



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

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25-MAY-2026

APPLICATION REF

A007032729

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	28 BEESLEY ST WEST END QLD 4101 8A FILMER ST WEST END QLD 4101
Real Property Description of Site:	L6/11 RP.10925 L7/11 RP.10925
Aspects of development and type of approval:	DA - PA - Building Work Development Permit - multiple dwelling DA - PA - Material Change of Use Development Permit - multiple dwelling DA - PA - Referral Agency for Building Work Referral Response - Flood hazard area
Council File Reference:	A006717117 Permit Reference Number/s: DABW448322224; DAMC448322324; DAEB454227324.
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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Set Back Plan	A-SK-2-1102 Revision F	25-MAR-2025 (Received)
Ground Floor	A-SK-2-2200 Revision Y (Amended In Red 25-MAR-2025)	25-MAR-2025 (Received)
Podium 01	A-SK-2-2201 Revision Y	25-MAR-2025 (Received)
Podium 02	A-SK-2-2202 Revision D	25-MAR-2025 (Received)
Plan - Level 01	A-SK-2-2203 Revision S	25-MAR-2025 (Received)
Plan - Level 02-07 (Typical)	A-SK-2-2205 Revision H	25-MAR-2025 (Received)
Plan - Undercroft	A-SK-2-2210 Revision N	25-MAR-2025 (Received)
Plan - Roof Terrace	A-SK-2-2211 Revision H	25-MAR-2025 (Received)
Plan - Roof	A-SK-2-2212 Revision Q	25-MAR-2025 (Received)
Elevations	A-SK-2-3201 Revision G (Amended In Red 03-APR-2025)	03-APR-2025 (Received)
Sections	A-SK-2-3301 Revision H	25-MAR-2025 (Received)
Interface Sections	A-SK-2-3305 Revision G	25-MAR-2025 (Received)
Site Elevation	A-SK-2-1103 Revision D	25-MAR-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
Stage:	Building work within the Flood overlay

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 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>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
<p>5) 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
<p>6) Demolish or Relocate Buildings</p>	As indicated

Demolish or relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.

Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)

Engineering

	Timing
<p>7) 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>7(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>8) 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>8(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</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>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>9) Self-Certified Structural Design in Flood Planning Areas</p> <p>Structural works within the following Flood Planning Areas must be designed and constructed by a Registered Professional Engineer Queensland (Structural). The RPEQ (Structural) must certify that the works are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the Defined Flood Event (DFE):</p> <ul style="list-style-type: none"> - Brisbane River Flood Planning Areas - subcategories 1, 2a and 2b. - Overland flow subcategory <p>Notes: The relevant Flood Planning Areas are available from Brisbane City Council's Floodwise Property Report.</p> <p>Design considerations and methodology are provided in the 'Construction of Buildings in Flood Hazard Areas' standard (Australian Building Codes Board).</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 (Structural) that the development has been designed and 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>As indicated</p>
<p>10) 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 7.20 metres AHD.</p> <p>The minimum lobby level must be 7.20 metres AHD.</p> <p>The minimum ground level carpark must be 5.40 metres AHD.</p> <p>The minimum level for essential electrical services must be 7.20 metres AHD.</p> <p>The minimum level for the secure bike store must be 4.8 metres 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</p>
<p>11) 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 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

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.

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.

11(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.

11(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.

12) 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

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

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.

12(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.

12(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.

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

13) Redundant Driveway Crossover

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.

Note:

For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour.

Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.

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

Standard Advice

	Timing
<p>14) Further Development Permit required</p> <p>This Development Approval to carry out building work made assessable under the planning scheme for Brisbane does not include an assessment of building work against the requirements of the Building Act and does not permit building work to occur unless, prior to the commencement of any building work, a Development Permit(s) to carry out assessable building work under the Building Act has been issued.</p>	As indicated
<p>15) 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 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>16) Contaminated Materials and Soils</p> <p>Any contaminated materials or soils encountered during siteworks, must be handled, stored and disposed of in accordance with the requirements of the relevant authority of the Queensland Government. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the relevant authority of the Queensland Government.</p>	<p>As indicated</p>
<p>17) Management of Asbestos</p> <p>Disposal, handling and restoration of any building materials containing asbestos must be in accordance with current state and federal legislation.</p>	<p>As indicated</p>
<p>18) Plumbing and Drainage Work</p> <p>Pursuant to the Plumbing and Drainage Act 2018, any plumbing and drainage work must be carried out in compliance with the Plumbing and Drainage Regulation 2019. Plumbing and drainage permit work requires approval by Brisbane City Council prior to the work being carried out.</p>	<p>As indicated</p>
<p>19) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date. 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>	<p>As indicated</p>
<p>20) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>The Duty of Care Guidelines gazetted pursuant to the Aboriginal Cultural Heritage Act 2003 provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	<p>As indicated</p>
<p>21) 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>	<p>As indicated</p>
<p>22) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland</p>	<p>As indicated</p>

