



## BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

### APPLICATION DETAILS

This package relates to the application detailed below

<b>Address of Site:</b>	15 DANIELLS ST CARINA QLD 4152
<b>Real Property Description of Site:</b>	L6 RP.72193
<b>Aspects of development and type of approval:</b>	DA - SPA - Material Change of Use Development Permit - Multiple Dwelling
<b>Council File Reference:</b>	A005317863 Permit Reference Number/s: DAMC339161917.
<b>Package Status:</b>	APPROVED - Version 2 (7th of January, 2020 3:26:45 PM)
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### PROJECT TEAM

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**DRAWINGS AND DOCUMENTS**

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

<b>Drawing or Document</b>	<b>Number</b>	<b>Plan Date</b>
Building 3- Proposed Level 1 Floor Plan and Building 3 - Proposed Level 2 Floor Plan	B3-01 Revision G	17-DEC-2019 (Received)
Building 3 - Proposed East Elevation, Building 3 - Proposed West Elevation, Building 3- Proposed South Elevation, Building 3 - Proposed North Elevation and Building 3 - Proposed Roof Plan	B3-02 Revision E	17-DEC-2019 (Received)
Proposed Site Plan	WD02 Revision E (Amended In Red 19-DEC-2019)	17-DEC-2019 (Received)
Proposed Street Elevation and Section C	WD03 Revision E (Amended In Red 19-DEC-2019)	17-DEC-2019 (Received)
Driveway Section at face of Garage Door 'D1', Section F, Detail Section D3 and Longitudinal Sewer Pipe Clearance Section A	WD04 Revision C	17-DEC-2019 (Received)
Section G	WD05 Revision A (Amended In Red 19-DEC-2019)	17-DEC-2019 (Received)
Building 1 - Proposed Level 1 Floor Plan	B1-01 Revision G (Amended In Red 19-DEC-2019)	17-DEC-2019 (Received)
Building 1 - Proposed Level 2 Floor Plan	B1-02 Revision H	17-DEC-2019 (Received)
Building 1 - Proposed Level 3 Floor Plan and Building 1 - Proposed Roof Plan	B1-03 Revision G	17-DEC-2019 (Received)
Building 1 - Proposed East Elevation, Building 1 - Proposed South Elevation, Building 1 - Proposed West Elevation and Building 1 - Proposed North Elevation	B1-04 Revision G	17-DEC-2019 (Received)
Building 2 - Proposed Level 1 Floor Plan	B2-01 Revision F	17-DEC-2019 (Received)
Building 2 - Proposed Level 2 Floor Plan and Building 2 - Proposed Level 3 Floor Plan	B2-02 Revision H	17-DEC-2019 (Received)
Building 2 - Proposed East Elevation, Building 2 - Proposed West Elevation, Building 2 - Proposed South Elevation, Building 2 - Proposed North Elevation and Building 2 - Proposed Roof Plan	B2-03 Revision G	17-DEC-2019 (Received)
Site Based Stormwater Management Plan	WCD-301 Revision A (Amended In Red 24-JAN-2018)	06-APR-2017 (Received)
Concept Stormwater Management Plan	WCD-301-001 Rev A (Amended In Red 24-JAN-2018)	06-APR-2017 (Received)

**Advice**

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

**APPROVAL CONDITIONS**

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Multiple Dwelling
Stage:	

**General/Planning Requirements**

	<b>Timing</b>
<b>1) Approved Drawings and Documents</b>  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
<b>2) Carry Out the Approved Development</b>  Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.  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.	While site/operational/building work is occurring and then to be maintained
<b>3) Complete All Building Work</b>  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.	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
<b>4) Maintain the Approved Development</b>  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.	To be maintained

**Architecture**

	<b>Timing</b>
<b>5) External Details</b>  External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.  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	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>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><b>6) Overall Height</b></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><b>6(a) Submit Certification</b></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><b>7) Provide Pedestrian Prioritised Pathway</b></p> <p>Provide a pedestrian prioritised pathway from the street frontage to the front door of each unit. 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 comes first, and then to be maintained</p>
<p><b>8) Balconies/Verandahs/Terraces</b></p> <p>No balconies/ verandas/ terraces may be enclosed with solid balustrades, solid walls, fixed and/or operable, moveable or adjustable screening unless these features are clearly shown on the APPROVED DRAWINGS AND DOCUMENTS and in accordance with the requirements of the Multiple dwelling code.</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><b>9) Driveway Material and Finishes</b></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"> <li>- Coloured aggregate;</li> <li>- Concrete pavers; and/or</li> <li>- Banding and patterns in the surface design.</li> </ul>	<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><b>10) Screen Air Conditioning and Other Plant Enclosures</b></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.</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><b>11) Solar Screening</b></p>	<p>Prior to issue of Certificate of Classification/Final Inspection</p>

Provide solar screening in accordance with the approved DRAWINGS AND DOCUMENTS.	Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>12) Screening Multiple Dwelling / Dual Occupancy</b>	
<p>Provide screening in accordance with the approved DRAWINGS AND DOCUMENTS and the following:</p> <p>a) Where any windows of habitable rooms of the proposed dwelling(s) are within 2m at ground floor level or 9m above ground floor level of adjoining neighbouring dwellings' windows to habitable rooms, provide suitable screening in accordance with the following:</p> <ul style="list-style-type: none"> <li>- Sill heights of 1.5m above floor level; or</li> <li>- Fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>- Fixed external screens, or</li> <li>- Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level).</li> </ul> <p>b) Where a direct view is available from balconies, landings, terraces and decks of the proposed dwelling(s) into windows, balconies, landings, terraces and decks of an adjacent dwelling house, that view must be screened from floor level to a height 1.5m above floor level.</p> <p>c) Translucent screens, perforated or slatted panels, or fixed louvres that are permanent, durable and fixed and have a maximum of 25% openings, with a maximum opening of 50mm.</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

### Landscape Architecture and Open Space Planning

	Timing
<b>13) Street Tree Replacement</b>	
Provide for replacement planting of the existing street tree fronting the development site being removed to site the driveway.	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)
<b>13(a) Enter Arrangement</b>	
Enter into an arrangement with Asset Services to pay the cost or undertake works, as determined by Asset Services, for the removal and replacement planting of the existing street tree(s) fronting the development site.	Prior to site/operational/building work commencing
<b>13(b) Implement Arrangement</b>	
Implement the arrangement determined by Asset Services.	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)
<b>14) Streetscape Works - Neighbourhood Street</b>	
Carry out streetscape improvement works include 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 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><b>14(a) Concrete Path</b></p> <p>Install a 1.8m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development.</p> <p>Timing: 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><b>14(b) Submit As-Constructed Drawings</b></p> <p>Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.</p> <p>Timing: Prior to issue of Certificate of 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><b>14(c) Turf</b></p> <p>Install turf to the full width of the verge excluding any concrete path required by this condition.</p> <p>Timing: 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>As indicated</p> <p>As indicated</p> <p>As indicated</p>
<p><b>15) Landscape the Site - Self Certification</b></p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p><b>15(a) Landscape Plan for Self Certification</b></p> <p>Prepare a detailed Landscape Plan at a scale of 1:100 for all on-site landscape works identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared by a registered Landscape Architect and must comply with the relevant Brisbane Planning Scheme Code. The plan must be certified by the registered Landscape Architect using Brisbane City Council Form CC10616 - Landscape Design Certification and the form must be submitted to Development Services.</p> <p>In addition to the requirements listed above, the plan must include the following:</p> <p>Planting</p> <ul style="list-style-type: none"> <li>- Provide columnar trees at 3.0 metre intervals where possible along site boundaries</li> <li>- Provide screening trees and shade trees along the entire length of the rear boundary</li> <li>- Provide one small shade tree to each private courtyard</li> <li>- Provide flowering / shade trees within the frontage at maximum centres of 6.0 metre, provided as 45 litre stock or larger, staked and tied</li> <li>- Provide shade trees along driveways where possible</li> <li>- Provide low shrubs and groundcovers to all landscape areas</li> <li>- Provide a minimum of 2m wide landscaping for the street frontage excluding the driveway crossover, bin store and pedestrian access</li> <li>- Provide a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls</li> <li>- Provide a minimum 1m wide landscaping for a side boundary,</li> </ul>	<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>As indicated</p>

where a driveway is located adjacent to the boundary where possible

- Provides one tree per 20m of frontage capable of growing 15m high (minimum) at maturity
- Provide a minimum of 25% landscaping at a minimum 1m dimension within private open space areas on ground or in structure

#### Amenity

- Provide a prioritised pedestrian entry to the units front and rear
- Fences and retaining walls must not exceed 2.0 metres in height from ground level unless stepped back and planted
- Hard surfaces must grade to landscaped areas
- Provide a hose cock for each courtyard

#### Containerised Planters

- Clearly identify the location, width and depth of containerised planting areas
- Details of raised planters must demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters must be: trees – 1500mm; large shrubs and palms – 800mm; small shrubs and groundcovers – 600mm
- Provide a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system

#### Terraced Retaining Walls

- Terracing of retaining walls in accordance with the relevant Brisbane Planning Scheme Codes. Planting must consist of drought-hardy small trees, medium shrubs and groundcovers planted at densities that, under normal growing conditions, will result in complete surface mulch coverage within 12 months of planting

#### Specifications

- Provide mulch and soil to meet Australian Standards
- Ensure that soil media is ameliorated to increase its water-holding abilities.

Timing: Prior to building work above ground level commencing.

### 15(b) Implement Certified Landscape Plan

Carry out the landscaping work in accordance with the above certified detailed Landscape Plan.

As indicated

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

### 15(c) Certify Work

As indicated

On completion of the landscaping work, submit to Development Services Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a registered Landscape Architect or licensed Landscape Contractor to certify the completed landscaping work complies with the certified detailed Landscape Plan.

Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Landscape Works Certificate.

Timing: Prior to issue of Certificate of Classification/Final

<p>Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>15(d) Maintain Landscape Work</b></p> <p>Maintain the landscape work generally in accordance with the certified detailed Landscape Plan.</p> <p>Timing: To be maintained.</p>	As indicated
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## Pollution

	Timing
<p><b>16) Plant and Equipment Certification</b></p> <p>Submit to Development Services certification that the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and refrigeration equipment and heat pump hot water systems), is adequately noise-attenuated and is in accordance with the criteria of the relevant Brisbane Planning Scheme Codes.</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><b>17) Dampening of Grilles And Metal Plates</b></p> <p>All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first
<p><b>18) Acoustic Barrier - General</b></p> <p>Erect a 1.8m high acoustic barrier, (relative to the finished RL of the building pad) along the southern boundary. The acoustic barrier must:</p> <ul style="list-style-type: none"> <li>- Be constructed of a material with a minimum surface area density of 10kg/m<sup>2</sup></li> <li>- Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof</li> <li>- Have returns at any opening or provide some other means of blocking line of sight from source to receiver such that the effectiveness of the barrier is not reduced</li> <li>- Be continuous and gap free.</li> </ul> <p><b>18(a) Certification</b></p> <p>Submit to Development Services certification from an appropriately qualified professional that the constructed acoustic barrier complies with the above requirements.</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), and then to be maintained</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), and then to be maintained</p>

## Engineering

	Timing
<p><b>19) Grant Easements</b></p> <p>Grant the following easement(s):</p> <p>i) A 1.5 metre wide underground drainage and access easement is to be provided for the underground stormwater pipe that traverses the rear of the site, in favour of Brisbane City Council.</p> <p>Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL), and then to be maintained.</p>	As indicated



**19(a) Submit Plan of Subdivision and Documentation (Non-Council Easement)**

Submit for the approval of Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition.

Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors.

As indicated

Timing: As part of the submission of the request for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)

**19(b) Submit Plan of Subdivision and Documentation (Council Easement)**

Submit for the approval of Development Services, a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition.

Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council.

As indicated

Timing: Prior to submission of the request for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)

**19(c) Lodge Notated Plan and Documentation**

Lodge the plan of subdivision notated by Council pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority.

As indicated

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL)

**19(d) Submit Evidence of Registration**

Submit to Development Services evidence of the registration of the necessary easement documentation.

As indicated

Timing: Within one month of the registration of the easement documentation

**20) On-site Erosion (medium risk)**

Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.

As indicated

Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.

**20(a) Prepare Erosion and Sediment Control Plan**

As indicated

Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes.

The plan(s) and design certificates 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.

At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at:

[CARS-ESC@brisbane.qld.gov.au](mailto:CARS-ESC@brisbane.qld.gov.au)

Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.

#### **20(b) Attend a pre-start meeting**

Request and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: [CARS-ESC@brisbane.qld.gov.au](mailto:CARS-ESC@brisbane.qld.gov.au)

As indicated

Timing: Prior to commencement of any site works causing exposure of soil.

#### **20(c) Implement Certified Erosion and Sediment Control Plan**

Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion.

The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion.

Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.

As indicated

Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.

#### **21) Construction Management Plan (Minor)**

Prepare a Construction Management Plan for the subject site.

The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development:

- Provision of alternative pedestrian route/s, past or around the site
- Personal Protection Equipment Areas
- Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers)
- Temporary vehicular access points
- A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the

Prior to site/operational/building work commencing

<p>Construction Management Plan</p> <ul style="list-style-type: none"> <li>- Employee and visitor parking areas</li> <li>- Provision for loading and unloading materials including the location of any remote loading sites</li> <li>- The location of materials, structures, plant and equipment to be stored or placed on the construction site</li> <li>- The anticipated staging and programming</li> <li>- Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development</li> <li>- Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008. 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.</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>- The Construction Management Plan is not required to be approved by Development Services.</li> </ul> <p><b>21(a) Implement Construction Management Plan (minor)</b></p> <p>Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition.</p> <p>Timing: While site/operational/building work is occurring</p>	<p>As indicated</p>
<p><b>22) Retaining Walls</b></p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following:</p> <ul style="list-style-type: none"> <li>- All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring</li> <li>- Retaining walls to stabilise excavation must be set back off 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, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall</li> <li>- Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services</li> <li>- Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners</li> <li>- Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland</li> <li>- Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.</li> </ul> <p><b>22(a) Certification of Retaining Walls</b></p> <p>For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining wall and ancillary drainage is in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final</p>	<p>Prior to site/operational/building work commencing</p> <p>As indicated</p>

<p>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><b>23) Filling and / or Excavation (Minor)</b></p> <p>Filling and/or excavation works on the site must be in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p><b>23(a) Prepare Earthworks Drawings</b></p> <p>Earthworks drawings must be prepared and certified by either: a Registered Professional Engineer Queensland or a suitably qualified geotechnical and structural consultant, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>The drawings must include the following:</p> <ul style="list-style-type: none"> <li>- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary</li> <li>- preservation of all drainage structures from the effects of structural loading generated by the earthworks</li> <li>- protection of adjoining properties and roads from ponding or nuisance from stormwater.</li> </ul> <p>Timing: Prior to site/operational/building work commencing</p> <p>Note: The Earthworks drawings are not required to be submitted for Council approval.</p> <p><b>23(b) Implement and Maintain the Earthworks</b></p> <p>Carry out and maintain the earthworks in accordance with the certified drawings.</p> <p>Note: A copy of the certified Earthworks Drawings must be available on- site for inspection by Council Officers during these works.</p> <p>Timing: Prior to issue of Certificate of 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>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>As indicated</p> <p>As indicated</p>
<p><b>24) Repair Damage to Kerb, Footpath Or Road</b></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 and stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>	<p>Prior to issue of Certificate of 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><b>25) Remove Redundant Drainage Outlets</b></p> <p>Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: Guidance for the preparation of drawings and/or documents to</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>

comply with this condition is provided in the Brisbane Planning Scheme Policies	
<p><b>26) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></p> <p>Construct access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. Manoeuvring on site for a passenger car and a refuse collection vehicle and for the loading and unloading of vehicles.</li> <li>iii. Parking on the site for 15 resident/tenant cars, and 1 sign posted visitor car parking space in a communal location, and for the loading and unloading of vehicles within the site.</li> <li>iv. Provide 1 secure bicycle parking space per dwelling in either the garage or similar on-site facility, and 2 lockable and secure visitor bicycle parking spaces in a communal location easily identifiable from the street designed in accordance with Australian Standard 2890.3:2015.</li> <li>v. All garages are to incorporate a minimum internal dimension in accordance with the approved plans.</li> <li>vi. A minimum of 2.3 metres height clearance to all undercover parking 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).</li> <li>vii. Modify southern side boundary fence to be a maximum height of 1 metre for the first 6 metres measured from the front boundary. Clear Perspex, pool fencing, or other form of transparent fencing may take the place of solid fencing.</li> <li>viii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</li> <li>ix. The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads - Transport Operations (Road Use Management) Act 1995.</li> <li>x. For any vehicle manoeuvring areas within 1 metre of vertical drop offs greater than 600mm in height, construct a suitably engineered barrier system in the subject site, to be designed in accordance with AS2890.1:2004, section 2.4.5. This condition is imposed to protect neighbours from injury.</li> </ul> <p><b>26(a) Submit certification</b></p> <p>Submit to Development Services, certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with 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>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>
<b>27) Refuse Collection - On Site</b>	At all times

