

Dedicated to a better Brisbane

18 July 2025

Josling Street Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Josh Daley

Application Reference: A006604044
Address of Site: 6 JOSLING ST TOOWONG QLD 4066
Applicant's Ref: 24-8319

Dear Josh

RE: Decision notice pursuant to section 63 of the *Planning Act 2016*

I am pleased to inform you that your development application has been approved as indicated in the attached decision notice. This approval must be carried out in accordance with the attached development approval package.

In addition to this approval you may also be required to obtain a water approval from the Central SEQ Distributor Retailer trading as Urban Utilities.

Infrastructure charges notices have been issued for the approved development pursuant to the *Brisbane Infrastructure Charges Resolution (No. 14) 2025*, the infrastructure charges notice accompanies this decision notice.

An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Urban Utilities may issue this infrastructure charges notice following this decision notice.

Included is a table of appeal rights under the *Planning Act 2016* advising you of appeal rights to the Planning and Environment Court or a tribunal.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Dominic Hudson
Senior Urban Planner
Planning Services North
Phone: (07) 3178 0229
Email: Dominic.Hudson@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice

(Section 63 (Notice of decision) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on **18 July 2025** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A006604044
Application Made Date: 01 October 2024
Properly Made Date: 01 October 2024

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Building Work (ref DABW454140424)
Nature Application: Development Permit
Activity: multiple dwelling and short-term accommodation
Description of Proposal: Multiple Dwelling and Short Term Accommodation (43 units)
Stage:

Aspect of Development: DA - PA - Material Change of Use (ref DAMC454140524)
Nature Application: Development Permit
Activity: Short Term Accommodation and multiple dwelling
Description of Proposal: Multiple Dwelling and Short Term Accommodation (43 units)
Stage:

APPLICANT DETAILS

Applicant: Josling Street Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

SITE DETAILS

Address of Site: 6 JOSLING ST TOOWONG QLD 4066, 73 BRISBANE ST TOOWONG QLD 4066
Real Property Description: L2 RP.66363, L4 SP.259812
Zone: LOW MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE
Owner: Josling Street Pty Ltd, Josling Street Pty Ltd
Ward: Walter Taylor

TYPE OF APPROVAL

Carry Out Building Work – Development Permit (ref DABW454140424)
Material Change of Use – Development Permit (ref DAMC454140524)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval may be affected by the declaration of an applicable event by the Minister under Part 4B, Chapter 7 of the *Planning Act 2016*.

The currency period for this development approval (inclusive of all of its parts) will end on **18 October 2031**.

This development approval (inclusive of all of its parts) lapses at midnight on the above stated date if:

- for a material change of use, the first change of use does not happen;
- for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or
- for any other development (including building work, operational work and any early referral agency response), the development does not substantially start; or
- for any development approval made up of two or more different parts, each part which does not fulfil the measures stated above for material change of use, reconfiguring a lot, or any other development.

The currency period is determined by Council pursuant to section 85 of the *Planning Act 2016*.

FURTHER DEVELOPMENT PERMITS

No further development permits are required to carry out the development.

ASSESSMENT OF CONDITION COMPLIANCE

There are no requirements for assessment of compliance with conditions for this development.

REFERRAL AGENCIES

No referral agencies were identified for this application.

CONDITIONS

This approval is subject to conditions included in the attached development approval package which includes:

- conditions imposed by Council as assessment manager

SUBMISSIONS

Submissions were received for this application. A list of the name, residential or business address and electronic address of each principal submitter is attached. The appeal period for a submitter of a properly made submission does not commence until the applicant's appeal period has ended or the applicant gives to the Council written notice that the applicant does not intend to make change representations about the conditions of the development approval.

If, within 1 year after a development application (the original application) lapses or is withdrawn, another development application that is not substantially different from the original application (the later application) is made, any properly made submission for the original application is taken to be a properly made submission for the later application.

An eligible submitter for a development application, or a change application, is entitled to appeal this decision or elect to become a co-respondent by election for an appeal in circumstances described in Schedule 1 of the *Planning Act 2016*.

Pursuant to section 71 of the *Planning Act 2016*, this development approval does not take effect until the submitters' appeal period has ended or, if an appeal about the approval is started and subject to the outcome of the appeal – approval starts to have effect when the appeal ends.

APPEAL RIGHTS

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.

Decision Notice – Infrastructure Charges

(Section 121(3) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given pursuant to section 121(3) of the *Planning Act 2016*. The decision to give the infrastructure charges notice on **18 July 2025** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A006604044
Application Made Date: 01 October 2024
Properly Made Date: 01 October 2024

APPLICANT DETAILS

Applicant: Josling Street Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

SITE DETAILS

Address of Site: 6 JOSLING ST TOOWONG QLD 4066, 73 BRISBANE ST TOOWONG QLD 4066
Real Property Description: L2 RP.66363, L4 SP.259812
Zone: LOW MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE
Owner: Josling Street Pty Ltd, Josling Street Pty Ltd
Ward: Walter Taylor

APPEAL RIGHTS

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.

DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Dominic Hudson

SITE:

Address of Site:	6 JOSLING ST TOOWONG QLD 4066, 73 BRISBANE ST TOOWONG QLD 4066
Real Property Description:	L2 RP.66363, L4 SP.259812
Area of Site:	1799 m ²
Zone:	LOW MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE
Name of Ward:	Walter Taylor, Walter Taylor

APPLICATION:

Aspects of Development:	DA - PA - Building Work – Development Permit
Aspects of Development:	DA - PA - Material Change of Use – Development Permit
Description of Proposal:	Multiple Dwelling and Short Term Accommodation (43 units)
Applicant:	Josling Street Pty Ltd C/- Urban Strategies Pty Ltd PO Box 3368 SOUTH BRISBANE QLD 4101
Application Reference:	A006604044
Application Made Date:	01 October 2024

DECISION on development application

1. Having considered the application and assessment detailed above, I am satisfied that the application accords with the requirements of the *Planning Act 2016* where applicable and as such:
 - (a) approve the application in accordance with the attached development approval package
 - (b) approve the infrastructure charges in accordance with the attached Infrastructure Charges Notice

And direct that:

2. the applicant be advised of the decision
3. the Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given
4. the Central SEQ Distributor-Retailer Authority be advised of the decision
5. the local Ward Councillor be advised of the decision
6. the submitters be notified of the decision at the expiration of the applicant's appeal period
7. the notice about the decision be published on the website.

Dated 18 July 2025




Cameron Rush
Principal Urban Planner
Planning Services North
As DELEGATE of Council

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

BCC DS
RECEIVED
03-JUN-2026
APPLICATION REF
A007041733

APPLICATION DETAILS

This package relates to the application detailed below 

Address of Site:	6 JOSLING ST TOOWONG QLD 4066 73 BRISBANE ST TOOWONG QLD 4066
Real Property Description of Site:	L2 RP.66363 L4 SP.259812
Aspects of development and type of approval:	DA - PA - Building Work Development Permit - multiple dwelling, short-term accommodation DA - PA - Material Change of Use Development Permit - Short Term Accommodation, multiple dwelling
Council File Reference:	A006604044 Permit Reference Number/s: DABW454140424; DAMC454140524.
Package Status:	APPROVED - Version 1 (18th of July, 2025 10:58:08 AM)
Package Generated:	18/07/2025

PROJECT TEAM

The assessment of this application has been undertaken by:

Harrison GORDON-BROWN Senior Urban Planner Planning Services North Harrison.GordonBrown@brisbane.qld.gov.au (07) 3178 2507	Cameron RUSH Principal Urban Planner Planning Services North Cameron.Rush@brisbane.qld.gov.au (07) 3407 0850	Dalia LUCHA Technical Officer Engineering Services North Dalia.Lucha@brisbane.qld.gov.au 07 3178 8911
Sarah AINSWORTH Urban Designer Architecture Team Sarah.Ainsworth@brisbane.qld.gov.au +617 3178 2143	Lani ROBERTS Landscape Architect Landscape Architecture Team Lani.Roberts@brisbane.qld.gov.au 3403 8888	Eric OWEN Senior Technical Officer Engineering Services South eric.owen@brisbane.qld.gov.au (07) 3178 5195
Fabienne Michelle YU Principal Environmental Management Officer - Air Quality Environmental Management Services Michelle.Yu@brisbane.qld.gov.au 07 3403 0258	Dominic HUDSON Senior Urban Planner Planning Services North Dominic.Hudson@brisbane.qld.gov.au (07) 3178 0229	

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Demolition Plan	DA-040 Rev 3	23-APR-2025 (Received)
Site Plan	DA-050 Rev 8	23-APR-2025 (Received)
Basement 2	DA-098 Rev 13	23-APR-2025 (Received)
Basement 1	DA-099 Rev 14 (Amended In Red 23-MAY-2025)	23-APR-2025 (Received)
Level 1 (Ground)	DA-100 Rev 11 (Amended In Red 23-MAY-2025)	23-APR-2025 (Received)
Typical Floor Plan - Level 2-4	DA-101 Rev 11	23-APR-2025 (Received)
Floor Plan - Level 5	DA-104 Rev 5	23-APR-2025 (Received)
Elevations	DA-200 Rev 6	23-APR-2025 (Received)
Elevations	DA-201 Rev 5	23-APR-2025 (Received)
Sections - 1	DA-300 Rev 11	23-APR-2025 (Received)
Sections - 2	DA-301 Rev 5	23-APR-2025 (Received)
Sections - 3	DA-302 Rev 5	23-APR-2025 (Received)
Siteworks and Drainage Layout	DA-C030 Rev B (Amended In Red 23-MAY-2025)	23-JAN-2025 (Received)
Schematic Design	SD-01 Issue F (Amended In Red 23-MAY-2025)	23-APR-2025 (Received)
Landscape Plan - Ground	SD-02 Issue F (Amended In Red 23-MAY-2025)	23-APR-2025 (Received)
Landscape Plan - Levels 2-5	SD-03 Issue F	23-APR-2025 (Received)
Landscape Plan - Roof Terrace	SD-04 Issue F	23-APR-2025 (Received)
Landscape Sections	SD-05 Issue F	23-APR-2025 (Received)
Landscape Sections	SD-06 Issue F	23-APR-2025 (Received)
Indicative Plant Palette	SD-07 Issue F	23-APR-2025 (Received)
Roof Plan	DA-105 Rev 9	23-APR-2025 (Received)
Indicative Character	SD-08 Issue F	23-APR-2025 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Building Work
Activity(ies):	multiple dwelling short-term accommodation
Stage:	

General/Planning Requirements

	Timing
<p>1) Maintain the Approved Development</p> <p>Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p>2) Approved Drawings and Documents</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>3) Carry Out the Approved Development</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>4) Complete All Building Work</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

Engineering

	Timing
<p>5) On-site Erosion (Medium Risk)</p> <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).</p>	As indicated

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

5(a) Manage earth disturbance on-site

(i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth.

(ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas.

(iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water pollutant concentration release limits of:

A. 50mg/L TSS (Total Suspended Solids);

B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU, or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services;

As indicated

C. pH between 6.5 and 8.5 at all times.

(iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops.

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

5(b) 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

(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

Timing: Prior to commencement of any earth disturbing activities.

5(c) Prepare Erosion and Sediment Control Plan Plan

As indicated

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

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

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

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

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

5(d) Attend a pre-start meeting

Arrange and attend a pre-start meeting for Erosion and Sediment Team, Compliance and Regulatory Services (CARS).

All relevant documentation, including the certified erosion and sediment control plan and the certified design certificate must be submitted with the request.

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

- A minimum 10 working days' notice is required.

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

As indicated

5(e) Implement Certified Erosion and Sediment Control Plan

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

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

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

As indicated

6) Information Signage

Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:

- a) The sign should provide a brief description of the development proposed;
- b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:
 - Developer;
 - Project Coordinator;
 - Architect/Building Designer;
 - Builder;
 - Civil Engineer;
 - Civil Contractor/s; and
 - Landscape Architect;
- c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;
- d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;
- e) The maximum area of the sign is to be 2.0m²;
- f) The sign is to be positioned as follows:

As indicated

<ul style="list-style-type: none"> - located centrally along each road frontage of the site to Josling 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; <p>g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;</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>	
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<p>7) Basement Excavation and Support</p> <p>Basement excavation and support of all exposed walls must be carried out in accordance with the relevant Brisbane Planning Scheme Codes and the requirements of this condition.</p> <p>7(a) Prepare Engineering Drawings</p> <p>Engineering drawings for the work required by this condition must be prepared and certified by a Registered Professional Engineer Queensland (Structural), in accordance with the relevant Brisbane Planning Scheme Codes detailing the design of the proposed excavation as well as proposed temporary and permanent support (if no temporary proposed) systems.</p> <p>The design must include at least the following:</p> <ul style="list-style-type: none"> - The location (in plan and section) of the proposed excavation; - Detailed design of proposed temporary support of the excavation; - If no temporary support is proposed then detail design of the proposed permanent support of the excavation; - Any retention system, including associated drainage, is to be wholly contained within the site unless written approval has been obtained from the affected neighbouring property owner; - The existing and proposed finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the excavation; - Protection of adjoining properties and roads from adverse impacts as a result of Building Works; - All existing Brisbane City Council stormwater lines and Maintenance Holes, including depths of Maintenance Holes and clearances to retention structures is to be shown. <p>Where ground or rock anchors are proposed as a temporary support (Note: permanent anchors are not acceptable) the design must include the following in addition to the above:</p> <ul style="list-style-type: none"> - Anchor position/s and length/s (in elevation view and sectional view); - Where the anchoring system is proposed to encroach into a neighbouring property, written approval is to be obtained from the affected property owner; - Plans must show the location of the ground anchors in relation to all existing services and public utilities. The cost of relocating any existing services, public utilities or BCC assets is the responsibility of the Developer. <p>Notes:</p> <ul style="list-style-type: none"> - The Earthworks drawings are not required to be submitted for Council approval. 	<p>Prior to building work commencing</p> <p>As indicated</p>
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- Where any ground anchors or rock bolts are proposed within 10metres in the vertical plane of a UU sewer, UU water main, BCC stormwater line or combined sanitary drain, assessment will be required against the QDC section MP1.4 by the building certifier.
- Ground anchors are not to be located closer than 1.0m vertically or 1.0m horizontally from existing or proposed Council Infrastructure.
- If the basement excavation impacts on the road reserve, the developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services.
- Where public utilities such as UU \uparrow sewer or water infrastructure, electricity, telecommunication or gas infrastructure will be affected advice must be obtained from the respective utility owner.

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

7(b) Implement Certified Engineering Drawings

Construct and maintain the basement excavation and proposed support system in accordance with the above certified engineering drawings.

Note: A copy of the certified engineering drawings must be available on- site for inspection by Council Officers during these works.

Timing: While basement excavation and support system installation is occurring.

As indicated

7(c) Submit Post Construction Certification

Submit certification by a Registered Professional Engineer Queensland that the basement excavation and support have been installed in compliance with the certified engineering drawings, the relevant Brisbane Planning Scheme Codes and the requirements of this condition.

Where ground or rock anchors have been installed, submit certification by a Registered Professional Engineer Queensland (Geo-technical) that all anchors have been de- stressed.

Timing: Prior to building work commencing above ground.

As indicated

8) CBD/City Frame Construction Management Plan

Carry out development in accordance with a Construction Management Plan (CMP) prepared in accordance with the Central Business District and City Frame Development Services Construction Management Guidelines and the requirements set out in this \uparrow condition.

The construction access and methodology must ensure no impacts to the operation of the bus stop along the site frontage.

The footpath areas along the full frontage of the site must remain open and unobstructed, and impacts are to be contained within the site wherever possible. If footpath closures are demonstrated to be required with no reasonable alternative, overnight or outside of hours closures would be required to be considered.

Note: This condition imposes restrictions on development construction management to regulate increased truck access, on street work zone and closures and all associated activities in the CBD and City Frame

While site/operational/building work is occurring

as a result of major State and Local Government infrastructure projects occurring in Brisbane.

8(a) Submit Construction Management Plan

As indicated

Submit to, and obtain approval from, Development Services a Construction Management Plan for the demolition, excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components.

The Construction Management Plan must be in accordance with the Central Business District and City Frame Development Services Construction Management Guidelines and the relevant Brisbane Planning Scheme Codes and address the following:

- (i) Provision for pedestrian management including acceptable alternative DDA compliant pedestrian routes (adjacent to or surrounding the site);
- (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);
- (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within external to the site;
- (iv) Details of all proposed work zones and/or lane closures, including justification;
- (v) Location and design of temporary vehicular construction access points, including frequency of use;
- (vi) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;
- (vii) Provision for loading and unloading of materials including the location of any remote loading sites;
- (viii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (ix) 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);
- (x) Location of proposed employee and visitor parking areas;
- (xi) Anticipated staging and programming;
- (xii) 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;
- (xiii) Complaint management processes to be implemented; and
- (xiv) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.

Note: Pre-approval of work zones and/or lane closures associated with construction of the development will be managed by Development Services however the Construction Management Plan must be supported by "approvals in principle" or written approvals from other relevant Council sections or other governing

bodies responsible for any other potentially impacted infrastructure.

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

8(b) Construction Management Plan - Dilapidation Report

Submit a dilapidation report to engineeringservices@brisbane.qld.gov.au detailing the pre-existing condition of the roadway, both footways, both verges and Council infrastructure, including vegetation, for 100m from the site entry in both directions or to the next street intersection (if less than 100m from the site entry) in both directions.

As indicated

Timing: Prior to the pre-start meeting.

8(c) Construction Management Plan - Associated Activities in Road Reserve

Obtain relevant approvals, as listed in part (a) of this condition, to carry out any works within the road reserve required by the approved Construction Management Plan identified in the Central Business District and City Frame Development Services Construction Management Guidelines.

As indicated

Note: All fees must be paid in full prior to any permit being granted by Council. Council may revoke any permits at any time for non-compliance with requirements or if it considers that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are likely to be compromised during the construction phase.

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

8(d) City Frame Construction Management Plan - Documentation on Site

Legible copies of the approved CBD Construction Management Plan and current permits must be kept on site and be made available on request At all times.

As indicated

The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition.

Timing: While site/operational/building work is occurring.

8(e) Construction Management Plan - Works to be Performed Out of Hours

Obtain an approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.

As indicated

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

8(f) Implement Approved Construction Management Plan

Carry out the development in accordance with the approved CBD/City Frame Construction Management Plan.

While site/operational/building work is occurring

9) Protect Existing Infrastructure

Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure.

While site/operational/building work is occurring

<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>9(a) As Constructed Drawings - Alterations to Existing Infrastructure</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> <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: 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>10) Existing Council Public Transport Facilities Bus Stops and Shelters</p> <p>Ensure all existing public transport facilities are maintained and that the function of those facilities are uninterrupted by the development, in accordance this condition.</p> <p>10(a) Request Arrangement</p> <p>Enter into an arrangement with Council's Transport Planning and Operations Branch to manage and maintain the function of Bus Stops and Shelters.</p> <p>Timing: Prior to site/operational/building work commencing.</p> <p>10(b) Implement Arrangement</p> <p>Implement the arrangement made with Council's Transport Planning and Operations Branch.</p> <p>Timing: While site/operational/building work is commencing.</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p> <p>While site/operational/building work is occurring</p>
<p>11) Remove Improvements & Obstructions from Truncation and Dedication</p> <p>Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the dedicated road, and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.</p> <p>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</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>Utilities permission is required if water supply and sewerage services are affected.</p> <p>Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.</p> <p>PROOF OF FULFILMENT <i>Certification from a Registered Surveyor (Qld) or Registered Professional Engineer Queensland that the above work has been completed 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.</i></p>	
<p>12) Filling and / or Excavation (Minor)</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>12(a) Prepare Earthworks Drawings</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"> - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - The existing and future finished levels in reference to the Australian Height Datum (including cross- sections or long sections into the adjacent properties); - 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 adverse impacts as a result of proposed works. - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. <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>12(b) Implement and Maintain the Earthworks</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>13) Repair Damage to Kerb, Footpath or Road</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>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>13(a) Interim Repairs</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>As indicated</p>
<p>14) Retaining Walls</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"> - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: <ul style="list-style-type: none"> - 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. <p>NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council’s definition of a LPD.</p> <p>14(a) Certification of Retaining Walls</p> <p>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.</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>15) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<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>

- ii. Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition.
- iii. Manoeuvring on site for a Refuse Collection Vehicle (RCV), Medium Rigid Vehicle (MRV) and for the loading and unloading of vehicle(s). A minimum height clearance of 4.054m is to be provided and maintained for all onsite car parking areas required to be accessed by service vehicles.
- iv. For the Multiple dwelling /Short term accommodation development, provide parking on the site for 65 x resident/tenant cars, 10 x visitor cars (including 1 x parking spaces for people with disabilities) and for the loading and unloading of vehicle(s) within the site.
- v. Provide and maintain 50 x secure resident bicycle parking spaces and 13 x lockable visitor bicycle parking spaces.
- vi. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these 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).
- vii. 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.
- viii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.
- ix. 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.

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 and then to be maintained.

16) Basements in Flood Planning or Coastal Hazard Areas

Design and construct all basements affected by flooding within the Brisbane River or Creek/Waterway Flood Planning Areas or Coastal Hazard Areas, including stormwater, electrical and sanitary facilities, in accordance with the following:

- i) All ventilation openings, driveway entry/exit ramps and pedestrian entrances into the basement must be constructed to achieve the minimum flood planning levels identified in the relevant Brisbane Planning Scheme Codes to prevent the ingress of floodwaters into the basement
- ii) The basement subsoil drainage and associated stormwater drainage/flow management must be designed by a Registered Professional Engineer Queensland (RPEQ) to manage the expected sub-surface flow rate resulting from flooding at the highest defined flood event and/or tidal waters (where applicable).
- iii) Where any part of a basement is below 2m AHD or subject to saline groundwater conditions, a RPEQ must certify that the design of

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

concrete structures is suitable to withstand the corrosive effects of saline water for the design life of the structure.

- iv) The basement is to maintain structural integrity during a flood, with walls and floors designed to resist hydrostatic pressures.
- v) All stormwater pump systems must have backflow prevention devices and designed with a discharge point that will gravity drain into a Council stormwater system, or other Lawful Point of Discharge.
- vi) All sewer connections must include backflow prevention devices.
- vii) All roofwater drainage is to be directed to a lawful point of discharge via gravity drainage, not directed into the basement.

Note: Basement means a space:

- (a) between a floor level in a building and the floor level that is immediately below it; and
- (b) no part of which is more than 1m above ground level.

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland that the development has been designed and constructed in accordance with this condition.

16(a) Submit Certification to Council

Submit to Development Services certification by a Registered Professional Engineer Queensland that the stormwater, subsoil drainage, structural design and sewer hydraulic design, specifications and drawings for the basement construction is in accordance with the requirements of this condition.

As indicated

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

16(b) Submit As Constructed Drawings to Council

Submit to Development Services As Constructed drawings certified by a Registered Professional Engineer Queensland (RPEQ) showing the surveyed basement entry levels, subsoil drainage details and where relevant, an RPEQ certified pump design with backflow prevention details.

As indicated

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

17) Floodproof Basements

Where a basement is required to be substantially impermeable to floodwaters (eg. essential services are located within a basement or room located below the highest flood level affecting the site in an area affected by the Brisbane River Flood Planning Areas, Creek/Waterway Flood Planning Areas or Coastal Hazard Area), the building is to be designed and constructed to provide either:

i) A substantially impermeable tanked basement that is designed to prevent the basement being flooded during a 1% AEP River or Creek/Waterway flood event, or a 1% AEP Storm Tide flood event. All walls and floors are to be designed by a Registered Professional Engineer Queensland (Structural) to resist hydrostatic pressures expected.

OR

ii) A subsoil drainage system and pump system designed by a Registered Professional Engineer Queensland and constructed to prevent the basement

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

from flooding and meet the following:

- a) The pump system is to utilise a duty and standby pump system that is sized to manage the expected sub-surface flow rate resulting from flooding at the highest defined flood event and/or tidal waters (where applicable)
- b) The pumps are connected to a backup power supply that is located above the highest defined flood level. The backup power supply is not to be located in the basement.
- c) The backup power supply is to be a battery (ideally connected to a solar system that can operate with mains power disconnected to recharge and run pumps and other essential services), fuel or gas power source. The battery capacity, generator size and/or fuel storage must be sufficient to run the pumps for a minimum 48h period where the site is affected by the Brisbane River Flood Planning Areas. Where fuel storage is required it must be clearly shown on plans and volume specified.

Notes:

Basement means a space:

- (a) between a floor level in a building and the floor level that is immediately below it; and
- (b) no part of which is more than 1m above ground level.

Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables (excluding basement lighting), high voltage cables, lift motors, car stackers, and lift or pump controls.

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland that the development has been designed and constructed in accordance with this condition.

17(a) Submit Certification to Council

Provide to Development Services certification from a Registered Professional Engineer Queensland (Structural) that the basement has been designed and constructed to prevent floodwaters from entering the basement and ensure structural integrity during a defined flood event, in accordance with the requirements of this condition.

As indicated

Note: This certification is only required to be provided where a tanked, substantially impermeable basement design is being provided.

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

17(b) Certification to Council

As indicated

Submit to Development Services certification by a Registered Professional Engineer Queensland that the stormwater, subsoil drainage, pump and backup power supply has been designed and constructed in accordance with the requirements of this condition in order to prevent the basement from flooding during a 1% AEP River or Creek/Waterway flood event, or a 1% AEP Storm Tide flood event.

Note: This certification is only required to be provided where a subsoil drainage and pump system has been provided in lieu of a tanked, substantially impermeable basement.

<p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	
<p>18) Flood Emergency Management Plan</p> <p>Prepare, implement and maintain a Flood Emergency Management Plan (FEMP) in accordance with the requirements of this condition.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Flood Planning Scheme Policies.</p> <p>18(a) Prepare and Certify a Flood Emergency Management Plan</p> <p>Submit to Development Services a Flood Emergency Management Plan (FEMP) for the approved development prepared and certified by a Registered Professional Engineer Queensland with experience in flood risk management.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection.</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>19) Minimum Flood Planning Levels</p> <p>Design and construct all building pad levels, floor levels and ancillary structures to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes and the approved drawings and documents.</p> <p>The minimum habitable floor level must be 7.9 metres AHD.</p> <p>The minimum basement carpark entry level must be 6.0 metres AHD.</p> <p>The minimum level for essential electrical services must be 7.9 metres AHD.</p> <p>The basement levels must be waterproofed to a minimum level of 6.0m AHD.</p> <p><i>PROOF OF FULFILMENT</i> <i>As-Constructed drawings prepared by a Registered Surveyor (Qld). The Registered Surveyor (Qld) must certify that the development has been constructed 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.</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>20) Residential Refuse Collection - On Site</p> <p>Provide for the installation and collection of refuse/recycling bins by Brisbane City Council's Waste and Resource Recovery Services.</p> <p>20(a) Arrange Refuse Collection</p> <p>Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p> <p>20(b) Indemnify Council</p> <p>The owner and any subsequent owner must, by approved form to Waste and Resource Recovery Services, indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p>	<p>At all times</p> <p>As indicated</p> <p>As indicated</p>

<p>Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council and then to be maintained.</p> <p>20(c) Notify Future Owner</p> <p>The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provide for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership.</p>	<p>As indicated</p>
<p>21) Refuse Storage - On Site Collection</p> <p>Provide a roofed and wholly screened refuse enclosure utilising materials consistent with the development or a dedicated refuse storage room, as shown on the approved plans and documents.</p> <p>The enclosure/refuse storage room must be of a design to accommodate the quantity of refuse and recycling including source separation to allow for low servicing collection of the development.</p> <p>Bins must be located in an area which allows them to be manoeuvred from the bin storage area to the designated internal collection point.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>22) Land for Transport Network - Road (Non- trunk)</p> <p>Dedicate as road land shown as new road (non-trunk) on the Approved Level 1 (Ground) Plan Drawing No. DA-100 (amended in red 23/05/2025), including the following:</p> <p>i. A widening along the full length of the Josling Street frontage of the site to achieve a minimum verge width of 3.75m measured from the nominal face of kerb to the ultimate property boundary.</p> <p>Note: This condition is imposed under section 145 of the Planning Act 2016.</p> <p>22(a) Submit Plan of Subdivision</p> <p>Submit to, and obtain approval from, Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition.</p> <p>Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition.</p> <p><i>PROOF OF FULFILMENT</i> <i>The plan of subdivision is to clearly show the dimensions of the land dedication(s) required by this condition and certification by a registered surveyor (Qld) is to be provided that the plan of survey meets the requirements of this condition.</i></p> <p>22(b) Lodge Notated Plan</p> <p>Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority.</p> <p>Timing: Prior to commencement of use.</p> <p><i>PROOF OF FULFILMENT</i> <i>Evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.</i></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>23) Remove Redundant Drainage Outlets</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>24) All Basements - Stormwater Runoff</p> <p>Design and construct basements to manage stormwater runoff in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p> <ul style="list-style-type: none"> (i) All stormwater pump systems must be designed to gravity drain to a Council stormwater system. (ii) The driveway into a basement must be designed and constructed to minimise local driveway stormwater runoff entering the basement. The drainage must be designed to capture runoff from a 10% AEP rainfall event and gravity drain to a lawful point of discharge. (iii) Vehicle access into any basement from a Council road will require the basement driveway to ramp up a minimum of 200mm, above adjacent road channel invert, to maintain road major flow capacity. (iv) All roofwater drainage is to be directed to a lawful point of discharge via gravity drainage, not directed into the basement. (v) Any stormwater within a basement that connects via gravity drainage directly to a council pipe or manhole must incorporate backflow prevention devices. <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland that the development has been designed and constructed in accordance with this condition.</i></p> <p>24(a) Submit Certification to Council</p> <p>Submit to Council certification by a Registered Professional Engineer Queensland that the stormwater, subsoil drainage, specifications and drawings for the basement construction is 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>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>25) Ponding of Stormwater</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>

26) 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 a lawful point of discharge, being the existing stormwater chamber to the rear of the site generally as shown on the **Approved Siteworks and Drainage Layout Plan DA-C030 Revision B (amended in red 23/05/2025)**.

The stormwater pipe(s) are to be 375mm RCP as a minimum.

The approved plans, and the above pipe size are conceptual only, and may be subject to further amendments as determined to be required as part of detailed drainage plans being prepared by an RPEQ.

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

27) Sealing of Abandoned Existing Sewer Property Connection

Permanently seal the existing sewer property connection, which will be built over or not reused to serve the proposed development.

Note: Connection permanently abandoned to the satisfaction of the Manager, Plumbing Services or the Delegate, Development Services.

Prior to site/operational/building work commencing


28) Service Conduits and Mains

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

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

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

<p>Note:</p> <ul style="list-style-type: none"> - 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. <p>28(a) Submit As Constructed Drawings</p> <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>As indicated</p>
<p>29) Telecommunications</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"> - 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. - 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. 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>30) Agreement with Electricity Supplier</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>31) Water and Wastewater</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to</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>commencement of use, whichever comes first</p>
<p>32) Redundant Driveway Crossover</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>
<p>33) Permanent Driveway Crossover</p> <p>Provide a modified 6.2 metre wide Type B1 permanent driveway crossover to the Josling Street frontage of the site, with a reduced splay width of 0.8 metres wide on the southern side of the site frontage (ensuring that the splay is contained within the projected side property boundary); 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 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>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>

Standard Advice

	Timing
<p>34) Construction Noise and Dust Emissions</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. The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> 1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- <ul style="list-style-type: none"> - includes a person carrying out building work under an owner-builder 	<p>As indicated</p>

<p>permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</p> <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>35) Further Development Permit Required</p> <p>Further Development Permit(s) to carry out assessable building work under the Building Act may be required.</p>	As indicated
<p>36) Currency Period</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>37) Damage to Trees on Adjoining Land</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>38) Fire Ant Movement Controls</p> <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>	As indicated
<p>39) Flood Resilience and Awareness</p> <p>This advice is provided for buildings that are on sites that are subject to the flood overlay, as shown within City Plan 2014.</p> <p>Council makes decisions to minimise flood risk based on the best information available at the time of the development application. Flood studies and applicable flood levels may be updated by Council overtime where new flood information is available or changes to engineering standards/methodology have occurred. Flood levels for various flood events and flooding types are outlined in Council's Floodwise Property Reports available from Councils website.</p>	As indicated

The minimum flood planning levels that apply to new development do not necessarily mean that the development will never flood. Therefore, when choosing materials for building on sites that are known to be affected by flooding, regardless of whether it is constructed to the minimum flood planning level, it is recommended that flood resilient materials are used to improve the speed of recovery and reduce the cost of repairs if required.

For more information refer to:

Council's website at <https://www.brisbane.qld.gov.au/community-and-safety/community-safety/disasters-and-emergencies/be-prepared/flooding-in-brisbane/flooding-support-for-residents/flood-resilient-homes-program>

Queensland Reconstruction Authority "Flood Resilient Building Guidance for Queensland Homes"<https://www.qra.qld.gov.au/resilient-homes/flood-resilient-building-guidance-queensland-homes>

40) Cultural Heritage

Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.

The Duty of Care Guidelines gazetted pursuant to the *Aboriginal Cultural Heritage Act 2003* provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.

For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).

As indicated

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	Short Term Accommodation multiple dwelling
Stage:	

General/Planning Requirements

	Timing
<p>41) Landscaping of Vacant Site</p> <p>If construction for the approved development does not commence within 3 months of the demolition of the existing building(s) on site, the site must be covered in grass in accordance with the approved drawings and documents.</p> <p>Timing: Within 3 months of the demolition of the existing building(s).</p>	As indicated
<p>42) Attend a pre-start meeting</p> <p>Arrange and attend a pre-start meeting with Building and Construction Management Team, Development Services.</p> <p>Council will only attend the pre-start meeting once all applicable compliance fees have been paid.</p> <p>Note: To request a pre-start meeting and associated lodgement requirements, refer to Council's website and search 'Pre-start meeting'.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	As indicated
<p>43) Car Parking</p> <p>The car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must not be made available to the general public and there must not be signage erected on or in the vicinity of the site advertising the availability of car parking to the general public.</p>	At all times
<p>44) Maintain the Approved Development</p> <p>Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p>45) Restriction to Vehicular Access</p> <p>Vehicle access to the approved development must be in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>No vehicular access is permitted via Brisbane Street.</p>	At all times
<p>46) Approved Drawings and Documents</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>	While site/operational/building work is occurring

<p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	
<p>47) Carry Out the Approved Development</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>	<p>While site/operational/building work is occurring</p>
<p>48) Complete All Operational Work</p> <p>Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>49) Complete All Building Work</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>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>50) Visitor Parking</p> <p>Visitor car parking spaces must:</p> <ul style="list-style-type: none"> - Be clearly labelled as 'Visitor Parking'; - Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure; and - Provide 24 hour unrestricted access for all bona fide visitors to the whole site. 	<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>

Architecture

	Timing
<p>51) External Details</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>52) Overall Height</p>	<p>While site/operational/building work is occurring and then to be</p>

condition.	
<p>57) Screen Air Conditioning and Other Plant Enclosures</p> <p>Install and maintain suitable screening to all air conditioning units, lift motor rooms, hot water systems plant and service facilities where externally visible or located on top of the building including where visible and/or located within private open space areas, communal open space areas, adjoining properties or public land. The screening structures must be constructed from durable materials that are consistent with materials used elsewhere on the facade of the building.</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>

Landscape Architecture and Open Space Planning

	Timing
<p>58) Streetscape Works - Neighbourhood Street Major</p> <p>Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the Josling Street verge to a Neighbourhood Street Major standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5.</p> <p>58(a) Concrete Path</p> <p>Install a 1.8m wide broom finished standard Portland grey concrete path.</p> <p>The edge of the path is to be aligned with the current setback from the back of kerb. Where the path cannot be installed on this alignment due to conflicts, contact the Landscape Architecture Team via email: specialistservices@brisbane.qld.gov.au .</p> <p>Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.</p> <p>Note: standard path alignments are shown on Brisbane Standard Drawing BSD-5201 sheet 2 but will vary depending on verge width and location.</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>Photographic evidence of concrete path. 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</p> <p>As indicated</p>
<p>58(b) Submit As-Constructed Drawings</p> <p>Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.</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>As constructed drawings signed by an RPEQ. Timing: Prior to issue of</i></p>	<p>As indicated</p>

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

58(c) Turf

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

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

As indicated

PROOF OF FULFILMENT

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

58(d) Street Tree(s)

Enter into and implement an arrangement with the Program Planning and Integration Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Program Planning and Integration. Provide to Development Assessment a copy of the agreement signed by Program Planning and Integration. To initiate the agreement please send an email to BI-CS-PPI-PLANNING-ARB@brisbane.qld.gov.au

As indicated

Note: Street trees should not be planted until all utilities have been installed.

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

PROOF OF FULFILMENT

A copy of the agreement with Program Planning and Integration and/or photographic evidence of installed trees. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

59) Landscape the site - Container planting for rooftop gardens and/or green walls

Landscape the site through the provision of container planting in accordance with the requirements of this condition.

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

59(a) Prepare Detailed Container Planting Design for self-certification

As indicated

Prepare a Detailed Container Planting Design for all container planting identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared and certified by suitably qualified professionals and must comply with the relevant Brisbane planning scheme codes. In addition to the above, the design must include the following:

- Shade and aspect studies including:
- Sunshade modelling for 9am, noon and 3pm on June 21, September 22 and December 21;
- Wind report measuring m/s for the container planting location/s;
- Detailed estimates of required weekly water consumption for irrigation for each calendar month by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation

- a dedicated rainwater irrigation tank with green wall drainage return and overflow connected to the stormwater system;
- a reticulated drip irrigation system with stand-alone power supply and smart-tech central control and alert;
- waterproofing;
- adequate fascia protection and drip tray depth to minimize drips onto the footpath or surrounding properties;
- for planter boxes:
 - adequate width, depth and suitability of soil for the planting.
- Minimum internal depths of planters unless otherwise endorsed by Development Services must be trees 1200mm; large shrubs and palms; 800mm; small shrubs and groundcovers; 600mm;
- a plant schedule that demonstrates planting appropriate to container type, size and location, - considering orientation, shading and wind direction;
- for vegetation supported by trellises and screens:
 - design to ensure at least 50% coverage of the trellis or screen area with living plants;
- for green walls (proprietary items):
 - construction and planting design to ensure 100% coverage of the wall with living plants;
 - a panel system that utilizes inert (non-soil), non-biodegradable media that creates at least 98% rootable surface area, not comprised of soil/ particulate-based pot or module systems;
 - a plant schedule completed by a specialist green wall designer that demonstrates planting appropriate to container type, size and location, considering orientation, shading and wind direction;
 - structural design by an RPEQ to ensure that the saturated weight of container planting is suitable for the building;
 - a 12-month establishment period maintenance program for planting;
 - an ongoing annual maintenance program including clearly defined access plan.

Timing: Prior to building work commencing.

59(b) Implement certified Detailed Landscape Container Planting Design

Carry out the works in accordance with the above certified Detailed Landscape Container Planting Design.

As indicated

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

59(c) Certify work - Implementation

As indicated

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

- For planter boxes including vegetation supported by trellises and screens, certification by a Qualified Landscape Architect that construction and planting has been carried out in accordance with the conditions of development approval and the approved drawings
- For green walls, certification of installation and planting by the manufacturer
- Certification of irrigation design including irrigation tank size by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation
- Certification by a Registered Professional Engineer Queensland that stormwater drainage and structural design have been provided in accordance with the conditions of development approval
- As-constructed drawings showing:
 - The extent and internal dimensions of planter boxes
 - The extent and type of trellises and screens to support planting

<p>- The extent of green walls; - Planting layout and species.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>59(d) Certify work - establishment period</p> <p>On completion of the 12-month establishment period, submit to Development Services certification that planting has been established in accordance with the certified Detailed Landscape Container Planting Design.</p> <p>Timing: 12 months after implementation of the certified Detailed Landscape Container Planting Design.</p> <p>59(e) Maintain container planting</p> <p>Maintain the container planting generally in accordance with the certified Detailed Landscape Container Planting Design.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p> <p>As indicated</p>
<p>60) Landscape the Site - Self Certification</p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p>60(a) Detailed Landscape Plan for Self- Certification</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"> - Planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use. - Unless otherwise specified, trees provided as 45 litre stock or larger, staked and tied, and complying with Australian Standards. - Plant selection and densities to achieve full surface coverage of garden beds within 2 years of planting. - 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. - 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. - Details of a 12 week establishment period. <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> 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.</p> <p>60(b) Multiple Unit Dwelling</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.

60(c) Certify Detailed Landscape Plan

On completion of the Detailed Landscape Plan, submit to Development Services a landscape design certification via the Landscape Design and Landscape Works Certification online form. Design certification is to be prepared by a Qualified Landscape Architect, certifying that the Detailed Landscape Plan complies with the requirements of this condition. The Certification must include a copy of the:

- Landscape design certification form.
- Certified detailed landscape plan.

As indicated

NOTE: The landscape design and landscape works certification online form can be found by searching *online development service* on Council's website.

Timing: Prior to building work commencing.

PROOF OF FULFILMENT

A copy of the landscape design certification form and certified detailed landscape plan

60(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.

60(e) Certify Work

As indicated

<p>On completion of the landscape work, submit a Landscape Works Certification via the Landscape Design and Landscape Works Certification online form. The landscape works certification is to be prepared by a Qualified Landscape Architect, certifying that the landscape works comply with the certified Detailed Landscape Plan. The certification must include:</p> <ul style="list-style-type: none"> - a copy of the Landscape works certification form. - a copy of the as-constructed landscape drawings. - Photos of installed landscaping. - Confirmation in writing from the landscape contractor who completed the works, that the works were completed in accordance with best practice landscape construction and horticultural standards. <p>NOTE: The landscape design and landscape works certification online form can be found by searching <i>online development services</i> on Council's website.</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>A copy of the Landscape works certification form, a copy of the as-constructed landscape drawings, photos of installed landscaping, confirmation in writing from the landscape contractor who completed the works, that the works were completed in accordance with best practice landscape construction and horticultural standards.</i></p> <p>60(f) Maintain Landscape Work</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

	Timing
<p>61) Mechanical Plant or Equipment - Acoustically Screened</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>62) Acoustic Fence - General</p> <p>Erect a 2m high acoustic fence, (relative to the finished RL of the building pad) along the north-eastern boundary to sensitive uses. The acoustic fence must:</p> <ul style="list-style-type: none"> - Be constructed of a material with a minimum surface area density of 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>12.5kg/m²;</p> <ul style="list-style-type: none"> - 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; - Be continuous and gap free. <p>62(a) Certification</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>As indicated</p>
<p>63) Dampening of Grilles and Metal Plates</p> <p>All metal grilles, metal plates or similar located within vehicle parking and manoeuvring areas must be securely fastened and meet the requirements of AS3996:2019, Access covers and grates.</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>64) Tyre Noise Reduction</p> <p>The driveways and carpark surfaces are to be appropriately treated/surfaced to reduce tyre noise impacts from the development.</p> <p><i>PROOF OF FULFILMENT</i> <i>Provide Certification that appropriate treatments/surfacing has been provided to the driveways and carpark areas to reduce tyre noise impact from the development. Certification must be provided by a Member or professional eligible to be a Member of the Australian Acoustic Society. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate.</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>65) Acid Sulfate Soils</p> <p>Submit for the approval of Development Assessment, an Acid Sulfate Soils (ASS) Investigation Report and Management Plan, where soil disturbance (e.g filling, excavation, drainage works, stripping of topsoil) is greater than 100m³ for excavation and/or 500m³ for filling and the disturbance level is equal to or less than 5mAHD.</p> <p>The ASS Management Plan must detail management measures of possible impacts of soil disturbance and demonstrate the disturbance impact will be appropriately managed. Prepare the ASS Investigation Report and Management Plan in accordance with the following:</p> <ul style="list-style-type: none"> - ASS Investigation Report and the ASSMP sections of City Plan - Potential and actual acid sulfate soils PSP; - State Planning Policy 2017 and State Planning Policy State Interest Guideline Water Quality; - Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines. - Guidelines for sampling and analysis of lowland acid sulfate soils (ASS) in Queensland 1998 (Ahem et al, 1998); and - Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines, Sampling Guidelines, and Laboratory Methods Guideline. <p>The Management Plan must be prepared by a suitably qualified and experienced professional, with the following qualifications: - qualifications in agricultural or environmental soils science with specialisation in soil chemistry and hydrology; - at least 2 years experience in acid sulfate soil management; and - accreditation by a professional organisation such as the Australian Society of Soil Science.</p>	<p>Prior to site/operational/building work commencing</p>

<p>65(a) Certification</p> <p>Submit to Development Assessment certification from a Registered Professional Engineer Queensland, that the measures recommended in the Acid Sulfate Soils (ASS) Management Plan have been implemented into the development.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>65(b) Implement Management Plan</p> <p>Implement and maintain the provisions of the approved Acid Sulfate Soils Management Plan.</p>	<p>While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion</p>

Engineering

	Timing
<p>66) On-site Erosion (Medium Risk)</p> <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).</p> <p>Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p> <p>66(a) Manage earth disturbance on- site</p> <p>(i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth.</p> <p>(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.</p> <p>(iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water pollutant concentration release limits of:</p> <p>A. 50mg/L TSS (Total Suspended Solids);</p> <p>B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU, or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services;</p> <p>C. pH between 6.5 and 8.5 at all times.</p> <p>(iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops.</p> <p>Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p> <p>66(b) Provide Land Occupier Notification to Council</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

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

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

Timing: Prior to commencement of any earth disturbing activities.

66(c) Prepare Erosion and Sediment Control Plan

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

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

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

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

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

As indicated

66(d) Attend a pre-start meeting

Arrange and attend a pre-start meeting for Erosion and Sediment Team, ↑Compliance and Regulatory Services (CARS).

All relevant documentation, including the certified erosion and sediment control plan and the certified design certificate must be submitted with the request.

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

- A minimum 10 working days' notice is required.

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

As indicated

66(e) Implement Certified Erosion and Sediment Control Plan

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

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

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

As indicated

67) Information Signage

Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:

- a) The sign should provide a brief description of the development proposed;
- b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:
 - Developer;
 - Project Coordinator;
 - Architect/Building Designer;
 - Builder;
 - Civil Engineer;
 - Civil Contractor/s; and
 - Landscape Architect;
- c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;
- d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;
- e) The maximum area of the sign is to be 2.0m²;
- f) The sign is to be positioned as follows:
 - located centrally along each road frontage of the site to Josling 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 than the name, logo or slogan of the parties outlined in part (b) of this condition;
- h) The sign is to be non-illuminated; and
- i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;

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

As indicated

68) Basement Excavation and Support

Basement excavation and support of all exposed walls must be carried out in accordance with the relevant Brisbane Planning Scheme Codes and the requirements of this condition.

68(a) Prepare Engineering Drawings

Engineering drawings for the work required by this condition must be prepared and certified by a Registered Professional Engineer Queensland (Structural), in accordance with the relevant Brisbane Planning Scheme Codes detailing the design of the proposed excavation as well as proposed temporary and permanent support (if no temporary proposed) systems.

The design must include at least the following:

- The location (in plan and section) of the proposed excavation;
- Detailed design of proposed temporary support of the excavation;
- If no temporary support is proposed then detail design of the proposed permanent support of the excavation;
- Any retention system, including associated drainage, is to be wholly contained within the site unless written approval has been obtained from the affected neighbouring property owner;
- The existing and proposed finished levels in reference to the

Prior to building work commencing

As indicated

Australian Height Datum (including cross-sections or long
 ↗sections into the adjacent properties);

- Preservation of all drainage structures from the effects of structural loading generated by the excavation;
- Protection of adjoining properties and roads from adverse impacts as a result of Building Works;
- All existing Brisbane City Council stormwater lines and Maintenance Holes, including depths of Maintenance Holes and clearances to retention structures is to be shown.

Where ground or rock anchors are proposed as a temporary support (Note: permanent anchors are not acceptable) the design must include the following in addition to the above:

- Anchor position/s and length/s (in elevation view and sectional view);
- Where the anchoring system is proposed to encroach into a neighbouring property, written approval is to be obtained from the affected property owner;
- Plans must show the location of the ground anchors in relation to all existing services and public utilities. The cost of relocating any existing services, public utilities or BCC assets is the responsibility of the Developer.

Notes:

- The Earthworks drawings are not required to be submitted for Council approval.
- Where any ground anchors or rock bolts are proposed within 10metres in the vertical plane of a UU sewer, UU water main, BCC stormwater line or combined sanitary drain, assessment will be required against the QDC section MP1.4 by the building certifier.
- Ground anchors are not to be located closer than 1.0m vertically or 1.0m horizontally from existing or proposed Council Infrastructure.
- If the basement excavation impacts on the road reserve, the developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services.
- Where public utilities such as UU sewer or water infrastructure, electricity, telecommunication or gas infrastructure will be affected advice must be obtained from the respective utility owner.

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

68(b) Implement Certified Engineering Drawings

Construct and maintain the basement excavation and proposed support system in accordance with the above certified engineering drawings.

Note: A copy of the certified engineering drawings must be available on- site for inspection by Council Officers during these works.

As indicated

Timing: While basement excavation and support system installation is occurring.

68(c) Submit Post Construction Certification

As indicated

Submit certification by a Registered Professional Engineer Queensland that the basement excavation and support have been installed in compliance with ↗the certified engineering drawings, the relevant Brisbane Planning Scheme Codes and the requirements of this condition.

<p>Where ground or rock anchors have been installed, submit certification by a Registered Professional Engineer Queensland (Geo-technical) that all anchors have been de- stressed.</p> <p>Timing: Prior to building work commencing above ground.</p>	
<p>69) CBD/City Frame Construction Management Plan</p> <p>Carry out development in accordance with a Construction Management Plan (CMP) prepared in accordance with the Central Business District and City Frame Development Services Construction Management Guidelines and the requirements set out in this condition.</p> <p>The construction access and methodology must ensure no impacts to the operation of the bus stop along the site frontage.</p> <p>The footpath areas along the full frontage of the site must remain open and unobstructed, and impacts are to be contained within the site wherever possible. If footpath closures are demonstrated to be required with no reasonable alternative, overnight or outside of hours closures would be required to be considered.</p> <p>Note: This condition imposes restrictions on development construction management to regulate increased truck access, on street work zone and closures and all associated activities in the CBD and City Frame as a result of major State and Local Government infrastructure projects occurring in Brisbane.</p> <p>69(a) Submit Construction Management Plan</p> <p>Submit to, and obtain approval from, Development Services a Construction Management Plan for the demolition, excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components.</p> <p>The Construction Management Plan must be in accordance with the Central Business District and City Frame Development Services Construction Management Guidelines and the relevant Brisbane Planning Scheme Codes and address the following:</p> <ul style="list-style-type: none"> (i) Provision for pedestrian management including acceptable alternative DDA compliant pedestrian routes (adjacent to or surrounding the site); (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers); (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within external to the site; (iv) Details of all proposed work zones and/or lane closures, including justification; (v) Location and design of temporary vehicular construction access points, including frequency of use; (vi) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties; (vii) Provision for loading and unloading of materials including the location of any remote loading sites; (viii) Location of materials, structures, plant and equipment to be stored or placed on the construction site; 	<p>While site/operational/building work is occurring</p> <p>As indicated</p>

(ix) 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);

(x) Location of proposed employee and visitor parking areas;

(xi) Anticipated staging and programming;

(xii) 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;

(xiii) Complaint management processes to be implemented; and

(xiv) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.

Note: Pre-approval of work zones and/or lane closures associated with construction of the development will be managed by Development Services however the Construction Management Plan must be supported by "approvals in principle" or written approvals from other relevant Council sections or other governing bodies responsible for any other potentially impacted infrastructure.

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

69(b) Construction Management Plan - Dilapidation Report

Submit a dilapidation report to engineeringervices@brisbane.qld.gov.au detailing the pre-existing condition of the roadway, both footways, both verges and Council infrastructure, including vegetation, for 100m from the site entry in both directions or to the next street intersection (if less than 100m from the site entry) in both directions.

As indicated

Timing: Prior to the pre-start meeting.

69(c) Construction Management Plan - Associated Activities in Road Reserve

Obtain relevant approvals, as listed in part (a) of this condition, to carry out any works within the road reserve required by the approved Construction Management Plan identified in the Central Business District and City Frame Development Services Construction Management Guidelines.

As indicated

Note: All fees must be paid in full prior to any permit being granted by Council. Council may revoke any permits at any time for non-compliance with requirements or if it considers that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are likely to be compromised during the construction phase.

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

69(d) City Frame Construction Management Plan - Documentation on Site

As indicated

Legible copies of the approved CBD Construction Management Plan and current permits must be kept on site and be made available on request At all times.

The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An

<p>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>69(e) Construction Management Plan - Works to be Performed Out of Hours</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>69(f) Implement Approved Construction Management Plan</p> <p>Carry out the development in accordance with the approved CBD/City Frame Construction Management Plan.</p>	<p>As indicated</p> <p>While site/operational/building work is occurring</p>
<p>70) Protect Existing Infrastructure</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>70(a) As Constructed Drawings - Alterations to Existing Infrastructure</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> <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: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p>
<p>71) Existing Council Public Transport Facilities Bus Stops and Shelters</p> <p>Ensure all existing public transport facilities are maintained and that the function of those facilities are uninterrupted by the development, in accordance this condition.</p> <p>71(a) Request Arrangement</p> <p>Enter into an arrangement with Council's Transport Planning and Operations Branch to manage and maintain the function of Bus Stops and Shelters.</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>71(b) Implement Arrangement</p> <p>Implement the arrangement made with Council's Transport Planning and Operations Branch.</p> <p>Timing: While site/operational/building work is commencing.</p>	<p>While site/operational/building work is occurring</p>
<p>72) Remove Improvements & Obstructions from Truncation and Dedication</p> <p>Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the dedicated road, and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.</p> <p>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.</p> <p>Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.</p> <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Surveyor (Qld) or Registered Professional Engineer Queensland that the above work has been completed 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.</i></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>73) Filling and / or Excavation (Minor)</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>73(a) Prepare Earthworks Drawings</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"> - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - The existing and future finished levels in reference to the Australian Height Datum (including cross- sections or long sections into the adjacent properties); - 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 adverse impacts as a result of proposed works. - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. <p>Timing: Prior to site/operational/building work commencing.</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>

Note: The Earthworks drawings are not required to be submitted for Council approval.

73(b) Implement and Maintain the Earthworks

Carry out and maintain the earthworks in accordance with the certified drawings.

Note: A copy of the certified Earthworks Drawings must be available on-site for inspection by Council Officers during these works.

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

As indicated

74) Repair Damage to Kerb, Footpath or Road

Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.

74(a) Interim Repairs

If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration.

Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

Timing: While site / operational / building works is occurring.

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

As indicated

75) Retaining Walls

Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following:

- All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring
- Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties.
- Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall
- For retaining walls in excess of 1.0m in height:
- walls must be vertically and horizontally tiered by a ratio of 1:1 unless

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>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.</p> <p>NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council’s definition of a LPD.</p> <p>75(a) Certification of Retaining Walls</p> <p>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.</p>	<p>As indicated</p>
<p>76) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>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:</p> <ul style="list-style-type: none"> 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. Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition. iii. Manoeuvring on site for a Refuse Collection Vehicle (RCV), Medium Rigid Vehicle (MRV) and for the loading and unloading of vehicle(s). A minimum height clearance of 4.054m is to be provided and maintained for all onsite car parking areas required to be accessed by service vehicles. iv. For the Multiple dwelling / Short term accommodation development, provide parking on the site for 65 x resident/tenant cars, 10 x visitor cars (including 1 x parking spaces for people with disabilities) and for the loading and unloading of vehicle(s) within the site. v. Provide and maintain 50 x secure resident bicycle parking spaces and 13 x lockable visitor bicycle parking spaces. vi. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these 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). vii. 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. viii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. ix. 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. 	<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>PROOF OF FULFILMENT <i>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 and then to be maintained.</i></p>	
<p>77) Basements in Flood Planning or Coastal Hazard Areas</p> <p>Design and construct all basements affected by flooding within the Brisbane River or Creek/Waterway Flood Planning Areas or Coastal Hazard Areas, including stormwater, electrical and sanitary facilities, in accordance with the following:</p> <ul style="list-style-type: none"> i) All ventilation openings, driveway entry/exit ramps and pedestrian entrances into the basement must be constructed to achieve the minimum flood planning levels identified in the relevant Brisbane Planning Scheme Codes to prevent the ingress of floodwaters into the basement ii) The basement subsoil drainage and associated stormwater drainage/flow management must be designed by a Registered Professional Engineer Queensland (RPEQ) to manage the expected sub-surface flow rate resulting from flooding at the highest defined flood event and/or tidal waters (where applicable). iii) Where any part of a basement is below 2m AHD or subject to saline groundwater conditions, a RPEQ must certify that the design of concrete structures is suitable to withstand the corrosive effects of saline water for the design life of the structure. iv) The basement is to maintain structural integrity during a flood, with walls and floors designed to resist hydrostatic pressures. v) All stormwater pump systems must have backflow prevention devices and designed with a discharge point that will gravity drain into a Council stormwater system, or other Lawful Point of Discharge. vi) All sewer connections must include backflow prevention devices. vii) All roofwater drainage is to be directed to a lawful point of discharge via gravity drainage, not directed into the basement. <p>Note: Basement means a space:</p> <ul style="list-style-type: none"> (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level. <p>PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland that the development has been designed and constructed in accordance with this condition.</i></p> <p>77(a) Submit Certification to Council</p> <p>Submit to Development Services certification by a Registered Professional Engineer Queensland that the stormwater, subsoil drainage, structural design and sewer hydraulic design, specifications and drawings for the basement construction is 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>77(b) Submit As Constructed Drawings to Council</p> <p>Submit to Development Services As Constructed drawings certified by a Registered Professional Engineer Queensland (RPEQ) showing the surveyed basement entry levels, subsoil drainage details and where relevant, an RPEQ certified pump design with backflow prevention details.</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>

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

78) Floodproof Basements

Where a basement is required to be substantially impermeable to floodwaters (eg. essential services are located within a basement or room located below the highest flood level affecting the site in an area affected by the Brisbane River Flood Planning Areas, Creek/Waterway Flood Planning Areas or Coastal Hazard Area), the building is to be designed and constructed to provide either:

i) A substantially impermeable tanked basement that is designed to prevent the basement being flooded during a 1% AEP River or Creek/Waterway flood event, or a 1% AEP Storm Tide flood event. All walls and floors are to be designed by a Registered Professional Engineer Queensland (Structural) to resist hydrostatic pressures expected.

OR

ii) A subsoil drainage system and pump system designed by a Registered Professional Engineer Queensland and constructed to prevent the basement from flooding and meet the following:

a) The pump system is to utilise a duty and standby pump system that is sized to manage the expected sub-surface flow rate resulting from flooding at the highest defined flood event and/or tidal waters (where applicable)

b) The pumps are connected to a backup power supply that is located above the highest defined flood level. The backup power supply is not to be located in the basement.

c) The backup power supply is to be a battery (ideally connected to a solar system that can operate with mains power disconnected to recharge and run pumps and other essential services), fuel or gas power source. The battery capacity, generator size and/or fuel storage must be sufficient to run the pumps for a minimum 48h period where the site is affected by the Brisbane River Flood Planning Areas. Where fuel storage is required it must be clearly shown on plans and volume specified.

Notes:

Basement means a space:

(a) between a floor level in a building and the floor level that is immediately below it; and

(b) no part of which is more than 1m above ground level.

Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables (excluding basement lighting), high voltage cables, lift motors, car stackers, and lift or pump controls.

PROOF OF FULFILMENT



Certification from a Registered Professional Engineer Queensland that the development has been designed and constructed in accordance with this condition.

78(a) Submit Certification to Council

Provide to Development Services certification from a Registered Professional Engineer Queensland (Structural) that the basement has been designed and constructed to prevent floodwaters from

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

As indicated

<p>entering the basement and ensure structural integrity during a defined flood event, in accordance with the requirements of this condition.</p> <p>Note: This certification is only required to be provided where a tanked, substantially impermeable basement design is being provided.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>78(b) Certification to Council</p> <p>Submit to Development Services certification by a Registered Professional Engineer Queensland that the stormwater, subsoil drainage, pump and backup power supply has been designed and constructed in accordance with the requirements of this condition in order to prevent the basement from flooding during a 1% AEP River or Creek/Waterway flood event, or a 1% AEP Storm Tide flood event.</p> <p>Note: This certification is only required to be provided where a subsoil drainage and pump system has been provided in lieu of a tanked, substantially impermeable basement.</p> <p>Timing: 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>79) Flood Emergency Management Plan</p> <p>Prepare, implement and maintain a Flood Emergency Management Plan (FEMP) in accordance with the requirements of this condition.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Flood Planning Scheme Policies.</p> <p>79(a) Prepare and Certify a Flood Emergency Management Plan</p> <p>Submit to Development Services a Flood Emergency Management Plan (FEMP) for the approved development prepared and certified by a Registered Professional Engineer Queensland with experience in flood risk management.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection.</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>80) Minimum Flood Planning Levels</p> <p>Design and construct all building pad levels, floor levels and ancillary structures to the appropriate flood planning level with freeboard (where required) in accordance  with the relevant Brisbane Planning Scheme Codes and the approved drawings and documents.</p> <p>The minimum habitable floor level must be 7.9 metres AHD.</p> <p>The minimum basement carpark entry level must be 6.0 metres AHD.</p> <p>The minimum level for essential electrical services must be 7.9 metres AHD.</p> <p>The basement levels must be waterproofed to a minimum level of 6.0m AHD.</p> <p><i>PROOF OF FULFILMENT</i> <i>As-Constructed drawings prepared by a Registered Surveyor (Qld). The</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><i>Registered Surveyor (Qld) must certify that the development has been constructed 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.</i></p>	
<p>81) Residential Refuse Collection - On Site</p> <p>Provide for the installation and collection of refuse/recycling bins by Brisbane City Council's Waste and Resource Recovery Services.</p> <p>81(a) Arrange Refuse Collection</p> <p>Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p> <p>81(b) Indemnify Council</p> <p>The owner and any subsequent owner must, by approved form to Waste and Resource Recovery Services, indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p> <p>Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council and then to be maintained.</p> <p>81(c) Notify Future Owner</p> <p>The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provide for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership.</p>	<p>At all times</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>
<p>82) Refuse Storage - On Site Collection</p> <p>Provide a roofed and wholly screened refuse enclosure utilising materials consistent with the development or a dedicated refuse storage room, as shown on the approved plans and documents.</p> <p>The enclosure/refuse storage room must be of a design to accommodate the quantity of refuse and recycling including source separation to allow for low servicing collection of the development.</p> <p>Bins must be located in an area which allows them to be manoeuvred from the bin storage area to the designated internal collection point.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>83) Land for Transport Network - Road (Non- trunk)</p> <p>Dedicate as road land shown as new road (non-trunk) on the Approved Level 1 (Ground) Plan Drawing No. DA-100 (amended in red 23/05/2025), including the following:</p> <p>i. A widening along the full length of the Josling Street frontage of the site to achieve a minimum verge width of 3.75m measured from the nominal face of kerb to the ultimate property boundary.</p> <p>Note: This condition is imposed under section 145 of the Planning Act 2016.</p> <p>83(a) Submit Plan of Subdivision</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>

Submit to, and obtain approval from, Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition.

Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition.

PROOF OF FULFILMENT

The plan of subdivision is to clearly show the dimensions of the land dedication(s) required by this condition and certification by a registered surveyor (Qld) is to be provided that the plan of survey meets the requirements of this condition.

83(b) Lodge Notated Plan

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: Prior to commencement of use.

PROOF OF FULFILMENT

Evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.

As indicated

84) Remove Redundant Drainage Outlets

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.

Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.

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

85) All Basements - Stormwater Runoff

Design and construct basements to manage stormwater runoff in accordance with the relevant Brisbane Planning Scheme Codes and the following:

- (i) All stormwater pump systems must be designed to gravity drain to a Council stormwater system.
- (ii) The driveway into a basement must be designed and constructed to minimise local driveway stormwater runoff entering the basement. The drainage must be designed to capture runoff from a 10% AEP rainfall event and gravity drain to a lawful point of discharge.
- (iii) Vehicle access into any basement from a Council road will require the basement driveway to ramp up a minimum of 200mm, above adjacent road channel invert, to maintain road major flow capacity.
- (iv) All roofwater drainage is to be directed to a lawful point of discharge via gravity drainage, not directed into the basement.
- (v) Any stormwater within a basement that connects via gravity drainage directly to a council pipe or manhole must incorporate backflow prevention devices.

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland that the

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

<p><i>development has been designed and constructed in accordance with this condition.</i></p> <p>85(a) Submit Certification to Council</p> <p>Submit to Council certification by a Registered Professional Engineer Queensland that the stormwater, subsoil drainage, specifications and drawings for the basement construction is 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>As indicated</p>
<p>86) Ponding of Stormwater</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>
<p>87) On Site Drainage - Minor</p> <p>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 a lawful point of discharge, being the existing stormwater chamber to the rear of the site generally as shown on the Approved Siteworks and Drainage Layout Plan DA-C030 Revision B (amended in red 23/05/2025).</p> <p>The stormwater pipe(s) are to be 375mm RCP as a minimum.</p> <p>The approved plans, and the above pipe size are conceptual only, and may be subject to further amendments as determined to be required as part of detailed drainage plans being prepared by an RPEQ.</p> <p>Note:</p> <ul style="list-style-type: none"> - 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). 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>88) Sealing of Abandoned Existing Sewer Property Connection</p>	<p>Prior to site/operational/building work commencing</p>

<p>Permanently seal the existing sewer property connection, which will be built over or not reused to serve the proposed development.</p> <p>Note: Connection permanently abandoned to the satisfaction of the Manager, Plumbing Services or the Delegate, Development Services.</p>	
<p>89) Service Conduits and Mains</p> <p>Provide and install all service conduits, including street lighting as required by Council, and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</p> <ul style="list-style-type: none"> - 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. <p>Note:</p> <ul style="list-style-type: none"> - 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. <p>89(a) Submit As Constructed Drawings</p> <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>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>90) Telecommunications</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"> - Provide telecommunications to the subject buildings, lead-in conduits 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>and equipment space in a suitable location within the buildings, to suit the carrier of choice.</p> <p>- 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.</p>	
<p>91) Agreement with Electricity Supplier</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>92) Water and Wastewater</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>93) Redundant Driveway Crossover</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>
<p>94) Permanent Driveway Crossover</p> <p>Provide a modified 6.2 metre wide Type B1 permanent driveway crossover to the Josling Street frontage of the site, with a reduced splay width of 0.8 metres wide on the southern side of the site frontage (ensuring that the splay is contained within the projected side property boundary); 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 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>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>

At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.

Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.

Standard Advice

	Timing
<p>95) Construction Noise and Dust Emissions</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"> 1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- <ul style="list-style-type: none"> - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. <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>	As indicated
<p>96) Buildings in Transport Noise Corridors - Acoustic Treatments (State Roads)</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>	As indicated
<p>97) Further Development Permit Required</p> <p>Further Development Permit(s) to carry out assessable building work under the Building Act may be required.</p>	As indicated
<p>98) Currency Period</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>99) Contaminated Land - EMR/CLR</p>	As indicated

<p>When land on the Queensland Government Environmental Management Register (EMR) or Contaminated Land Register (CLR) is proposed for redevelopment for a sensitive land use, or a commercial use involving an accessible underground facility, then an MCU application must be made to the State Assessment and Referral Agency (SARA) in accordance with Schedule 10, Part 4, Division 1 of the Planning Regulation 2017. A contaminated land investigation document as per Chapter 7, Part A of the Environmental Protection Act 1994 must also be submitted to the Department of Environment and Science. The document must:</p> <ul style="list-style-type: none"> - be prepared by a suitably qualified person (as per Chapter 12, Part 3 of the Environmental Protection Act 1994); - be accompanied by a contaminated land auditor's certification, and - include a site suitability statement relating to the current condition of the land. 	
<p>100) Equitable Access</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"> - Queensland Anti-Discrimination Act 1991; - Federal Disability Discrimination Act 1992; - Australian Standards AS1428 Parts 1-4; - Australian Standard for Access and Mobility; and - National Construction Code. 	As indicated
<p>101) Eligibility for on-street residential parking permits in Brisbane</p> <p>Occupiers of the approved development will not be eligible for on-street residential or visitor parking permits.</p>	As indicated
<p>102) Damage to Trees on Adjoining Land</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>103) Fire Ant Movement Controls</p> <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>	As indicated
<p>104) Flood Resilience and Awareness</p>	As indicated

This advice is provided for buildings that are on sites that are subject to the flood overlay, as shown within City Plan 2014.

Council makes decisions to minimise flood risk based on the best information available at the time of the development application. Flood studies and applicable flood levels may be updated by Council overtime where new flood information is available or changes to engineering standards/methodology have occurred. Flood levels for various flood events and flooding types are outlined in Council's Floodwise Property Reports available from Councils website.

The minimum flood planning levels that apply to new development do not necessarily mean that the development will never flood. Therefore, when choosing materials for building on sites that are known to be affected by flooding, regardless of whether it is constructed to the minimum flood planning level, it is recommended that flood resilient materials are used to improve the speed of recovery and reduce the cost of repairs if required.

For more information refer to:

Council's website at <https://www.brisbane.qld.gov.au/community-and-safety/community-safety/disasters-and-emergencies/be-prepared/flooding-in-brisbane/flooding-support-for-residents/flood-resilient-homes-program>

Queensland Reconstruction Authority "Flood Resilient Building Guidance for Queensland Homes"<https://www.qra.qld.gov.au/resilient-homes/flood-resilient-building-guidance-queensland-homes>

105) Cultural Heritage

Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.

The Duty of Care Guidelines gazetted pursuant to the *Aboriginal Cultural Heritage Act 2003* provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.

For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).

As indicated

**** End of Package ****