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APPLICATION REF
A007150837

20 November 2015

City of Brisbane Investment Corporation
C/- Urbis
Level 7, 123 Albert Street
BRISBANE CITY QLD 4000

Attention Renee Young
Application Reference: A004221587
Address of Site: 21 KITTYHAWK DR CHERMSIDE QLD 4032

Dear Renee,

RE: Decision notice under section 376 of the *Sustainable Planning Act 2009*.

The Council's Delegate has considered your request made on 17 September 2015 to change the development application decided on 25 March 1998 and has approved your request. The previously issued package continues to be relevant and the attached package should accompany the original approval as an addendum.

This notice is accompanied by a copy of the decision notice for the original application showing the relevant changes.

Included is an extract from the *Sustainable Planning Act 2009* advising you of your right to appeal to the Planning and Environment Court or the Building and Development Dispute Resolution Committees.

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

Yours sincerely

Jenevere Heading
Senior Urban Planner
Development Assessment Planning Services North
Phone: (07) 3403 0124
Email: Jenevere.Heading@brisbane.qld.gov.au
Development Assessment Branch
Brisbane City Council

Permissible Change - Decision Notice Details
(Section 376 of the *Sustainable Planning Act 2009*)

INTRODUCTION:

The decision to approve the request made on 17 September 2015 to change the original development application decided on 25 March 1998 was made by the Principal Urban Planner, Development Assessment, as the delegate appointed by the Council to determine the application.

NATURE OF CHANGES:

The Council's delegate amended the original application as follows:

- Amending condition 2 to change the reference to the required number of car parking spaces from 695 to 661, and removing the reference to the library having shared use of the car park.

APPLICANT DETAILS:

City of Brisbane Investment Corporation
C/- Urbis
Level 7, 123 Albert Street
BRISBANE CITY QLD 4000

SITE:

Address of Site:
21 KITTYHAWK DR CHERMSIDE QLD 4032

Real Property Description:
L2 SP270507

Zone:
QPP-SR, QPP-SR3

Name of Owner:
Brisbane City Council

Name of Ward:
Marchant

APPLICATION:

Aspects of development and development approvals sought:
DA - SPA - Material Change of Use (ref DAMC315380915) - Development Permit

('Exemption from requirement for application for consent under Chermside Regional Business Centre Development Control Plan' under the *Local Government (Planning and Environment) Act*)

Description of Proposal:
To Change the Development Approval under SPA, s369

Lodgement date:
17 September 2015

TYPE OF APPROVAL:

DA - SPA - Material Change of Use (ref DAMC315380915) - Development Permit

('Exemption from requirement for application for consent under Chermside Regional Business Centre Development Control Plan' under the *Local Government (Planning and Environment) Act*)

CONDITIONS:

The approval is subject to the Assessment Manager conditions included in the attached approval package. These conditions attach as an addendum to those included in the original decision dated 25 March 2015.

RIGHTS OF APPEAL:

In accordance with section 376(4), attached is an extract from the *Sustainable Planning Act 2009* that details your appeal rights and the appeal rights of any relevant entity.

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	21 KITTYHAWK DR CHERMSIDE QLD 4032
Real Property Description of Site:	L2 SP.270507
Aspects of development and type of approval:	DA - SPA - Material Change of Use Development Permit - Club,Hotel,Function Facility,Food and Drink Outlet
Council File Reference:	A004221587 Permit Reference Number/s: DAMC315380915.
Package Status:	APPROVED - Version 1 (20th of November, 2015 3:03:29 PM)
Package Generated:	20/11/2015

PROJECT TEAM

The assessment of this application has been undertaken by:

Craig SLACK Engineer Development Assessment Engineering Services craig.slack@brisbane.qld.gov.au (07) 3403 8888	Jenevere HEADING Senior Urban Planner Development Assessment Planning Services North Jenevere.Heading@brisbane.qld.gov.au (07) 3403 0124	Margaret ORR Principal Urban Planner, Development Assessment Development Assessment Planning Services North margaret.orr@brisbane.qld.gov.au (07) 34070751

