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APPLICATION REF
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BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	48 ORMSKIRK ST CALAMVALE QLD 4116 58 ORMSKIRK ST CALAMVALE QLD 4116
Real Property Description of Site:	L1 SP.172123 L84 SP.172137
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A005342883 Permit Reference Number/s: DARL383620919.
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PROJECT TEAM

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Layout Plan	SK-01 Rev B (Amended In Red 28-OCT-2022)	01-JUL-2021 (Received)
Proposed Site Plan	SK-02 Rev C (Amended In Red 28-OCT-2022)	17-MAR-2022 (Received)
Existing Tree Retention/ Removal Plan	SK-03 Rev D (Amended In Red 28-OCT-2022)	03-AUG-2022 (Received)
Concept Stormwater Drainage Plan Part 1	C22-094 SK07 Rev C (Amended In Red 28-OCT-2022)	03-AUG-2022 (Received)
Concept Stormwater Drainage Plan Part 2	C22-094 SK03 Rev C (Amended In Red 28-OCT-2022)	03-AUG-2022 (Received)
Concept Services Plan Part 1	C22-094 SK09 Rev C (Amended In Red 28-OCT-2022)	03-AUG-2022 (Received)
Concept Services Plan Part 2	C22-094 SK04 Rev C (Amended In Red 28-OCT-2022)	03-AUG-2022 (Received)
Concept Bulk Earthworks Plan Part 1	C22-094 SK10 Rev C (Amended In Red 28-OCT-2022)	03-AUG-2022 (Received)
Concept Bulk Earthworks Plan Part 2	C22-094 SK05 Rev C (Amended In Red 28-OCT-2022)	03-AUG-2022 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Reconfiguring a Lot
Activity(ies):	Subdivision of Land
Stage:	Reconfiguring a Lot (1 into 11 and new road)

General/Planning Requirements

	Timing
1) Maintain the Approved Development Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.	At all times
2) Approved Drawings and Documents 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. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
3) Carry Out the Approved Development Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS. 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.	While site/operational/building work is occurring
4) Demolish or Relocate Buildings/Structures Demolish 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.	Prior to Council's notation on the plan of subdivision
5) Complete All Operational Work 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).	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Ecology

	Timing
6) Fauna Management - Fauna Spotter Catcher	While site/operational/building work

Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing.	is occurring
6(a) Prior to Vegetation/ Ecological Feature Clearing	
Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented.	As indicated
Timing: Prior to vegetation/ ecological feature clearing commencing.	
6(b) During Vegetation/ Ecological Feature Clearing	
The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing.	As indicated
Timing: While vegetation/ecological feature clearing is occurring.	
6(c) Submit Certification	
Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ecological feature clearing was carried out in accordance with this condition.	As indicated
Timing: Prior to Council's notation of the plan of subdivision.	

Landscape Architecture and Open Space Planning

	Timing
7) Streetscape Works - Neighbourhood Street Minor	
Carry out streetscape improvement works to the Ormskirk Street site frontage including concrete path (where required by this condition), turf and street trees to the verge to a Neighbourhood Street Minor 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 Council's notation on the plan of subdivision
7(a) Concrete Path	As indicated
Install a 1.2m wide broom finished standard Portland grey concrete path.	
The edge of the path is to be setback 1300mm from the back of kerb. Where the path cannot be installed on this alignment due to conflicts such as street trees, or power poles, ensure the path is installed a minimum distance of:	

- 1300mm from the back of kerb

- 500mm from the property boundary

- 600mm from the edge of the conflict

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.

Note: standard path alignments are shown on Brisbane Standard Drawing BSD-5201 sheet 2 but will vary depending on verge width and location.

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT
Photographic evidence of concrete path.

7(b) Submit As Constructed Drawings

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. As indicated

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT
As constructed drawings signed by an RPEQ.

7(c) Turf

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

As indicated

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT
Photographic evidence of installed turf.

7(d) Street Tree(s) As indicated

Enter into and implement an arrangement with the Asset Services 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 Asset Services.

Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision. *PROOF OF FULFILMENT* *A copy of the agreement with Asset Services and/or photographic evidence of installed trees.*	

Engineering

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

(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au (ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land. Timing: Prior to commencement of any earth disturbing activities.	
8(c) Prepare Erosion and Sediment Control Plan Prepare an Erosion and Sediment Control Plan (ESCP) in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. Timing: Prior to the commencement of any earth disturbing activities.	As indicated
8(d) Attend a pre-start meeting Arrange and attend a pre-start meeting for ESC with an Officer from Councils ESC Team in Compliance and Regulatory Services (CARS). Note: To request a pre-start meeting from Council's ESC Team send an email to CARS- ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed. Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.	As indicated
8(e) Implement Certified Erosion and Sediment Control Plan Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures will require a revised ESCP and design certificate that has been certified by either the CPESC or RPEQ. Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated

9) 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) Timing: During the on-maintenance period. **9(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. 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 Council's notation on the plan of subdivision. **9(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. 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. **9(c) Off-Maintenance Acceptance** 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.	As indicated As indicated As indicated As indicated
10) Information Signage Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the	As indicated

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;
- 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.

11) Engineering Pre-Start Meeting

As indicated

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

Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.

NOTE: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) is to be sent to dalodgement@brisbane.qld.gov.au.

Details include (but are not limited too) the following:

- Site address, Development Approval number (A00) and relevant stage/s (if appropriate);

- List all Development Approval conditions requiring compliance prior to site/operational work commencing and demonstrate compliance with those conditions;

- Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote;

- Superintendent (Consultant) name, address and telephone number (including after-hours contact);

- Contractor/s and major Sub- Contractor/s, name, address and telephone number (including after-hours contact);

- Intended date of commencement of works.

NOTE:

- All operational works applications are to be approved prior to requesting the pre-start meeting.

- A minimum 5 working days' notice is required.

- Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.

- All operational works approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting.

- Further 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).

Timing: Prior to site/operational work commencing.

12) Construction Management Plan - Major

Carry out development in a method consistent with a Construction Management Plan (CMP) prepared in accordance with the requirements of this condition.

While site/operational/building work is occurring

12(a) Construction Management Plan - Submit Plan

As indicated

Submit to, and obtain compliance approval from, Development Services a detailed Construction Management Plan for the site preparation, demolition, excavation and construction phases of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following matters, both internal to and external to the development site:

(i) Location of and impacts to any Council vegetation (i.e. street trees/park trees/garden beds)

(ii) Location of and impact to any trees/vegetation on adjoining properties, including mitigation of potential impacts

(iii) Provision for pedestrian management;
(iv) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);

(v) Location of and impacts to any Council or other public utility assets;

(vi) Location and design of temporary vehicular construction access points, including frequency of use;

(vii) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;

(viii) Provision for loading and unloading materials including the location of any remote loading sites / truck layby sites; (ix) Location of materials, structures, plant and equipment to be stored or placed on the construction site; (x) Location of proposed external hoardings and/or gantries, and the impacts on existing street furniture and other 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. 'CityCycle' bicycle stations or bus stops with advertising); (xi) Anticipated staging and programming; (xii) Complaint management processes to be implemented; and (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies. The Construction Management Plan must be supported by "approval in principle" or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure. The list of relevant infrastructure and contacts is available on Council's website - Search "Constructions Management Plan". Timing: Prior to site/operational work commencing.	
12(b) Construction Management Plan - Dilapidation Report Submit a dilapidation report to engineeringservices@brisbane.qld.gov.au detailing the pre-existing condition of the roadway, both footways, both verges and Council infrastructure, including vegetation, for 100m from the site entry in both directions or to the next street intersection (if less than 100m from the site entry) in both directions. Timing: Prior to the pre-start meeting.	As indicated
12(c) Construction Management Plan - Documentation on Site Legible copies of the approved Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times	
The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition. Timing: While site/operational work is occurring.	As indicated
12(d) 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. Timing: Prior to site/operational/building work commencing.	As indicated
12(e) Construction Management Plan - Implement Plan Carry out the development in accordance with the approved Construction Management Plan.	While site/operational/building work is occurring

13) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. 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.	While site/operational/building work is occurring
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.	
13(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 and certified by a Registered Professional Engineer Queensland.	
Timing: Prior to Council's notation on the plan of subdivision.	As indicated
PROOF OF FULFILMENT *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.*	
14) Filling and/or Excavation All earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision
14(a) Submit Earthworks Drawings Submit to, and obtain approval from, Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS, and the relevant Brisbane Planning Scheme Codes.	As indicated
The Earthworks Drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from adverse impacts as a result of the 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. Note: - If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground	

anchors or similar, then the submitted plans must show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner is required. - Irrespective of final earthworks, it is the responsibility of the RPEQ to manage any staged works associated with Erosion & Sediment Control. Timing: Prior to site/operational work commencing.	
14(b) Fill Material, Placement, Compaction and Testing All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. Timing: While site/operational work is occurring.	As indicated
14(c) Implement Approved Earthworks Drawings Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings. Timing: While site/operational work is occurring and then to be maintained.	As indicated
14(d) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
14(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
15) Certified Site Survey Levels Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor. The registered surveyor must certify that the "As Constructed" drawings are in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development. Note: The survey information must show surface levels and site contours at 1 metre intervals. All levels must be shown as Reduced Levels to the "Australian Height Datum" (AHD).	Prior to Council's notation on the plan of subdivision

16) 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 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 or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition.*	Prior to Council's notation on the plan of subdivision
17) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following: - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls (irrespective of the height of the walls) must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: - walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - walls must be designed and certified by a Registered Professional Engineer Queensland - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. **17(a) Certification of Retaining Walls** For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition. Timing: Prior to Council notation on the plan of subdivision.	Prior to Council's notation on the plan of subdivision As indicated

18) Repair Damage to Kerb, Footpath or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development. **18(a) Interim Repairs** If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to Council's notation on the plan of subdivision. Timing: While site/operational works is occurring	Prior to Council's notation on the plan of subdivision As indicated
19) Land for Transport Network - Road (Non- trunk) Dedicate as road land shown as new road (non-trunk) on the approved Concept Services Plan Part 1 plan number C22-094 SK09 Rev C received 3 AUG 2022 amended in red 28 OCT 2022 and Concept Services Plan Part 2 plan number C22-094 SK04 Rev C received 3 AUG 2022 amended in red 28 OCT 2022, including the following: i. A 2.0 metre widening along the full length of the Ormskirk Street frontage of the site; ; Dedicate land for the new local road oriented north-south within a 14.0 metre corridor centrally with a 4.25 metre verge either side of the pavement. iii. ; Dedicate land for the new local road oriented east-west within a 11.25 metre corridor with a 4.25 metre verge to the north and a 1.50m verge to the south of the pavement. . ; iv. All corner truncations as six (6) metre by six (6) metre by three (3) equal chord truncations; Note: No structural members (e.g. basement slabs, walls, columns, etc) must be located within the area of the volumetric road dedication. **New Road identified on the approved Concept Services Plan Part 2 plan number C22-094 SK04 Rev C received 3 AUG 2022 amended in red 28 OCT 2022 will also need to be constructed and dedicated if not already accepted on-maintenance by Council prior to this New Road being accepted on-maintenance and dedicated.** NOTE: This condition is imposed under section 145 of the Planning Act 2016.	Prior to Council's notation on the plan of subdivision
20) Work for Transport Network - Road (Non-trunk) - External Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) shown on the approved Concept Services Plan Part 1	Prior to Council's notation on the plan of subdivision

