



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	25 FINCHLEY ST MILTON QLD 4064
Real Property Description of Site:	L13 RP.18886
Aspects of development and type of approval:	DA - PA - Material Change of Use Development Permit - Hotel, Special Industry
Council File Reference:	A005165084 Permit Reference Number/s: DAMC373284119.
Package Status:	APPROVED - Version 1 (10th of January, 2020 4:53:20 PM)
Package Generated:	10/01/2020

PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Proposed Site Plan	A-SD-01.02- D (Amended In Red 17-DEC-2019)	12-DEC-2019 (Received)
Demolition Basement Floor Plan	A-SD-03.01- B	12-DEC-2019 (Received)
Demolition Ground Floor Plan	A-SD-03.02- D	12-DEC-2019 (Received)
Demolition First Floor Plan	A-SD-03.03- D	12-DEC-2019 (Received)
Proposed Basement Floor Plan	A-SD-03.04- D (Amended In Red 17-DEC-2019)	12-DEC-2019 (Received)
Proposed Ground Floor Plan	A-SD-03.05- F (Amended In Red 17-DEC-2019)	12-DEC-2019 (Received)
Proposed First Floor Plan	A-SD-03.06- F (Amended In Red 17-DEC-2019)	12-DEC-2019 (Received)
Street Elevation	A-SD-09.01- B	12-DEC-2019 (Received)
Section	A-SD-10.01- B	12-DEC-2019 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	Hotel Special Industry
Stage:	

General/Planning Requirements

	Timing
1) Complete All Building Work 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. Timing: Prior to commencement of use or, if the use has commenced, within ninety (90) days of the date of this approval.	As indicated
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 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
4) Maintain the Approved Development 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
5) Security Lighting Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances and vegetated areas	As indicated

<p>Ensure that all external lighting is in accordance with Australian Standard - AS4282- Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.</p> <p>Ensure lighting over publicly accessible pathways covered by permanent awnings is in accordance with Australian Standard - AS/NZS 1158.3.1 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.</p> <p>Lighting must be maintained by the owner of the building in a safe and good working order.</p> <p>Timing:</p> <p>Prior to commencement of use or, if the use has commenced, within ninety (90) days of the date of this approval. To be maintained.</p>	
<p>6) Limitation of Use - Hotel</p> <p>The hotel use on the ground floor shall be limited to 139m² gross floor area as shown on the approved ground floor plan (depicted and notated as Bar, Function Area, Amenities and Kitchen).</p> <p>The hotel use on the first floor shall be limited to storage area as shown on the approved first floor plan.</p> <p>In the event that the approved industrial use, being Special Industry for a Distillery, is discontinued on this site, the Hotel use shall cease immediately.</p>	<p>As indicated</p>
<p>7) Ancillary Office</p> <p>The areas to be used for the purpose of ancillary office shall be limited to the area shown on the approved DRAWINGS AND DOCUMENTS. These areas are to remain at all times associated with and subordinate to the use of the premises for the purpose of Special Industry (Distillery). The office areas are to serve as an administrative function for the approved Special Industry (Distillery) activity on site.</p>	<p>At all times</p>

Architecture

	Timing
<p>8) External Details</p> <p>External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays architectural merit. Council has not assessed the materials and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of Australia, the Queensland Development Code, relevant Australian Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.</p>	<p>As indicated</p>

Timing:	
Prior to commencement of use or, if the use has commenced, within ninety (90) days of the date of this approval. To be maintained.	

Landscape Architecture and Open Space Planning

	Timing
<p>9) Retain and Protect Existing Street Tree(s)</p> <p>Identify, retain and protect the existing street trees unless otherwise agreed in writing with Asset Services.</p> <p>Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from Asset Services.</p> <p>9(a) Implement Protection Measures</p> <p>Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site.</p> <p>There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s).</p> <p>Note: If fencing is proposed to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services.</p> <p>Timing: Prior to site / operational / building work occurring.</p> <p>9(b) Maintain Protection Measures</p> <p>Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use.</p> <p>Timing: While to site / operational / building work is occurring.</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p> <p>As indicated</p>
<p>10) Landscape the Site - Self Certification</p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p>10(a) Detailed Landscape Plan for Self Certification</p> <p>Prepare a Detailed Landscape Plan at a scale of 1:100 for all on-site landscape works including planting areas identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared by a Registered Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes.</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"> Provide landscape treatments including vertical landscape measures (screening shrubs/ground covers/creepers) to the gated courtyard as indicated on the approved site plans. 	<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>