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan	Q2166 SK33 D (Amended In Red 13-MAR-1998)	08-AUG-1997
Ground Floor	Q2166 SK34 C	08-AUG-1997
First Floor	Q2166 SK35 B	11-AUG-1997
Second Floor	Q2166SK36 B	11-AUG-1997
Elevations	Q2166 SK37 A	11-AUG-1997
Sections	Q2166 SK38 B	08-AUG-1997

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Club Food and Drink Outlet Function Facility Hotel
Stage:	Change to approval for an Exemption from Requirement for Application for Consent under Chermside Regional Business Centre Development Control Plan

General/Planning Requirements

	Timing
1) Existing approval continues to apply The conditions from existing approval dated 25 March 1998 with Council file reference 253/25-3918/97 continue to apply, with the exception of condition 2, which is varied by condition 2 of this approval package.	To be maintained

Engineering

	Timing
2) Car park Construct/delineate/sign (as required) the following requirements as indicated on the approved plan of layout numbered Q2166 SK34C dated 8 August 1997, Q2166 SK33D dated 8 August 1997 and Q2166 SK37A and dated 11 August 1997: i. Total parking on the site for a minimum of 661 car parking spaces to be provided on completion of Stage 4 (to be shared between Kedron Wavell RSL Club and Splash Aquatic Centre) and for the loading and unloading of vehicles within the site (a minimum of 100 additional car parking spaces to be provided at the completion of Stage 2 and with 15 additional car parking spaces provided at the completion of Stage 3); . 7 of the above parking space/s are to be provided for people with disabilities (as per plan no.Q2166 SK34C); A sealed area for the manoeuvring on the site of a heavy rigid vehicle and for the loading and unloading of the vehicle; . Unrestricted access for bonafide visitors to any visitor car parking bay. *This condition specifies detailed design requirements as indicated on the approved plan/s of layout to which the approval relates. The assessment of the approved plans of layout should have adequately considered these requirements to ensure compliance, with the condition reinforcing the follow up procedure of construction, delineation and or signage, where applicable.*	To be maintained

**** End of Package ****

BRISBANE CITY COUNCIL'S DEVELOPMENT APPROVAL PACKAGE

This Development Approval package relates to the application detailed below:

Relaxation (Exemption from Requirement for Consent Application under the Chermside Regional Business Centre DCP)
for the purpose of Licensed Club (Extension)
on land situated at 375 Hamilton Road, Chermside
described as Part of Lot 5 on SL 7848, Parish of Kedron
Council File Reference: 253/25-3918/97

INTRODUCTION

The assessment of this application has been managed by:

- Margaret Orr
  Assessment Manager
  Development Assessment Team North
  Development and Regulatory Services
  Ph: 3403 4982

The information contained in this package is designed to assist you in fulfilling the requirements of your approval. Within this package you will find:

- the conditions of approval;
- guidelines to assist you in complying with these conditions;
- advice on the requirements of legislation and local laws relevant to your proposal;
- details regarding the lodgement of an appeal;

If you have any queries regarding this approval please contact the Assessment Manager or the Assessment Team member identified in the guideline accompanying the condition.

GENERAL ADVICE

The advice in this section is general information relating to this Development Approval. It contains details regarding additional approvals that may be required under legislation other than the *Local Government (Planning & Environment) Act* and various Brisbane City Council Local Laws.

This advice is based on the Council's assessment of the proposal and may not be exhaustive.

Fees and Charges

- All fees and charges advised in this approval package are calculated under the 1997/1998 budget and are subject to revision each financial year.

Town Planning

- Conditions imposed on this Development Approval are attached to the land and are binding on successors in title in accordance with section 4.13(16) of the *Local Government (Planning and Environment) Act*.
- Any amendment to the development as contained in this Development Approval, including changes to the approved plans, documents or conditions will require an application for modification to be submitted. Any application for modification must comply with the requirements of Section 4.15 of the *Local Government (Planning and Environment) Act* otherwise a new application will be required.
- A property number should be installed on the site in accordance with Chapter 6 of the Council's Local Laws.
- This development proposal will require the lodgement of a building application under the Building Act 1975. Plans lodged with the building application must be in accordance with the approved plans, documents and conditions referred to in condition 1 of this Development Approval.
- The *Development Manual* may assist you in complying with these conditions. The Manual is available for purchase or viewing at any of the Council's Customer Service Centres throughout the City.
- The use of the development upon completion of works pursuant to this approval shall be subject to all conditions of all previous approvals granted for the site.

Engineering

- Erosion and sedimentation must be minimised and controlled in accordance with the *Environmental Protection Act 1994* and the Council's *Environmental Best Management Practices for Erosion and Sediment Control and Waterways and Wetlands*.
- Appropriate permits will be required for any of the following:
  a. crossing the kerb with heavy vehicles;
  b. working in the road reserve;
  c. connection to a Council drain;
  d. storing of material on the footpath or road;
  e. the provision of hoardings and gantries.
- Council's *Subdivision and Development Guidelines* may assist you in complying with the above engineering requirements. These Guidelines are available for viewing or purchase from the Customer Service Centre City, Lower Plaza, Brisbane Administration Centre, 69 Ann Street, Brisbane.

- Engineering plans required to comply with water supply and sewerage conditions must be prepared by either City Design or a consulting engineer advised by Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.

Environment and Health

- Council's *Environmental Best Management Practices 1996 Volume 1* is available at the Customer Service Centre, Lower Ground Plaza Brisbane Administration Centre, 69 Ann Street Brisbane. The practices provide information on environmental best practice techniques for Environmental Impact Assessment, Erosion and Sediment Control, Waterways and Wetlands and Parks.

Department of Environment (State Government)

- All construction activities are to be carried out in accordance with the Department of Environment Guideline E1, including the requirement that construction activities be limited to between the hours of (6am and 6pm Monday to Saturday [high activity areas], 7am to 6pm Monday to Friday and 7am to 12pm Saturday [low activity areas]). A copy of the guideline can be obtained from the Department of Environment, 160 Ann Street, Brisbane.

- All wastes from any operations on-site must be removed and disposed of in accordance with the *Waste Management Regulations of the Environment Protection Act 1994* or with any subordinate legislation promulgated under the Act.

Telecommunications and Electricity Supply

- Council has negotiated a number of criteria with the telecommunications suppliers and Energex regarding the placement of their equipment. The contact numbers to arrange provision of services are as follows:

Telstra	3898 2122
Optus	3304 6182
Energex	131 253 Advise that the call is with respect to a new development and of the relevant suburb location. The operator will transfer you to the applicable Design Coordinator.

- The local Branch Manager, Energex, should be informed in writing of the electrical load requirements of the proposed development.

APPLICATION FORMS, GUIDELINES, DOCUMENTS AND RELEVANT INFORMATION

Application forms, guidelines, documents and relevant information referred to in this approval package can be obtained from the customer service offices located throughout Brisbane. The locations of these offices are provided below:

Customer Service Centres

City	Lower Ground Level Brisbane Administration Centre 69 Ann Street, Brisbane
Fortitude Valley	TC Beirne Centre 315 Brunswick Street Mall, Fortitude Valley
Chermside	Chermside Shopping Town Gympie Road, Chermside
Inala	Inala Civic Centre Cnr Corsair Avenue and Wirraway Parade, Inala
Indooroopilly	Westfield Shoppingtown 69 Station Road, Indooroopilly
Upper Mt Gravatt	Garden City Shopping Centre Kessels Road, Upper Mt Gravatt
Wynnum	Wynnum Civic Centre Cnr Bay Terrace and Charlotte Street, Wynnum

Development & Regulatory Services Offices

North Regional Office	924 Gympie Road, Chermside
West Regional Office	611 Coronation Drive, Toowong
South Regional Office	2078 Logan Road, Mt Gravatt
East Regional Office	Cnr Cavendish Road and Stanley Street, Coorparoo
Central Regional Office	Brisbane Administration Centre 69 Ann Street, Brisbane

GUIDE TO USING THE DEVELOPMENT APPROVAL PACKAGE

This information has been included to assist you in understanding the requirements contained in the development conditions. The following information relates to each of the columns contained Within the table of conditions.