<p>(biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	
<p>23) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	<p>As indicated</p>
<p>24) 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 Councils Floodwise Property Reports available from Councils website.</p> <p>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.</p> <p>For more information refer to:</p> <p>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</p> <p>Queensland Reconstruction Authority "Flood Resilient Building Guidance for Queensland Homes"https://www.qra.qld.gov.au/resilient-homes/flood-resilient-building-guidance-queensland-homes</p>	<p>As indicated</p>
<p>25) Equitable Access</p> <p>Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the Queensland</p>	<p>As indicated</p>

Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4, Australian Standard for Access and Mobility and the National Construction Code.

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	multiple dwelling
Stage:	Multiple Dwelling (49 units)

General/Planning Requirements

	Timing
<p>26) 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>27) Carry Out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.</p>	While site/operational/building work is occurring and then to be maintained
<p>28) 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 generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
<p>29) Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.</p>	To be maintained
<p>30) Demolish or Relocate Buildings</p> <p>Demolish or relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.</p> <p>Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)</p>	As indicated

<p>31) 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 landscaped in accordance with a landscape drawing that has been submitted to and approved by Development Services.</p> <p>Timing: Within 3 months of the demolition of the existing building(s).</p>	<p>As indicated</p>
<p>32) Building Format Plan</p> <p>Where the timing of a condition, or part thereof, states 'Prior to issue of Certificate of Occupancy/Final Inspection Certificate' or 'Prior to commencement of use' and the development involves the creation of a Building Format Plan, the timing of the condition, or part thereof, is taken to mean 'prior to Council's endorsement of any plan of subdivision'.</p>	<p>As indicated</p>
<p>33) Bicycle Parking</p> <p>Install and maintain secure bicycle parking and associated support facilities consistent with the approved DRAWINGS AND DOCUMENTS and in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>34) Security Lighting</p> <p>Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances and vegetated areas</p> <p>Ensure that all external lighting is in accordance with Australian Standard - AS4282- Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.</p> <p>Ensure lighting over publicly accessible pathways covered by permanent awnings is in accordance with Australian Standard - AS/NZS 1158.3.1 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.</p> <p>Lighting must be maintained by the owner of the building in a safe and good working order.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>35) Visitor Parking</p> <p>Visitor car parking spaces must:</p> <ul style="list-style-type: none"> - Be clearly labelled as 'Visitor Parking'; and - Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure; - Provide 24 hour unrestricted access for bona fide visitors; and - If visitor parking is located behind a security door or gate, provide an intercom located directly adjacent to the driveway near the door that provides 24 hour access to bona fide visitors. 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>36) 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</p>	<p>To be maintained</p>

on or in the vicinity of the site advertising the availability of car parking to the general public.

Architecture

	Timing
<p>37) 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 including the coloured, textured pre-cast finish on the southern elevation shown on the APPROVED Elevations A-SK-2-3201 Revision G received and amended in red 03-APR-2025.</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>38) Overall Height</p> <p>The overall height of the proposed building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>38(a) Submit Certification</p> <p>Submit to Development Services certification from a registered surveyor confirming that the “as constructed” floor and roof levels and overall height are in accordance with the requirements of this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p>
<p>39) Light Reflectivity and Solar (Heat) Reflectivity</p> <p>Submit to Development Services documentary evidence that:</p> <ul style="list-style-type: none">- the level of light reflectivity from the glazing incorporated in the approved development does not exceed 20%. <p>Timing: Prior to building work above ground level commencing.</p> <p>39(a) Install Glazing</p> <p>Install and maintain glazing in accordance with the above specification.</p> <p>Timing: Prior to issue of Certificate of Classification/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>
<p>40) Provide Pedestrian Prioritised Pathway</p> <p>Provide a pedestrian prioritised pathway from the street frontage to the front door of the lobby. The pathway must be differentiated in colour and texture from the driveway surface.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever</p>

	comes first, and then to be maintained
<p>41) Balconies/Verandahs/Terraces</p> <p>All balconies/verandahs/terraces must remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures.</p> <p>Note: Any Community Management Statement that may apply to this approval must contain a by-law which reflects the requirements of this condition.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>42) Driveway Material and Finishes</p> <p>Provide materials and finishes to the driveway and external carparking surfaces that reduce the visual impact of these areas when viewed from the street. One or a combination of the following must be used:</p> <ul style="list-style-type: none"> - Coloured aggregate; - Concrete pavers; and/or - Banding and patterns in the surface design. 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>43) Screen Air Conditioning and Other Plant Enclosures</p> <p>Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There must be no individual external air conditioning units.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>44) Solar Screening</p> <p>Solar screening is to be provided on northern and western facing windows to habitable rooms generally as shown on the APPROVED Elevations, A-SK-2-3201 Revision G received and amended in red 03- APR-2025. Screening is to include double glazed low e coated windows or an alternative as agreed with Council in writing.</p> <p>Note: The above requirements specifically apply to the window without any adequate external shading measures.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>45) Screening</p> <p>Provide screening in accordance with the APPROVED Elevations, A-SK-2-3201 Revision G received and amended in red 03-APR-2025. Acceptable screening options include:</p> <ul style="list-style-type: none"> - High level windows (sill height above 1.5m); or - Fixed obscured glazing or translucent privacy glazing treatment (including a ceramic frit finish) in any part of the window glazing below 1.5m; or - Fixed external screening to any part of the window below 1.5m <p>- Note: All privacy screening devices/treatments are to remain fitted at all times. Requirements of this condition shall be contained within any Community Management Statement.</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>46) Provide Detailed and Textured Model</p>	As indicated

Submit to Virtual Brisbane, a digital model for inclusion into the Brisbane City Council Virtual Brisbane 3D model. This must be a high quality, detailed and textured 3D exterior model of the approved development at a standard which can be publicly viewable. This must be of a compatible file format, include property boundaries and show heights in Australian Height Datum (AHD). For information on the submission and a complete list of requirements' visit: www.brisbane.qld.gov.au/virtualbrisbane3Drequirements

Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate

Landscape Architecture and Open Space Planning

	Timing
<p>47) Retain and Protect Existing Street Tree(s)</p> <p>Identify, retain and protect the existing street tree fronting Filmer Street shown as 'EXISTING STREET TREE' on the APPROVED Ground Floor A-SK-2-2200 Revision Y received and amended in red 25-MAR-2025 including the roots unless otherwise agreed in writing with Program, Planning and Integration Arboriculture (PPI Arb).</p> <p>Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from PPI Arb.</p> <p>Where driveway crossovers occur within the Tree Protection Zone (TPZ) of existing street trees, seek approval from the Arboricultural Team in Program Planning and integration, City Standards for the final driveway crossover design and construction methodology to ensure the successful retention of the existing street tree(s)</p> <p><i>PROOF OF FULFILMENT</i> Contextual photographic evidence that the tree has been retained in equal or greater health than before development commenced. OR, evidence in writing from Asset Services Arboriculture that an alternative arrangement has been made. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>47(a) Implement Protection Measures</p> <p>Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site.</p> <p>There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s).</p> <p>Where works are within the canopy drip line of existing street trees, contact PPI Arb Coordinator in relation to the required provision of protection measures.</p> <p>Note: If fencing is to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services.</p> <p>Timing: Prior to site/operational/building work occurring.</p> <p><i>PROOF OF FULFILMENT</i> Contextual photographic evidence to demonstrate the installation of protection measures prior to building works commencing. Timing: Prior to site / operational / building work occurring.</p> <p>47(b) Maintain Protection Measures</p> <p>Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use.</p>	<p>At all times</p> <p>As indicated</p> <p>As indicated</p>

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

48) Streetscape Works - Neighbourhood Street Major

Carry out streetscape improvement works to Beesley and Filmer Streets, including concrete path, turf and street trees to the 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.

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

48(a) Concrete Path

Beesley Street:

Install a broom finished standard Portland grey concrete path to the full width of the Beesley Street verge.

If the above requirements cannot be achieved, contact the Landscape Architecture Team via email: specialistservices@brisbane.qld.gov.au.

Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.

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

Filmer Street:

Install a 1.2m wide broom finished standard Portland grey concrete path.

As indicated

The edge of the path is to abut the front property boundary and be set back 1300mm from the back of kerb.

If the above requirements cannot be achieved, contact the Landscape Architecture Team via email: specialistservices@brisbane.qld.gov.au.

Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.

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

PROOF OF FULFILMENT

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.

48(b) Submit As-Constructed Drawings

As indicated

Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.

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

PROOF OF FULFILMENT

As constructed drawings signed by an RPEQ. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

48(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.

48(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.

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

As indicated

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.

49) Landscape the Site - Self Certification

Landscape the site in accordance with the requirements of this condition.

49(a) Detailed Landscape Plan for Self- Certification

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.

The plan must include the following:

- 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

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

As indicated

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.

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.

49(b) Multiple Unit Dwelling

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.

- Planting in the garden bed above the southern elevation wall as shown on approved Plan Level 01 A-SK-2-2201 Revision S received 25-MAR-2025 to cascade down the wall generally as shown on approved Elevations A-SK-2-3201 Revision G received and amended in red 03-APR-2025.

As indicated

- Unless otherwise specified on the APPROVED DRAWINGS AND DOCUMENTS, 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.

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.

49(c) Certify Detailed Landscape Plan

As indicated

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

- Brisbane City Council Form CC10616 - Landscape Design Certificate prepared by a Qualified Landscape Architect to certify that the Detailed Landscape Plan complies with the requirements

of this condition
 - A copy of the certified Detailed Landscape Plan.

Timing: Prior to the commencement of above ground level building work.

PROOF OF FULFILMENT

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

49(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.

49(e) Certify Work

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

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

As indicated

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

PROOF OF FULFILMENT

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

49(f) Maintain Landscape Work

Maintain the landscape work, including deep planting, in accordance with the certified Detailed Landscape Plan.

As indicated

Timing: To be maintained.

Pollution

	Timing
50) Acid Sulfate Soils - Management Plan (submit plan)	
Acid sulfate soils must be managed in accordance with this condition.	As indicated
50(a) Acid Sulfate Soils - Management Plan	As indicated
Submit for the approval of Development Services, an Acid Sulfate Soils (ASS) Management Plan. The ASS Management Plan must detail management measures of possible impacts of soil disturbance and filling if disturbance (e.g. Filling, excavation, drainage works, stripping of topsoil) is greater than 100m ³ . The ASS Management Plan must be consistent with the:	
- State Planning Policy: Planning for the Environment and Heritage - Water Quality; and	
- Guidelines for sampling and analysis of lowland acid sulfate soils (ASS) in Queensland 1998 (Ahem et al, 1998);	
- Queensland Acid Sulfate Soil Technical Manual: Soil	

<p>Management Guidelines.</p> <p>The Management Plan must be prepared by a suitably qualified and experienced professional, with the following qualifications:</p> <ul style="list-style-type: none"> - 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>Timing: Prior to earth-disturbing activities.</p> <p>50(b) Implement Plan</p> <p>Implement and maintain the provisions of the approved Acid Sulfate Soils Management Plan.</p> <p>Timing: Prior to earth-disturbing activities.</p> <p>50(c) Certification</p> <p>Submit to Development Services 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>As indicated</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>51) 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> 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.</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) Dampening of Grilles And Metal Plates</p> <p>All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.</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>53) Wheel Squeak Noise Reduction</p> <p>The driveways and carpark surfaces are to be appropriately treated/surfaced to reduce wheel squeak noise impacts from the development.</p> <p>53(a) Certification of Wheel Squeak Noise Reduction Treatment/Surfacing</p> <p>Provide Certification from an appropriately qualified person that appropriate treatments/surfacing has been provided to the driveways and carpark areas to reduce wheel squeak noise impacts from the development.</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>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>54) Plant and Equipment Certification</p> <p>Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and refrigeration equipment and heat pump hot water systems), submit to Development Services certification that the plant and equipment is adequately noise-attenuated and is in accordance with the criteria of the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>55) Residential Use Bin Washdown Area</p> <p>Construct a refuse bin washdown area. The refuse bin washdown area must be provided with a tap, paved with an impervious material, graded and drained to sewer in accordance with a trade waste agreement.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

Engineering

	Timing
<p>56) 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>56(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>As indicated</p> <p>As indicated</p>

56(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.

56(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.

As indicated

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.

56(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.

As indicated

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.

56(e) Implement Certified Erosion and Sediment Control Plan

As indicated

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.

57) Maintenance Period for Engineering Work

Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition.

Note: Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).

As indicated

Timing: During the on-maintenance period.

57(a) On-Maintenance Acceptance

Arrange an on- maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance.

Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period.

Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater.

As indicated

Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements.

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

57(b) On-Maintenance Period

Provide a minimum 12 months maintenance to the work from the time the work is accepted on- maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.

As indicated

Note: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period.

Timing: A minimum 12 months from acceptance on-maintenance.

57(c) Off-Maintenance Acceptance

As indicated

On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the work is accepted off-maintenance.

Ensure all defects are rectified prior to making an appointment for off- maintenance Inspection.

Note: If the inspection is successful the maintenance security will be released.

Timing: On completion of the on-maintenance period.

58) 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 Beesley 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

59) Engineering Pre-Start Meeting

Arrange and attend a pre-start meeting with Engineering Services, Development Services.

Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid.

Note: Prior to arranging an engineering pre-start meeting, review the [Pre-start Meeting Guidelines - Civil Engineering Works kit](#).

To request a pre-start meeting and associated lodgement requirements, refer to Council's website and search 'Pre- start meeting'.

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

As indicated

60) 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 condition.

While site/operational/building work is occurring

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.

60(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.

60(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.

60(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.

60(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.

60(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.

60(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

61) Protect Existing Infrastructure

While site/operational/building work is occurring

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

Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations.

The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.

61(a) As Constructed Drawings - Alterations to Existing Infrastructure

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.

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

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.

62) Rock and Ground Anchors - Temporary

The utilisation of temporary rock and/or ground anchors must be in accordance with an approved anchor management plan that complies with relevant Brisbane Planning Scheme Codes and includes the following:

- Where anchors are proposed to encroach into Road Reserve or Council Land, No anchors are to be located within a 3 metre zone below the top of the adjacent ground level.
- All anchors are to be destressed once the permanent support is in place.
- Anchors are not located closer than 1.2m to existing Council or other public utility infrastructure.
- Provision for both pre and post construction CCTV survey of pipe lines adjacent to the site. Pre-construction CCTV inspection of all pipes in the vicinity of anchors must be carried out prior to the commencement of site works. Post-construction CCTV inspection of all pipes in the vicinity of the anchors must be carried out within one month after de-stressing of anchors. CCTV surveys must be carried out using a camera with the capacity to pan and tilt. Digital reports and videos of the inspections must be submitted to Development Assessment.
- Provision of geotechnical/structural certification that the construction phase building loads and the final building loads will not impact or endanger Council's infrastructure. This must include demonstration of the effect of the loads imposed by the pressure bulb, both prior to the de-stressing of the temporary anchors and upon final completion of the building.
- Provision of a geotechnical report which relates to the position of anchors, and includes geological information and borehole data.

While site/operational/building work is occurring

- Submission of documentation of the approval of any adjacent property owners where the anchoring system is proposed to encroach into neighbouring properties.
- Submission of approval from the providers of affected services as well as a plot of the level and alignment of these services on the sections and plans.
- Provision of an emergency management plan that includes procedures to reinstate any services that may be damaged as a result of works on the site.
- Piers and drainage system located wholly within the property.
- Structural certification for retaining walls greater than 1.0m in height.

62(a) Submit Anchor Management Plan

If rock and/or ground anchors are proposed, submit to, and obtain approval from, Development Services, an Anchor Management Plan designed and certified by a Registered Professional Engineer Queensland in accordance with this condition and the relevant Brisbane Planning Scheme Codes, including the following drawings and details:

- Plans, elevations, and sections depicting levels, spot levels, contours, details of the anchoring system (position, length, inclination angle, lock-off load and typical anchor block), construction procedures, shoring, bored piling, existing Council infrastructure (stormwater, street trees, signs and markings, etc.), utility services (e.g. telecommunications, electricity, gas and Urban Utilities water and sewer), adjacent foundation details and maintenance holes (including depths of maintenance holes and clearances to anchors) in public places and in private properties.

As indicated

Note: Permanent anchors will not be approved.

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

62(b) Implement Approved Anchor Management Plan

Implement the approved Anchor Management Plan in conjunction with the approved earthworks drawings.

As indicated

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

62(c) Post Construction Certification

Submit to Development Services certification by a Registered Professional Engineer Queensland that the approved Anchor Management Plan has been implemented in accordance with this condition and that the construction phase building loads and the final building loads will not impact or endanger infrastructure.

As indicated

Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate.

63) Remove Improvements & Obstructions from Truncation and Dedication

Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the corner truncation(s) and/or area of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes.

Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be

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

installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.

Note: The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected.

Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.

PROOF OF FULFILMENT

Certification from a Registered Surveyor (Qld) or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

64) Filling and / or Excavation (Minor)

Filling and/or excavation works on the site must be in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes.

64(a) Prepare Earthworks Drawings

Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.

The drawings must include the following:

- 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.

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

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

64(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.

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

As indicated

As indicated

65) Retaining Walls

Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to

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

- i. A pavement of minimum Local Road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
- ii. 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 and for the loading and unloading of vehicle(s);
- iv. Parking on the site for 89 resident/tenant cars (including 29 spaces in tandem), 3 visitor cars, including 1 parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site. There must a minimum number of 92 total number of spaces provided on site.
- v. Provide and maintain 57 (including 8 visitor) secure 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. 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.

Certificate or prior to commencement of use, whichever comes first, and then to be maintained

68) Self-Certified Structural Design in Flood Planning Areas

Structural works within the following Flood Planning Areas must be designed and constructed by a Registered Professional Engineer Queensland (Structural). The RPEQ (Structural) must certify that the works are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the Defined Flood Event (DFE):

- Brisbane River Flood Planning Areas - subcategories 1, 2a and 2b.
- Overland flow subcategory

Notes: The relevant Flood Planning Areas are available from Brisbane City Council's Floodwise Property Report.

Design considerations and methodology are provided in the 'Construction of Buildings in Flood Hazard Areas' standard (Australian Building Codes Board).

As indicated

<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 (Structural) that the development has been designed and 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>69) 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>69(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</p> <p>As indicated</p>
<p>70) 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 7.20 metres AHD.</p> <p>The minimum lobby level must be 7.20 metres AHD.</p> <p>The minimum ground level car park must be 5.40 metres AHD.</p> <p>The minimum level for essential electrical services must be 7.20 metres AHD.</p> <p>The minimum level for the secure bike store must be 4.8 metres 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</p>
<p>71) 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> <p>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</p> <p>ii) The basement subsoil drainage and associated stormwater drainage/flow management must be designed by a Registered</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

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.

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.

71(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.

71(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.

72) 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

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

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.

72(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.

72(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

<p>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>73) 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>73(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>73(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>73(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>74) 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, and then to be maintained</p>
<p>75) Land for Transport Network - Road (Non- trunk)</p> <p>Dedicate as road land shown as new road (non-trunk) on the APPROVED Ground Floor, A-SK-2-2200 Revision Y received and amended in red 25-MAR-2025 including the following:</p> <p>i. A widening along the full length of the Filmer Street frontage of the site to provide a minimum verge width of 2.50m;</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

ii. A 2.50 metre by 2.50 metre by single chord truncation at the corner of Beesley Street and Filmer Street.

Note: This condition is imposed under section 145 of the Planning Act 2016.

75(a) Submit Plan of Subdivision

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.

As indicated

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.

75(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.

As indicated

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.

76) Work for Transport Network - Road (Non-trunk) - External

Construct the following work to the Transport Network (Road) along the full frontage of the site as shown on the APPROVED Ground Floor, A-SK-2-2200 Revision Y, Received and amended in red 25- MAR-2025 in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTRROADS design standards:

- reallocation of kerbside parking spaces along the Beesley Street frontage of the site providing for 4 kerbside spaces (individually marked spaces with the following restriction to apply: 3P Pay by App (meter 5062), 7am-7pm Mon-Fri).

- associated provision, relocation or modification of services, utilities, signs and line marking.

Note: This condition is imposed under section 145 of the Planning Act 2016.

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

76(a) Submit Signs and Pavement Drawings

Submit to, and obtain approval from, Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to building work commencing above ground level.

76(b) Implement Approved Drawings

Construct the works in accordance with the above approved drawings.

As indicated

Timing: Prior to on-maintenance acceptance.

76(c) Submit As Constructed Drawings

As indicated

Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland.