plan number C22-094 SK09 Rev C received 3 AUG 2022 amended in red 28 OCT 2022 in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: - new type E concrete kerb and channel and associated drainage along the full length of the 48 and 58 Ormskirk Street frontage of the site on a 4.25 metre alignment (taking into account any road reserve widening if required); - a District type road pavement from the lip of the new kerb and channel to the edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres); Note: Irrespective of the actual widening, the finished road pavement crown must be located along the centreline of the final pavement width. Note: This condition is imposed under section 145 of the Planning Act 2016.	
20(a) Submit Functional Layout Drawings Submit to, and obtain approval from, Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking. Timing: Prior to site/operational work commencing.	As indicated
20(b) Submit Roadworks and Stormwater Drainage Drawings Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing.	As indicated
20(c) 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. Timing: Prior to site/operational work commencing.	As indicated
20(d) Submit Street Lighting Design Drawings Submit to, and obtain approval from, City Lighting, street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing.	As indicated
20(e) Implement Approved Drawings	As indicated

Construct the works in accordance with the above approved drawings. Timing: Prior to on-maintenance acceptance. **20(f) Submit As Constructed Drawings** Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared and certified 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.*	As indicated
21) Work for Transport Network - Road (Non-trunk) - Internal Construct the following roadwork with any associated drainage, footpath, pathways and services including street lighting for the Transport Network (Road) shown on the approved Concept Stormwater Drainage Plan Part 1 plan number C22-094 SK07 Rev C received 3 August 2022 amended in red 28 OCT 2022 and Concept Stormwater Drainage Plan Part 2 plan number C22-094 SK03 Rev C received 3 August 2022 amended in red 28 OCT 2022 in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: - Roads 14 metres wide designed and constructed as Local Streets (designed for 85 percentile 40 km/hr maximum) and with street lighting category PR6; **New Road identified on the approved Concept Stormwater Drainage Plan Part 2 plan number C22-094 SK03 Rev C received 3 August 2022 amended in red 28 OCT 2022 will also need to be constructed and dedicated if not already accepted on-maintenance by Council prior to this New Road being accepted on- maintenance.** Note: This condition is imposed under section 145 of the Planning Act 2016. **21(a) Submit Functional Layout Drawings** Submit to, and obtain approval from, Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking. Timing: Prior to site/operational work commencing. **21(b) Submit Roadworks and Stormwater Drainage Drawings** Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND	Prior to Council's notation on the plan of subdivision As indicated As indicated

DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing. **21(c) 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. Timing: Prior to site/operational work commencing. **21(d) Implement Approved Drawings** Construct the works in accordance with the above approved drawings. Timing: Prior to on-maintenance acceptance. **21(e) Submit As Constructed Drawings** Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared and certified 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.*	As indicated As indicated As indicated
22) Streetscape Works - Subdivision New Road Carry out streetscape improvement works, including concrete path (where required by this condition), turf and street trees to the verge of the new road(s). Improvement works must be to a Neighbourhood Street Minor standard for all roads (District/Local) 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, 3.7.4.5 and 3.7.5. Note: standard path alignments for new roads are shown on Brisbane Standard Drawing BSD-5201 sheet 2. **22(a) Concrete Path** Install a 1.2m wide broom finished standard Portland grey concrete path to both sides of the carriageway of District roads and one side of the carriage way of all local streets. The edge of the path is to be setback 1.48m from the back of kerb for all roads. Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.	Prior to Council's notation on the plan of subdivision As indicated

Note: If the above requirements cannot be achieved, contact the Engineering Services Team via email: engineeringservices@brisbane.qld.gov.au Timing: Prior to Council's notation of the plan of subdivision.	
22(b) Submit As Constructed Drawings 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 Council's notation of the plan of subdivision.	As indicated
22(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior Council's notation of the plan of subdivision.	As indicated
22(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 Services a copy of the agreement signed by Program Planning and Integration. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
23) 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 Council's notation on the plan of subdivision
24) Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance with the Concept Stormwater Drainage Plan Part 1 plan number C22-094 SK07 Rev C received 3 August 2022 amended in red 28 OCT 2022 relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. **Stormwater Drainage identified on the Stormwater Drainage Plan Part 2 plan number C22-094 SK03 Rev C received 3 August 2022 amended in red 28 OCT 2022 will also need to be constructed if not already accepted on-maintenance by Council prior to the approved Stormwater Drainage Plan Part 1 plan number C22-094 SK07 Rev C received 3 August 2022 amended in red 28 OCT 2022 being accepted on- maintenance.** 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 Council's notation on the plan of subdivision