Condition:

The development condition is contained in the first column of the table. In many instances there are two or three parts to a condition. These parts detail sequentially the actions required to be undertaken in order to comply with the condition.

Time To Complete Condition:

This column specifies the time when each component of the condition must be complied with. The following explains the terminology used in this column:

- ***At time of lodgement of B/A***
  Action to be undertaken at the time of lodgement of the Building Application. In some instances information demonstrating compliance with the condition may need to accompany the Building Application at time of lodgement.

- ***Prior to approval of B/A***
  Action to be undertaken prior to the approval of the Building Application.

- ***Prior to commencement of siteworks***
  Action to be undertaken prior to the commencement of any siteworks or disturbance of significant vegetation on the site.

- ***Prior to issue of Certificate of Classification***
  Action to be undertaken prior to the Certificate of Classification being issued. This usually applies to the later parts of the condition which refer to the carrying out of works and payment of monies.

- ***Prior to the Commencement of the Use***
  Action to be undertaken prior to the use commencing. This generally applies to development which does not require Building Approval and usually applies to the later parts of the condition which refer to the carrying out of works and payment of monies.

- ***To be maintained***
  Compliance with the condition must be maintained while the use continues on the site.

Guidelines:

The guidelines contain relevant information specific to each condition. Each guideline is separated into four parts as explained below:

1. ***Part (i)*** - details the reasons why the condition is imposed.

2. ***Part (ii)*** - provides contact details on who to contact for further information regarding the specific condition.

3. ***Part (iii)*** - expands upon the timing required for compliance with the condition. In some instances, timing is recommended which may help to avoid unnecessary expense and delay at latter stages of the development process.

4. ***Part (iv)*** - provides details as to where additional plans or information should be lodged and where any additional fees or contributions which are required, can be paid.

BRISBANE CITY COUNCIL'S DEVELOPMENT APPROVAL CONDITIONS

These conditions of development approval relate to the property detailed below:

Relaxation (Exemption from Requirement for Consent Application under the Chermside Regional Business Centre DCP)
for the purpose of Licensed Club (Extension)
on land situated at 375 Hamilton Road, Chermside
described as Part of Lot 5 on SL 7848, Parish of Kedron
Council File Reference: 253/25-3918/97

ACTION	When Condition Must Be Complied With	
APPROVED PLANS AND DOCUMENTATION		
1. **Develop and maintain** this proposal in accordance with the plan/s and/or document/s detailed below: Plan/Document — Number — Dated/Received Site Plan — Q2166 SK33D — April 1997 Amended in red on 13 March 1998 and subject to compliance with condition 2(i) and 12 Ground Floor Plan — Q2166 SK34C — March 1997 First Floor Plan — Q2166 SK35B — March 1997 Second Floor Plan — Q2166 SK36B — March 1997 Elevations — Q2166 SK37A — March 1997 Sections — Q2166 SK38B — July 1997 Traffic Report — 269 J7 — 6 September 1997	Prior to issue of Certificate of Classification & To be maintained	(i) This condition is imposed on all approvals as it details the relevant plans and documentation to which the approval relates. Approved plans and documents are stamped *PLANS and DOCUMENTS referred to in the APPROVAL* and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by section 4.15 of the *Local Government (Planning and Environment) Act*. An application to modify the approval must be made and the appropriate fee paid. (ii) Contact: ▸ Margaret Orr Assessment Manager Development Assessment Team North Development and Regulatory Services Ph: 3403 4982 (iii) N/A (iv) N/A

CONDITION		GUIDELINES FOR APPLICANTS
ACTION	TIME TO COMPLETE ACTION	
2. **Construct / delineate / sign (as required) the following requirements** as indicated on the approved plan of layout numbered Q2166 SK34C dated March 1997, Q2166 SK3D dated April 1997 and Q2166 SK37A and dated March 1997: i. total parking on the site for minimum of 695 car parking spaces to be provided on completion of Stage 4 (to be shared between Kedron Wavell RSL Club, Library, and Splash Aquatic Centre) and for the loading and unloading of vehicles within the site (a minimum of 100 additional car parking spaces to be provided at the completion of Stage 2 and with 15 additional car parking spaced provided at the completion of Stage 3); ii. 7 of the above parking space/s are to be provided for people with disabilities (as per plan no. Q2166 SK34C); iii. a sealed area for the manoeuvring on the site of a heavy rigid vehicle and for the loading and unloading of the vehicle; iv. unrestricted access for bonafide visitors to any visitor car parking bay;	Prior to issue of Certificate of Classification & To be maintained	(i) This condition specifies detailed design requirements as indicated on the approved plan/s of layout to which the approval relates. The assessment of the approved plans of layout should have adequately considered these requirements to ensure compliance, with the condition reinforcing the follow-up procedure of construction, delineation and or signage, where applicable. (ii) Contact: ▸ Engineering Officer Pat Sheehan Development Assessment Team North Development and Regulatory Services Ph: 3403 5689 (iii) N/A (iv) N/A
PLANNING		
3. **No bunting is to be erected**, installed or placed on the site, or adjacent area at any time.	To be maintained	(i) This condition is imposed to maintain a satisfactory level of visual and acoustic amenity and is particularly relevant to commercial land uses such as Vehicle Sales Yards, Retail Warehouses and Service Stations. (ii) Contact: ▸ Margaret Orr Assessment Manager Development Assessment Team North Development and Regulatory Services Ph: 3403 4982 (iii) N/A (iv) N/A

CONDITION	TIMING OF COMPLIANCE ACTION	GUIDELINES FOR APPLICANTS
DEVELOPMENT AMENITY		
4. **Construction and earthworks activities** (including the entry and departure of heavy vehicles) must be limited to between the hours of (7am and 6pm Monday to Friday and 7 am to 1 pm Saturday [high activity areas]/ 6 am to 6pm Monday to Saturday [low activity areas]). Any construction or earthworks activities outside these hours must only occur with prior written approval which must be obtained from the Team Leader, Licensing and Compliance Team , Development and Regulatory Services. The A-weighted maximum adjusted sound pressure level ($L_{Amax,\ adj}$) from earthworks and construction activities occurring outside these hours must not exceed the A-weighted background sound pressure level ($L_{A,\ bg}$)by more than 10 dB(A) at the nearest commercial premises and shall not be audible in any room of any sensitive land use.	Prior to the issue of Certificate of Classification	(i) This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area. (ii) Contact: ▸ Margaret Orr Assessment Manager Development Assessment Team North Development and Regulatory Services Ph: 3403 4982 (iii) To be undertaken throughout the period of site preparation and construction. (iv) To obtain written approval, apply in writing to: ▸ Team Leader Licensing and Compliance Team North Development and Regulatory Services North Regional Office
5. **No visible dust emissions** must occur at the boundaries of the site during earthworks and construction activities on the site. If at any time during the earthworks and construction activities, dust emissions exceed the levels specified above, dust generating activities must cease until sufficient corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.	To be maintained	(i) This condition is imposed where dust and other particulate emissions may result from the earthworks and construction activities occurring on site. (ii) Contact: ▸ Environmental Health Officer Development Assessment Team North Development and Regulatory Services Ph: 3403 9165 (iii) In order to ensure minimal timeframes for implementation of remedial works, at all times during earthworks and construction activities on the site, watering equipment should be available to dampen down dusty areas. (iv) N/A

CONDITION		GUIDELINES FOR APPLICANTS
ACTION	TIME TO COMPLETE ACTION	
6. (a) **The A-weighted maximum adjusted sound pressure level** ($L_{Amax, adj}$) from the operation of plant and equipment on the site measured at any sensitive land use or any commercial premises must not exceed the A-weighted background sound pressure level (L_{Abg}) by more than the following amounts: Time Period — Commercial Premises — Sensitive Land Use 7 am - 6 pm — +10 — +5 6 pm - 10 pm — +10 — +5 10 pm - 7 am — +8 — +3	To be maintained	(i) This condition is imposed where plant and equipment used on the site are likely to be noisy and a maximum noise limit is required to protect the amenity of nearby areas. (ii) Contact: ▸ Environmental Health Officer Development Assessment Team North Development and Regulatory Services Ph: 3403 9165 (iii) N/A (iv) Certification is to be forwarded to: ▸ Licensing and Compliance Team North Development and Regulatory Services North Regional Office

CONDITION		GUIDELINES FOR APPLICANTS
ACTION	BY / TO COMPLETE ACTION	
7. (a) **Lodge plan/s showing the location of any light** to be erected external to buildings or structures on the site and demonstrating that these lights shall not exceed 8 lux. The level of vertical illumination is to be measured at a distance of 1.5 metres outside the boundary of the site. The plan/s and any accompanying details must be approved by the City Lighting Unit, Asset Management, Urban Management Division. (b) **Carry out the works** necessitated by this condition in accordance with the above approved plans. Written approval that this condition has been complied with must be obtained from the City Lighting Unit, Asset Management, Urban Management Division.	Prior to approval of B/A Prior to the issue of Certificate of Classification	(i) This condition is imposed on development which is for a non-residential use and which could have a detrimental impact on residential amenity or lead to visual pollution. In these instances a lighting plan must be lodged. For residential development this may not be necessary but rather the condition following would be imposed where lighting may be an issue. (ii) Contact: ▸ Margaret Orr Assessment Manager Development Assessment Team North Development and Regulatory Services Ph: 3403 4982 Enquiries regarding technical detail of plans: ▸ City Lighting Unit Asset Management Urban Management Division Ph: North - 3403 0310 / South - 3403 0307 (iii) To avoid unnecessary expense and delay the Council strongly recommends that part (a) of the condition be complied with prior to finalisation and lodgement of any necessary building application. (iv) 4 copies of the electricity reticulation plans are to be forwarded to: ▸ City Lighting Unit Asset Management Urban Management Division Grey House

CONDITION ACTION	TIMING TO BE / TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
8. **Limit the operation of delivery vehicles** and/or waste collection services to between the hours of 7 am and 10 pm Monday to Saturday.	To be maintained	(i) To be imposed where non residential development abuts or is in proximity to residential development. (ii) Contact: ▸ Margaret Orr Assessment Manager Development Assessment Team North Development and Regulatory Services Ph: 3403 4982 (iii) N/A (iv) N/A
UTILITIES		
9. **Supply and install** all service conduits and water and sewerage mains required in connection with the development and meet the costs of any alterations to public utility mains, existing mains, services or installations involved in the construction.	Prior to the issue of Certificate of Classification	(i) This condition is imposed when additions, alterations or extensions to service conduits or mains are required. Applicants should liaise with the appropriate service authorities. (ii) Contact: Enquiries regarding traffic signal conduits and water supply and sewerage mains: ▸ Engineering Officer Pat Sheehan Development Assessment Team North Development and Regulatory Services Ph: 3403 5689 Enquiries regarding other services conduits should be directed to the relevant public authority. (iii) N/A (iv) N/A

CONDITION		GUIDELINES FOR APPLICANTS
ACTION	TIME TO COMPLETE ACTION	
LANDSCAPE MANAGEMENT		
10. (a) **Lodge a Landscape Management and Siteworks Plan** in accordance with the approved plan of layout numbered Q2166 SK33D and dated April 1997. The Landscape Management and Siteworks Plan is to be in the form of drawings, scaled plans and supporting documentation that contains at least the following: i. the location and botanical name of existing vegetation, including species' height and spread; identifying vegetation to be retained and that to be removed; ii. any structures or significant vegetation on adjoining properties (including the footpath reserve) which could impact upon the subject site (eg. street trees, retaining walls, established trees etc) iii. proposed finished levels for earth work; iv. the location of existing and proposed services and/or easements; v. the location of subsurface and stormwater drainage and overland flow paths; and vi. the location, species' botanical name, total numbers and size at planting of all proposed planting; vii. landscaping is required in the new car park at the rate of 1 tree per 6 spaces; These plans and details must be approved by the Senior Town Planner, Development Assessment Team North, Development and Regulatory Services. (b) **Implement the requirements and carry out any works** necessitated by this condition in accordance with the above approved plans and details. Implemented works are to be inspected by a Landscape Assessment Officer, Development Assessment Team North, Development and Regulatory Services and approved by the Team Leader, Licensing and Compliance Team North, Development and Regulatory Services.	Prior to approval of B/A Prior to the issue of Certificate of Classification	(i) This condition is imposed when significant landscaping works is required. The plan should address the following issues: • an appropriate balance between built form and natural landscape elements that reduces the visual bulk of the buildings is to be maintained by providing a variety of planting scales throughout the development; • each private court is to be landscaped with suitable planting that provides adequate summer shading and allows where practicable for a minimum of three hours of direct sunlight at the June solstice; and • the Landscape Management and Siteworks Plan must ensure that the site will be landscaped so as to make a positive contribution to the amenity of the site, the appearance of the development and its presentation to any road and surrounding property in the locality. (ii) Contact: ▸ Landscape Architect Development Assessment Team North Development and Regulatory Services Ph: 3403 6750 (iii) To avoid unnecessary expense and delay the Council strongly recommends that the Landscape Management and Siteworks Plan be lodged prior to finalisation and lodgement any necessary building application. (iv) 4 copies of the Landscape Management and Siteworks Plan are to be forwarded to: ▸ Landscape Architect Development Assessment Team North Development and Regulatory Services Floor 12, Brisbane Administration Centre

ACTION	TIMING OF SITE ACTION	GUIDELINES FOR APPLICANTS
ENVIRONMENTAL MANAGEMENT		
11. (a) **Lodge an Erosion and Sediment Control Program** in accordance with Council's *Subdivision and Development Guidelines* and *Environmental Best Management Practice - Erosion and Sediment Control* which incorporates detailed plans, control measures, monitoring programs and maintenance procedures to ensure appropriate development and management practices within and adjacent to the estate. This plan must be approved by the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services. (b) **Implement the requirements and carry out the works** necessitated by this condition in accordance with the above approved plan. Written approval that this condition has been complied with must be obtained from the Team Leader, Licencing and Compliance Team North, Development and Regulatory Services.	Prior to approval of B/A Prior to the issue of Certificate of Classification	(i) This condition is imposed when the development involves significant site works which could lead to the loss of sediment and erosion. The plans must be prepared in accordance with Council's *Subdivision and Development Guidelines* and *Environmental Best Management Practice - Erosion and Sediment Control*. This condition is applicable only where a Vegetation Management Plan is not required. (ii) Contact: ▸ Erosion and Sediment Control Officer Technical Support Group Development and Regulatory Services Ph: 3403 4735 (iii) To avoid unnecessary expense and delay the Council strongly recommends that part (a) of this condition be complied with prior to finalisation and lodgement of any necessary building application. (iv) 3 copies of the plans are to be forwarded to: ▸ Erosion and Sediment Control Officer Technical Support Group Development and Regulatory Services Floor 11, Brisbane Administration Centre

CONDITION: ACTION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
ROADWORKS, ACCESS AND PARKING		
12. (a) **Provide for** the following external roadworks in accordance with Council's *Subdivision and Development Guidelines*: ▸ construction of a pavement of minimum Type A Standard and surface with an impervious material to the area on which motor vehicles will be driven and/or parked (construction of such pavements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).		(i) This condition is imposed where there are external roadworks to be undertaken in the road reserve, including provision for pedestrians, cyclists and buses as well as any works associated with internal access and traffic flow. (ii) Contact: ▸ Engineering Officer Pat Sheehan Development Assessment Team North Development and Regulatory Services Ph: 3403 5689 (iii) Functional Layout plans must be approved prior to approval of engineering plans. To avoid unnecessary expense and delay the Council strongly recommends that parts (a) and (b) of this condition be complied with prior to finalisation and lodgement of any necessary building approval. (iv) 3 copies of the plans are to be forwarded to: ▸ Engineering Officer Technical Support Group Development and Regulatory Services Floor 11, Brisbane Administration Centre The current fees are: $230.00 - no external road or drainage works $460.00 - external drainage works only $420.00 - external roadworks only $610.00 - external road and drainage works Additional charge if major/detailed hydraulic assessment is required.