Timing: Prior to on-maintenance inspection.

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.

77) 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

78) 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 development has been designed and constructed in accordance with this condition.

78(a) Submit Certification to Council

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.

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

As indicated

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

79) Site Drainage - Major

Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, in accordance with the relevant Brisbane Planning Scheme Codes.

Notes:

- All upslope stormwater connections to existing private properties must extend to the property boundary of all relevant properties being ultimately serviced by that connection.
- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.
- The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site. Where a development has not specifically addressed this issue, the development may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention or upgrade of existing stormwater drainage infrastructure).
- Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request an on-site Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation & Construction Requirements Manual.
- Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).

79(a) Submit Site Drainage Drawings

Submit to, and obtain approval from, Development Services, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.

Notes:

- Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m² with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system
- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.

Timing: Prior to building work commencing above ground level.

79(b) Implement Approved Drawings

Carry out the works in accordance with the approved site drainage drawings.

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

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

As indicated

As indicated

<p>79(c) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultants (where applicable).</p> <p>Note: To be submitted via DA-ComplianceEngineering@brisbane.qld.gov.au and include the site address, A00 reference and Condition number in the subject line.</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 or Queensland Building or Construction Commission licensed hydraulic consultants (where applicable) confirming that the works have been completed in accordance with the above stormwater drawings. 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>80) 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>81) Service Conduits and Mains</p> <p>Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</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, 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.</p> <p>81(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>82) 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>83) 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>84) Sealing of Abandoned Existing Sewer Property Connection</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>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>85) 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</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>(Distribution and Retail Restructuring) Act 2009, have been complied with.</p>	
<p>86) Permanent Driveway Crossover</p> <p>Provide a 7.5-metre- wide Type B2 permanent driveway crossover to the Filmer Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Written consent must be obtained from Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will 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</p>
<p>87) 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>

Standard Advice

	Timing
<p>88) Further Development Permit required</p> <p>This Development Approval to carry out building work made assessable under the planning scheme for Brisbane does not include an assessment of building work against the requirements of the Building Act and does not permit building work to occur unless, prior to the commencement of any building work, a Development Permit(s) to carry out assessable building work under the Building Act has been issued.</p>	<p>As indicated</p>
<p>89) 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 	<p>As indicated</p>

<p>work-</p> <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>	
<p>90) Plumbing and Drainage Work</p> <p>Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.</p>	<p>As indicated</p>
<p>91) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice.</p> <p>The currency period for this development approval 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) if:</p> <ul style="list-style-type: none"> - 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 and operational work), the development does not substantially start. <p>The currency period is determined by Council pursuant to section 85 of the Planning Act 2016.</p>	<p>As indicated</p>
<p>92) 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 Councils Floodwise Property Reports available from Councils website.</p> <p>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.</p>	<p>As indicated</p>

<p>For more information refer to:</p> <p>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</p> <p>Queensland Reconstruction Authority "Flood Resilient Building Guidance for Queensland Homes"https://www.qra.qld.gov.au/resilient-homes/flood-resilient-building-guidance-queensland-homes</p>	
<p>93) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the Aboriginal Cultural Heritage Act 2003 provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>If you are unsure of your obligations contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	<p>As indicated</p>
<p>94) Equitable Access</p> <p>Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4, Australian Standard for Access and Mobility and the National Construction Code.</p>	<p>As indicated</p>
<p>95) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area).</p> <p>For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.</p>	<p>As indicated</p>
<p>96) 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>	<p>As indicated</p>

<p>97) Damage to Trees on Adjoining Lots</p> <p>Please note that any damage caused to vegetation on adjoining lots as a result of exercising this development approval may result in civil action.</p>	<p>As indicated</p>
<p>98) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</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>If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries).</p>	<p>As indicated</p>

Permit to Which These Conditions Relate:	DA - PA - Referral Agency for Building Work
Activity(ies):	Flood hazard area
Stage:	Early referral agency response for building work in a flood hazard area

Standard Advice

	Timing
<p>99) Early Referral Agency Response (Flood hazard area)</p> <p>Council has chosen to issue an early referral agency response under section 57 of the Planning Act 2016 for the proposed building work located within a Flood hazard area (Planning Regulation 2017, Schedule 9, Part 3, Division 2, Table 12). The response is attached to this decision notice.</p>	As indicated

**** End of Package ****