- Provide trellising/vertical screening where space is limited and provide cascading plants to assist in the screening of blank walls and to create interest. These supporting structures are to be integrated into the building structural design and is to include the following:
 - all vertical gardens must incorporate plants of which are suitable to the local climate and watering needs
 - The design should include suitable plant species, growing media, weekly watering consumption for irrigation and annual maintenance schedule
 - Provide at least two different species types to all vertical elements
 - The 'Vertical Garden' design must be undertaken by an experienced local (Queensland) firm accredited in this speciality

Containerised planting

- Clear identification of the location, width and depth of containerised planting.
- Minimum internal depths and widths sufficient to support healthy plant growth, with the following dimensions or other dimensions if achieving the same soil volume:
 - Trees – 1200mm width x depth
 - Large shrubs and palms – 800mm width x depth
 - Small shrubs and groundcovers – 600mm width x depth
- A reticulated drip irrigation system to all containerised planting areas, with drainage connected to the stormwater system; the irrigation system must be connected to a non- mains water source.

External works

- Confirmation, including details showing sectional width and footing design, that final design of structures including retaining walls and associated footings and drainage does not reduce the size of planting areas shown on the approved drawings.
 - Provision of maintenance taps for all garden areas.
- Provision of maintenance access for all garden areas.

Specifications

- Plant selection and densities to achieve full surface coverage within 1 year of planting
- Mulch and soil to all garden areas to meet Australian Standards
- Soil media ameliorated to increase water-holding abilities
- Details of a 12 week establishment period.

Timing: Prior to building work commencing.

<p>On completion of the Detailed Landscape Plan, submit to Development Services:</p> <ul style="list-style-type: none"> Brisbane City Council Form CC10616 - Landscape Design Certificate prepared by a Registered Landscape Architect to certify that the Detailed Landscape Plan complies with the requirements of this condition A copy of the certified Detailed Landscape Plan. <p>Timing: Prior to building work commencing.</p> <p>10(c) Implement Certified Detailed Landscape Plan</p> <p>Carry out the landscape work in accordance with the above certified detailed Landscape Plan.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>10(d) Certify Work</p> <p>On completion of the landscape work, submit to Development Services:</p> <ul style="list-style-type: none"> Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a Registered Landscape Architect or licensed Landscape Contractor to certify the completed landscape work complies with the certified Detailed Landscape Plan A copy of the as- constructed certified Detailed Landscape Plan. <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>10(e) Maintain Landscape Work</p> <p>Maintain the landscape work generally in accordance with the certified Detailed Landscape Plan.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p>
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Pollution

	Timing
<p>11) Production limitation - air quality control</p> <p>The development is to be limited as follows:</p> <ul style="list-style-type: none"> - the distillery is to be limited to the distillation of alcohol for production of alcoholic beverage; - the distillation of alcohol from the distillery, must not exceed 10,000 Litres per annum; - brewery is not part of the approved development; and - onsite brewing processes are not permitted. 	<p>As indicated</p>

<p>12) Dangerous Good Storage Design Certification</p> <p>Submit to Development Services certification prepared by an RPEQ (registered Queensland engineer), certifying that the areas intended for storage of flammable liquid (e.g. storage of any alcohol/potable spirit), have been designed in accordance with AS1940: the Australian Standard on the storage and handling of flammable and combustible liquids.</p> <p>Timing: Prior to the commencement of the Distillery use.</p>	As indicated
<p>13) Flammable Liquid in Flood affected areas</p> <p>Prior to the commencement of use: Submit to Development Services, certification from an RPEQ, certifying that the bonded storage and all areas intended for storage of flammable liquid (e.g. alcohol), is located only in the planning area 5 sub-category; or at a flood design elevation/level that achieves Management of hazardous chemicals in flood prone areas planning scheme policy.</p> <p>If the above cannot be achieved for the flammable liquid storage area, the total maximum volumes of flammable liquid stored on site, at all times, must not exceed 1000L at any time, as per the hazardous chemicals flood hazard threshold quantities prescribed in AO16 of the Flood Overlay Code.</p>	As indicated
<p>14) Dangerous Goods - Limitation on quantities/volumes</p> <p>The total maximum volumes of alcohol onsite (at all areas of the development, including the bonded stores, stills, distillery areas, and the storage for serving) must not exceed 50,000 Litres at any time.</p> <p>Furthermore, this development approval:</p> <ul style="list-style-type: none"> - does not permit the storage of alcoholic beverage with more than 63% ABV (alcohol by volume); - does not permit the storage of Flammable liquid Class 3 PG II (e.g. any alcohol beverage more than 70% ABV is not permitted); - does not permit the storage of dangerous goods and combustible liquids above the volumes/quantities prescribed in Table 9.3.12.3.H and AO3 of the Industry Code (Brisbane Planning Scheme). <p>NOTE – the above are dangerous goods quantities defined by the Brisbane Planning Scheme. Notwithstanding the above dangerous goods quantities, the site is still subject to State legislations such as WHS legislation for a workplace, and for hazardous chemical / flammable liquid stores and any applicable WHS requirements.</p>	At all times
<p>15) Limitation of development</p> <p>The approved 'Hotel' use does not permit any ancillary accommodation use.</p> <p>The 'Special industry' is limited to distilling alcohol, and subject to any other limitations made part of the approval.</p>	As indicated
<p>16) Plant and Equipment Certification</p> <p>Submit to Development Services, design and certification from an appropriately qualified person, that the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

refrigeration equipment and heat pump hot water systems), achieves the criteria of the relevant Brisbane planning Scheme Codes.	
17) Hours of Operation - Vehicle movements	
Operation of trucks and delivery vans/vehicles (excluding waste collection vehicles for Council's kerbside collection) during the operational phase of the development must only occur between 7am and 6pm.	To be maintained
18) Noise - Limitation of use	
<p>The Distillery and Hotel (excluding trucks and delivery vans/vehicles), is to be limited within internal area of the existing building.</p> <p>The Hotel use is to be further limited as follows:</p> <ul style="list-style-type: none"> - amplified music/live music is not permitted in any area of the approved development; - background music is limited to internal areas of the building; - the Gated Courtyard and any areas outside of the building, are not part of the approved Hotel development, and must not be used as drinking areas or dining areas for Hotel patrons. 	As indicated

Engineering

	Timing
19) Retaining Walls	
<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"> - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - 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 - 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 - 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 - Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. 	As indicated
19(a) Certification of Retaining Walls	As indicated
<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 Inspection Certificate or prior to commencement of use, whichever</p>	

comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

20) Grant Easements

Grant the following easement(s):

i) Easements for underground drainage, overland flow and access purposes as may be required, in favour of Brisbane City Council.

As indicated

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.

20(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 pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

20(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 pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

20(c) Lodge Notated Plan and Documentation

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 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).

20(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.

21) On-site Erosion (low risk)

Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times by implementing best industry practice for sediment and erosion control.

Note: Guidelines and factsheets to assist with this are available from the 'Healthy Waterways – Water by Design' website at <http://hlw.org.au/initiatives/esc/house-sites>

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

As indicated

22) Information Signage

Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:

- a) The sign should provide a brief description of the development proposed;
- b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:

Developer;
Project Coordinator;
Architect/Building Designer;
Builder;
Civil Engineer;
Civil Contractor/s; and
Landscape Architect;

- c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;
- d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;
- e) The maximum area of the sign is to be 2.0m²;
- f) The sign is to be positioned as follows:

located along the Finchley Street 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.

As indicated

23) Construction Management Plan (Minor)

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

While site/operational/building work is occurring

23(a) Prepare Management Plan (minor)

As indicated

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 demolition (where in a Centre zone, a Mixed use zone or where the demolition is otherwise assessable development), excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components:

- Provision of alternative pedestrian route/s, past or around the site
- 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
- Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties
- Employee and visitor parking areas (if provided)
- Provision for loading and unloading materials including the location of any remote loading sites
- The location of materials, structures, plant and equipment to be stored or placed on the construction site
- The anticipated staging and programming
- Allowable work times as set by the Queensland Environmental Protection Act 1994 (section 440). 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.

The Construction Management Plan must be supported by Permits or written approvals from the relevant Council sections or other body listed below (where applicable to the Plan) to ensure all potential impacts to Council and other infrastructure have been addressed:

- (i) Work Zones / Temporary Road Closures / Taxi Ranks - (Congestion Reduction Unit, Planned Incident Management / Temporary Road Closures);
- (ii) Full/Partial Footway-Footpath Closures – (Brisbane Infrastructure – Congestion Reduction Unit);
- (iii) Street Lighting - (Brisbane Infrastructure - Asset Services-City Lighting);
- (iv) City Cycle bike stations and JCDecaux Advertising Signage (including obstruction to sight lines for such advertising - owned by JCDecaux)- (Brisbane Infrastructure - Transport Planning and Strategy, Contract Management section);
- (v) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage);
- (vi) Waste Bins - (Brisbane Infrastructure, Waste Service);
- (vii) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy- Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations);
- (viii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture);

(ix) Parking Meters/Spaces - (Brisbane Infrastructure - City Parking);

(x) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations);

(xi) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage);

(xii) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL).

Note: The Construction Management Plan is not required to be approved by Development Services.

At least 10 days prior to commencement of site works, submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringservices@brisbane.qld.gov.au quoting the planning development approval reference number.

Timing: Prior to site/operational/building work commencing

23(b) Construction Management Plan (Minor) - Documentation on Site

Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request at all times.

As indicated

Timing: While site/operational/building work is occurring

23(c) Construction Management Plan (Minor) - Works to be Performed Out of Hours

Obtain approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.

As indicated

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

23(d) Implement Construction Management Plan (Minor)

Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition.

As indicated

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

24) 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. 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.

While site/operational/building work is occurring

24(a) As Constructed Drawings

As indicated

Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.

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

<p>comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p> <p>24(b) Submit Certification</p> <p>Where alterations to existing infrastructure are required, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</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>25) Repair Damage to Kerb, Footpath Or Road</p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p> <p>25(a) Interim Repairs</p> <p>If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Asset Services.</p> <p>Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of 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>Timing: While site / operational / building works is occurring</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>26) Remove Redundant Drainage Outlets</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 comply with this condition is provided in the Brisbane Planning Scheme Policies.</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>27) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</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> <p>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.</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>ii. Manoeuvring on site for a large rigid vehicle and a refuse collection vehicle, and for the loading and unloading of the vehicles.</p> <p>iii. Parking on the site for 2 cars, and for the loading and unloading of the vehicles within the site.</p> <p>iv. A minimum of 4.5 metres height clearance to the service bay area. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).</p> <p>v. A height clearance sign located at the entrance to the service bay area, and a directional visitor parking sign clearly visible from the vehicle entrance to the site.</p> <p>vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</p> <p>vii. 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.</p> <p>27(a) Submit certification</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>As indicated</p>
<p>28) Minimum Flood Planning Levels</p> <p>Design and construct all proposed building pad levels, floor levels and ancillary structures to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>All essential electrical services (identified in the relevant Brisbane Planning Scheme Code) must be located a minimum 500mm above the highest flood level affecting the site.</p> <p>28(a) Submit Certification</p> <p>Submit to Development Services "As-Constructed" drawings prepared by a Registered Surveyor. The Registered Surveyor must certify that the development has been constructed 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 (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), 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>
<p>29) Refuse Collection - On Site</p> <p>Provide for the installation and collection of waste/recycling bins by Brisbane City Council's Waste Services or a commercial refuse collection contractor.</p> <p>29(a) Arrange Refuse Collection</p> <p>Arrange for the installation of waste/recycling bins by Brisbane City Council's Waste Services and for the subsequent collection of</p>	<p>At all times</p> <p>As indicated</p>

<p>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>29(b) Notify Future Owner</p> <p>The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provided for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership.</p> <p>29(c) Indemnify Council</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>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>30) Refuse Storage - On Site Bulk Collection</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>31) Ponding of Stormwater</p> <p>Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater 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>32) On Site Drainage - Minor</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>Any existing foul-water lines traversing the site are to be maintained and not to be damaged as a result of the development works. New stormwater connections to existing foul-water lines are not permitted.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p> <p>32(a) Submit As Constructed Drawings</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>32(b) Submit Certification</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> <p>Prior to issue of Certificate of Classification/Final Inspection</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>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>33) All Basements - Stormwater Runoff</p> <p>Design and construct basements to manage stormwater runoff in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p> <p>(i) All stormwater pump systems must be designed to gravity drain to a Council stormwater system.</p> <p>(ii) The driveway into a basement must be designed and constructed to minimise local driveway stormwater runoff entering the basement. The drainage must be designed to capture runoff from a 10% AEP rainfall event and gravity drain to a lawful point of discharge.</p> <p>(iii) Vehicle access into any basement from a Council road will require the basement driveway to ramp up a minimum of 200mm, above adjacent road channel invert, to maintain road major flow capacity.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>34) Service Conduits and Mains</p> <p>Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</p> <ul style="list-style-type: none"> - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. <p>Note: - 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. Queensland Urban Utilities permission is required if water supply and sewerage services are affected</p> <ul style="list-style-type: none"> - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - Applicants must liaise with the appropriate service authorities. <p>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>34(a) Submit As Constructed Drawings</p> <p>Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional</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>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>34(b) Submit Certification</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>35) