Change Representations - Decision Notice A006866634

BCC DS
RECEIVED
15-OCT-2026
APPLICATION REF
A007134016

DESCRIPTION OF THE DEVELOPMENT
Aspect of Development: DA - PA - Reconfiguring a Lot (ref DARL468262725)
Nature Application: Development Permit
Activity: Subdivision of Land
Description of Proposal: Reconfiguring a Lot (1 into 3 ~~2~~) and Operational works (Earthworks)

Decision Notice A006866634	**Change Representations**	**Basis of Change**
Condition 1. Building Envelope Plan Notify all prospective purchasers of the site(s) that a 'Building Envelope Plan' has been approved over proposed Lot 2 in accordance with the APPROVED DRAWINGS AND DOCUMENTS and 'Proposed Site Layout', Sheet P04 Issue 2, received by Council on 04/12/2025 and amended in red 08/01/2026. No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, must be located on any part of the site outside the approved Development Footprint Plan whether for temporary, short-term or long-term periods unless in accordance with this approval or subsequent approvals. Timing: At all times	Condition 1. Building Envelope Plan Notify all prospective purchasers of the site(s) that a 'Building Envelope Plan' has been approved over proposed Lot 1 and Lot 2 in accordance with the APPROVED DRAWINGS AND DOCUMENTS ~~and 'Proposed Site Layout', Sheet P04 Issue 2, received by Council on 04/12/2025 and amended in red 08/01/2026~~. No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, must be located on any part of the site outside the approved Development Footprint Plan whether for temporary, short-term or long-term periods unless in accordance with this approval or subsequent approvals. Timing: At all times	Condition refers to superseded approved drawings and documents.
Condition 11. Filling and/or Excavation (Minor) Filling and/or excavation works on the site must be generally in accordance with the proposed earthworks layout plan PO7 issue 3 and sections PO8 issue 3 dated 01.12.2025 and prepared by ingeniir (as amended in red by Council) and the relevant Brisbane Planning Scheme Codes. Prior to Council's notation on the plan of subdivision 11(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 levels;	Condition 11. Filling and/or Excavation (Minor) Filling and/or excavation works on the site must be generally in accordance with the APPROVED DRAWINGS AND DOCUMENTS ~~the proposed earthworks layout plan PO7 issue 3 and sections PO8 issue 3 dated 01.12.2025 and prepared by ingeniir (as amended in red by Council)~~ and the relevant Brisbane Planning Scheme Codes. Prior to Council's notation on the plan of subdivision 11(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 levels;	Condition refers to superseded approved drawings and documents.

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- 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 the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note: The Earthworks drawings are not required to be submitted for Council approval. Timing: Prior to site/operational work commencing. 11(b) Implement and Maintain the Earthworks Carry out and maintain the earthworks in accordance with the requirements of AS3798 and the certified drawings. 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 AS3798, Guidelines on Earthworks for Commercial and Residential Developments. Note: A copy of the certified Earthworks Drawings must be available on- site for inspection by Council Officers during these works. Timing: Prior to Council's notation on the plan of subdivision. 11(c) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld). Timing: Prior to Council's notation on the plan of subdivision. 11(d) Submit Certification	- 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 the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note: The Earthworks drawings are not required to be submitted for Council approval. Timing: Prior to site/operational work commencing. 11(b) Implement and Maintain the Earthworks Carry out and maintain the earthworks in accordance with the requirements of AS3798 and the certified drawings. 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 AS3798, Guidelines on Earthworks for Commercial and Residential Developments. Note: A copy of the certified Earthworks Drawings must be available on- site for inspection by Council Officers during these works. Timing: Prior to Council's notation on the plan of subdivision. 11(c) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld). Timing: Prior to Council's notation on the plan of subdivision. 11(d) Submit Certification	

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Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with certified 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.	Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with certified 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.	
Condition 16. On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to : "a lawful point of discharge" being the kerb and channel to Baskerville Street for proposed Lot 2 and to the existing soakage pit retained to continue to service the existing house in proposed Lot 3, generally as shown on Drawing Nos. PO6 Issue 3 and PO7 Issue 3 (as marked in red by Council) NOTE: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. - 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.	Condition 16. On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to : "a lawful point of discharge" being the kerb and channel to Baskerville Street for proposed Lot 1 and Lot 2 and to the existing soakage pit retained to continue to service the existing house in proposed Lot 3, generally as shown on APPROVED DRAWINGS AND DOCUMENTS ~~Drawing Nos. PO6 Issue 3 and PO7 Issue 3 (as marked in red by Council)~~ NOTE: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. - 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.	Condition refers to superseded approved drawings and documents.

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<tr><td>- Guidance for requesting a pre-start and co- ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post- approval/on-and-off-maintenance-approvals)
Prior to Council's notation on the plan of subdivision
16(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.</td><td>- 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)
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<tr><td>Proposed Site Layout</td><td>Sheet P04 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
<tr><td>Proposed Stormwater and Site Level Layout</td><td>Sheet P06 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
<tr><td>Proposed Earthworks Plan</td><td>Sheet P07 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
<tr><td>Concept Plan - Earthworks Sections</td><td>Sheet P08 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
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<tr><td>Proposed Stormwater and Site Level Layout</td><td>Sheet C14 ~~P06~~ Issue 2 ~~3 (Amended In Red 08-JAN-2026)~~</td><td>01-OCT-2026 ~~04-DEC-2025 (Received)~~</td></tr>
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	Concept Plan - Earthworks Sections	Sheet C16 ~~P08~~ Issue 2 ~~3~~ ~~(Amended In Red 08-JAN-2026)~~	01-OCT-2026 ~~04-DEC-2025 (Received)~~	