<p>Provide for the installation and collection of waste/recycling bins by Brisbane City Council's Waste Services.</p> <p><b>27(a) Arrange Refuse Collection</b></p> <p>Arrange for the installation of waste/recycling bins by Brisbane City Council's Waste Services and for the subsequent collection of waste including recycling from the site.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p> <p><b>27(b) Notify Future Owner</b></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 provided for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership</p> <p><b>27(c) Indemnify Council</b></p> <p>The owner and any subsequent owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p>	<p>As indicated</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, and then to be maintained</p>
<p><b>28) Refuse Storage - On Site Bulk Collection</b></p> <p>Provide a roofed and screened waste enclosure to accommodate the type and quantity of bulk waste/recycling bins required to service 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 Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>29) Ponding of Stormwater</b></p> <p>Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works.</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 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><b>30) On Site Drainage - Minor</b></p> <p>Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to a lawful point of discharge.</p> <p>- Stormwater discharge from the site is to be generally in accordance with the approved Site Based Stormwater Management Plan Project Number WCD-301 Revision A as amended in red 24/01/2018, and the approved drawing WCD-301-001 Revision A as amended in red 24/01/2018.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning</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), and then to be maintained</p>

<p>Scheme Policies.</p> <p><b>30(a) Submit As Constructed Drawings</b></p> <p>Where reconfiguring a lot, submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to Council's notation of the plan of subdivision</p> <p><b>30(b) Submit Certification</b></p> <p>Where reconfiguring a lot, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with this condition.</p> <p>Timing: Prior to Council's notation of the plan of subdivision</p>	<p>As indicated</p> <p>As indicated</p>
<p><b>31) Service Conduits and Mains</b></p> <p>Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services 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"> <li>- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.</li> <li>- the breaking and/or relocation of any existing sewer combine drains.</li> <li>- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.</li> <li>- the retention and/or relocation of any existing foul water lines that currently exist within the site</li> </ul> <p>Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.</p> <p><b>31(a) Submit As Constructed Drawings</b></p> <p>Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: 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><b>31(b) Submit Certification</b></p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed 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 (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</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>As indicated</p> <p>As indicated</p>
<p><b>32) Telecommunications</b></p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to</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> <p>a) 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.</p> <p>b) If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.</p>	<p>commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>33) Agreement with Electricity Supplier</b></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>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><b>34) Permanent Vehicle Crossover</b></p> <p>Provide a 6.2 metre wide (not inclusive of tapers) Type B1 permanent vehicle crossover to the Daniells 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>Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.</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><b>35) Redundant Crossover</b></p> <p>Remove the redundant existing vehicle crossing(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>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>

### Standard Advice

	Timing
<p><b>36) Further Development Permit required</b></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><b>37) Construction Noise and Dust Emissions</b></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</p>	<p>As indicated</p>



<p>accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that:</p> <p>1. A person must not carry out building work in a way that makes an audible noise-</p> <ul style="list-style-type: none"> <li>- on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or</li> <li>- on any other day, at any time.</li> </ul> <p>2. The reference in subsection (1) to a person carrying out building work-</p> <ul style="list-style-type: none"> <li>- includes a person carrying out building work under an owner-builder permit; and</li> <li>- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</li> </ul> <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><b>38) Equitable Access</b></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><b>39) Damage to Trees on Adjoining Lots</b></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><b>40) Fire Ant Movement Controls</b></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>

**\*\* End of Package \*\***