as footway in accordance Council's "Subdivision and Development Guidelines".</p> <p>(a) Provide a certificate from an Registered Surveyor as required by sub-section 20.2.3.6 of the <i>"Transitional Planning Scheme"</i>, certifying that all improvements and/or obstructions have been removed from the area of corner truncation(s) and area of dedicated road;</p> <p>(b) Forward a copy of the certification from a registered surveyor together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a corner truncation or road dedication requires removal of all improvements (eg. fences, gates, letter boxes, garden beds and plots and other constructed items etc.) and obstructions (eg. existing earth banks, vegetation etc.) from the area of new road. It should be noted that significant trees and certain types of vegetation may be left in place. The retention of a particular item is site specific and retained at the discretion of the Delegate, Licensing and Compliance. For any enquiries about this condition, please contact the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of use of each phase of the development</p>
<p>29) Provide internal signs and line markings generally in accordance with the approved drawings and documents, and in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p> <p>(a) Obtain detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's <i>"Subdivision and Development Guidelines"</i> showing the design of the sign and line marking work;</p> <p>(b) Construct the works in accordance with these engineering plans; and</p> <p>(c) Submit "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's <i>"Subdivision and Development Guidelines"</i>) certifying that the works have been completed in accordance with the detailed design and any approved modifications and that the works required by this condition are in accordance with <i>"Austroads"</i> and the <i>"Manual of Uniform Traffic Control Standards"</i>.</p> <p>GUIDELINE <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards.</i></p>	<p>Prior to the commencement of use of each phase of the development.</p> <p>Prior to lodging a development permit for building works</p>

31) Dedicate as road the following requirements:

(a) A 1.2 metre (minimum) widening along the Land Street frontage of the site;

GUIDELINE

This condition is imposed on development sites where new roads are required and/or where safety and capacity of existing and new roads are to be maintained. This requirement will necessitate the preparation of survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH: 3403 9050). For any other enquiries about this condition, please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.

Prior to the commencement of use of each phase of the development.

<p>32) Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <ul style="list-style-type: none"> (a) Construct a 7.0 metre wide type B2 permanent vehicular crossover to the Land Street frontage of the site and a 12.0 metre wide type C2 permanent vehicular crossover (with a type 1 centre island) to the Sylvan Road frontage of the site, in accordance with an approved detailed design; (b) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. [Construction of such pavement is to be certified by a Registered Professional Engineer of Queensland (RPEQ)]; (c) The driveways at grades shown on the approved plans and documents (or if not shown at grades not greater than those set out in "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy"); (d) Manoeuvring on site for taxis and vans, a Medium Rigid Vehicle(MRV)and a Refuse Collection Vehicle(RCV), and for the loading and unloading of these vehicles; (e) Parking on the site for 247 cars and for the loading and unloading of vehicles within the site; (f) Two of the above parking spaces are to be provided for people with disabilities; (g) A minimum 2.3 metres height clearance to all undercover car parking areas (Note, The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.); (h) A height clearance sign located at the entrance(s) to undercover car parking areas; (i) Unrestricted access for bona fide visitors to any visitor bay; (j) A directional visitor parking sign at the Land Street and Sylvan Road frontages of the site adjacent to or clearly visible from the vehicle entrance to the site; (k) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site; <p>GUIDELINE <i>The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The assessment of the approved plans of layout has adequately considered these requirements.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
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- 33)** Obtain written permission from the Engineering Delegate, Waterways Program, Urban Management Division, to build over or near the storm water drainage system, or, to relocate the storm water drainage system, at no cost to Council.
- (a) Submit engineering plans and calculations (if required), prepared by a Registered Professional Engineer Qld (RPEQ) and in accordance Council's *"Draft Guidelines for Building Over or Near Stormwater Facilities"* showing the manner in which it is intended to preserve the existing storm water drainage structures within the site from damage, obstruction or structural loading. Obtain approval for the design from the Engineering Delegate, Waterways Program, Urban Management Division.
- (b) Complete the works in accordance with the approved engineering plans.
- (c) Submit "As Constructed" plans including an asset register (if required) of any modified or relocated stormwater drainage structure or other Council asset. The plans are to be approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's *"Subdivision and Development Guidelines"*) and certified that the works have been completed in accordance with the approved design and any approved modifications.

GUIDELINE

This condition has been imposed to ensure that acceptable measures will be incorporated into the development to protect Council's existing stormwater drainage and/or structures. For any enquiries about this condition, please contact the Engineering Delegate, Waterways Program, Urban Management Division (pH. 3403 6848).

Prior to lodging a development permit for building works

Prior to the commencement of the use

<p>36) 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 Council's <i>"Subdivision and Development Guidelines"</i>.</p> <p>GUIDELINE <i>This condition is imposed to ensure that obsolete drainage outlets are removed from the kerb and footway area. For any enquiries about this condition, please contact the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>37) Submit for approval, and construct the development in accordance with, an amended hydraulics report prepared by Henwood Consulting Engineers Pty Ltd to demonstrate fully the hydraulic impact of the development and subject to the following additional requirements:</p> <ul style="list-style-type: none"> • Demonstrate that the proposed 525mm diameter pipe to the Brisbane River will completely mitigate the flooding effects of the development due to loss of storage. The effects of loss of storage to the local detention area is of most concern. The effects could be analyzed using a RAFTS model or similar to model storage. A stage discharge curve should be developed for the existing and proposed outlet pipes. A sensitivity check should be made by varying the stage discharge curve for the existing pipe to determine the effect of varying the outlet HGL of the existing 1050mm diameter outlet pipe, this would overcome the complexity of the downstream pipe system. • Inlets to the proposed pipe must be provided and the losses incorporated in the stage discharge relationship. • All fences proposed to be constructed across or over the overland flowpath are to allow the free passage of the overland flows; • Easements for overland flow and access purposes are to be granted free of cost and compensation to Council over those areas identified in the report; and • Provide certification to the Engineering Delegate, Licensing and Compliance Team West, that the development has been constructed in accordance with the approved amended hydraulic report. <p>GUIDELINE <i>This condition is required to ensure that the development provides the outcomes as determined in the previously approved hydraulic report. For enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>To be lodged prior to or concurrently with any other operational works application</p>
<p>38) Telecommunications agreement</p> <p>(a) Enter into an agreement with a telecommunication company to provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement to the Engineering Delegate, Licensing and Compliance Team West.</p> <p>GUIDELINE <i>For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>

<p>39) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's Guidelines for the "Provision of Underground Electricity in New Subdivisions".</p> <p>(a) Lodge electricity reticulation plans showing the proposed electricity services and obtain approval from the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans; and</p> <p>(c) Forward a copy of the agreement to the Engineering Delegate, Licensing and Compliance Team West, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>40) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Officer (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to the commencement of the use of each phase of the development.</p>
<p>41) Provide and/or Construct a temporary vehicle access and maintain any public utility services to Lot 24 on SP 114135.</p> <p>(a) Close the temporary vehicular access (in accordance with Council's "Subdivision and development Guideline") when permanent access frontage is designed and constructed as shown on the approved plan of layout.</p> <p>GUIDELINE <i>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development.</i></p>	<p>Prior to commencement of operational works/building works</p> <p>Within a period agreed to by the Delegate, Development Assessment</p>

<p>42) Close all existing redundant vehicular crossing(s) not shown on the approved plans that are associated with the development, and reinstate the kerb and channel, road pavement, footways and concrete footpaths, in accordance with Council's "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed when existing crossovers become redundant as a result of the new development.</i></p>	<p>Prior to the commencement of the use</p>
<p>43) Construct a permanent vehicular crossover(s) to the site.</p> <p>(a) Construct a 7.0 metre wide type B2 permanent vehicular crossover to the Land Street frontage of the site and a 12.0 metre wide type C2 permanent vehicle crossover(with a type 1 centre island) to the Sylvan Road frontage of the site, in accordance with Council's "Subdivision and Development Guidelines".</p> <p>(b) Obtain a permit from the Engineering Delegate, Licensing and Compliance to carry out such works within the road reserve;</p> <p>(c) Prior to the concrete pour for the construction of the permanent vehicular crossover(s) to the development, request an inspection by the Engineering Delegate, Licensing and Compliance to ensure the approved works will be constructed in accordance with Council's requirements.</p> <p>GUIDELINE <i>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that vehicular access to the site is designed and constructed to a standard suited to the demands created by the approved development. It is advantageous for the Developer to obtain the necessary driveway approvals and permit prior to commencing any site works to ensure the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Generally, the vehicular footway crossings for a site are to have a minimum 1 in 40 crossfall to the kerb and channel for the full width of the footway area. Ramping the driveway up or down to the pad level should occur within the subject site only. This will ensure that driveways do not channel stormwater overflow from the roadway into the subject property and additionally maintain safer pedestrian movement. For enquires about this condition, please contact the Engineering Delegate, Licensing and Compliance.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to site works/building works commencing</p> <p>Prior to undertaking the works</p>

- 44)** Construct external road works with any associated drainage and services in association with access to provide for a minimum 1.2 metre wide raised concrete median in Land Street for the full frontage of the site.
- (a) Submit functional layout plans showing the extent of external roadworks. Obtain approval from the Engineering Delegate, Development Assessment;
 - (b) Submit engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "*Subdivision and Development Guidelines*" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required). Obtain approval from the Engineering Delegate, Major Projects.
 - (c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance Team West, Development and Regulatory Services; and
 - (d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "*Subdivision and Development Guidelines*") certifying that the works have been completed in accordance with the approved design and any approved modifications.

Prior to the commencement of the use

Prior to undertaking the works

Prior to undertaking the works

GUIDELINE

*This condition is imposed when works within the road reserve are required, and to ensure that the required works are carried out in accordance with this approval and relevant standards. The work required by this condition is to be carried out in accordance with Council's "*Subdivision and Development Guidelines*".*

- 45)** Provide external signs and line markings and or modifications to external parking signs, bus facilities, parking meters and line markings as may be required by the approved development: Generally in accordance with the approved drawings and documents; In accordance with an approved detailed design; and/or In accordance with "Austroads" and the "Manual of Uniform Traffic Control Devices".
- (a) Submit detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "*Subdivision and Development Guidelines*" showing the design of the sign and line marking work. Obtain approval from the Engineering Delegate, Major Projects;
- (b) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance Team West, Development and Regulatory Services; and
- (c) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "*Subdivision and Development Guidelines*") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards".
- (d) Submit certification by a Registered Professional Engineer of Queensland (RPEQ) that the works required by this condition are in accordance with Austroads and the Manual of Uniform Traffic Control Devices.

GUIDELINE

This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If Council is to carry out the works, a minimum of six (6) weeks notice is required.

Prior to the commencement of the use

Prior to undertaking the works

- 46)** Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried in association with the approved development.

GUIDELINE

The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For any enquiries about this condition please contact the Engineering Delegate, Licensing and Compliance.

Prior to the commencement of the use of each phase of the development.

<p>47) Be responsible for internal (on-site) collection of refuse and recyclables from the development.</p> <p>(a) Enter into an agreement with Council's City Waste Services to provide a bulk bin collection service to the development;</p> <p>(b) The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces;</p> <p>(c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.</p> <p>(d) Forwarded a copy of the written agreement with City Waste Services to the Delegate, Licensing and Compliance Team West, Development and Regulatory Services.</p> <p>(e) Forwarded a copy of the written undertaking required to advise future owners/body corporate to the Delegate, Licensing and Compliance Team West, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that adequate arrangements are made for the collection of refuse and recyclables from the approved development. For any enquiries about this condition, please contact the Co-Ordinator of City Waste Contract Services, Mr Mal Brooks (pH: 3403 8610).</i></p>	<p>Prior to the commencement of the use</p> <p>To be maintained</p> <p>Prior to the commencement of the use & then to be maintained</p>
<p>48) Provide a water service with approved Council meter assembly and meter box to the boundary of the Common Property, in accordance with Council's "Water and Sewerage Reticulation Standards".</p> <p>(a) Submit engineering plans prepared by a registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development.). Obtain the approval from the Engineering Delegate, Technical Support Group, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Such construction is to be to a standard that is satisfactory to be accepted on and off maintenance.</p> <p>(d) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided at the rate of \$25.00 each. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to supply a water service and a meter to a development/Community Title development. The meter should be accessible to BCC employees or agents for the purpose of reading and maintaining the meter. The meter will become and remain property of the BCC.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>49) Obtain written permission from the Delegate, Licensing and Compliance Team West Development and Regulatory Services to build over or near a sewer, or to relocate the sewer at no cost to Council.</p> <p>GUIDELINE <i>This condition is imposed so that the council does not incur costs associated with the erection of a building over a sewer. To avoid unnecessary expense and delay, the Council strongly recommends that the developer apply for permission prior to the lodgement of any further development applications. For any enquiries about this condition, please contact the Delegate, Licensing and compliance, Development and Regulatory services.</i></p>	<p>Prior to lodging a development permit for building works</p>

<p>50) Replace the existing combined drain/s by constructing additional sewerage connection(s) drain(s) and sewer(s) in accordance Council's "Water and Sewerage Reticulation Standard".</p> <p>(a) Pay to Council the cost of drawing the new drainage plan for all affected properties;</p> <p>(b) Submit engineering plans prepared by a registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain the approval from the Engineering Delegate, Major Projects, Development and Regulatory Services;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services;</p> <p>(d) Submit "As Constructed" plans including an assest register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed where a combined drain is required to be replaced with sewer reticulation and separate sewerage connections to each property as a result of the development. For any enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
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<p>51) Provide a minimum 150 mm diameter connection and a common drain to serve the development designed and constructed in accordance with approved engineering plans and Council's "Water and Sewerage Reticulation Standards". NB. The size of the connection shall be determined by the total number of fixture units. Such works are to ensure connection to a sewer with adequate capacity or to provide an upgrade to an existing sewer or a new sewer to be provided.</p> <p>(a) Submit engineering plans prepared by a registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain the approval from the Engineering Delegate, Major Projects, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services;</p> <p>(d) Submit "As Constructed" plans including an assest register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications;</p> <p>GUIDELINE <i>This condition is imposed to provide a separate new sewerage connection to the development. For any enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
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**** End of Conditions ****