Note: This condition is imposed under section 145 of the *Planning Act 2016*.	
24(a) Submit Stormwater Drawings Submit to, and obtain approval from, Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing.	As indicated
24(b) Implement Approved Drawings Construct the works in accordance with the above approved stormwater drawings. Timing: Prior to On-Maintenance Acceptance.	As indicated
24(c) Submit As Constructed Drawings Submit to Development Services As Constructed drawings including an asset register and a pre-On Maintenance Inspection Checklist, prepared and certified 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 stormwater drawings. Timing: Prior to On-Maintenance Inspection.*	As indicated
25) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater during construction. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to Council's notation on the plan of subdivision
26) On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to a lawful point of discharge and as shown on approved Stormwater Drainage Plan Part 1 plan number C22-094 SK07 Rev C received 3 August 2022 amended in red 28 OCT 2022. **Drainage infrastructure for existing lots identified on approved Stormwater Drainage Plan Part 2 plan number C22-094 SK03 Rev C received 3 August 2022 amended in red 28 OCT 2022 will also need to be provided if not already constructed prior to plan sealing.** 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 Council's notation on the plan of subdivision

- 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. - Where external works are required and infrastructure will be handed over to Council(e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils 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) **26(a) Submit As Constructed Drawings** 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 consultant (where applicable). Timing: Prior to Council's notation on the plan of subdivision.	As indicated
27) Stormwater Quality (ROL) Manage stormwater quality in accordance with this condition. **27(a) Implement Stormwater Quality Management** Implement the stormwater quality treatment strategy outlined within the APPROVED DRAWINGS AND DOCUMENTS and any engineering drawings and documents approved pursuant to conditions contained in this development approval. Note: This condition does not require any further approval from Council, although relevant stormwater quality treatments are to be incorporated into designs for road and drainage. Timing: Prior to Council's notation on the plan of subdivision. **27(b) Submit Certification** Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater water quality treatment strategy required pursuant to part (a) of this condition has been implemented. Timing: Prior to Council's notation on the plan of subdivision.	Prior to Council's notation on the plan of subdivision As indicated As indicated
28) Street Lighting Provide street lighting in accordance with the requirements of this approval and the relevant Brisbane Planning Scheme Codes. Note: for required lighting categories please refer to the roadworks and/or pathway conditions within this conditions package. *PROOF OF FULFILMENT* *Evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings.*	Prior to Council's notation on the plan of subdivision
29) Service Conduits and Mains	Prior to Council's notation on the plan of subdivision

Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note: - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable. *PROOF OF FULFILMENT* *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)* **29(a) Submit As Constructed Drawings** Submit to Development Services As Constructed drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation of the plan of subdivision. *PROOF OF FULFILMENT* *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)*	As indicated
30) Telecommunications Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision
31) Agreement with Electricity Supplier	Prior to Council's notation on the plan of subdivision

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. 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). 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).	
32) Water and Wastewater Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	Prior to Council's notation on the plan of subdivision
33) 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: 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 Council's notation on the plan of subdivision

Standard Advice

	Timing
34) Natural Assets Local Law (NALL) - Protected Vegetation On Site Work on or around protected vegetation may require a permit under the Natural Assets Local Law 2003 (NALL). Permits under the NALL are issued by Development Services. To apply for a permit to work on protected vegetation go to Council's website or contact the call centre on 3403 8888.	As indicated
35) Currency Period 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*.	As indicated
36) Cultural Heritage	As indicated

Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the *Aboriginal Cultural Heritage Act 2003* provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	
37) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. 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. 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*. For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated

**** End of Package ****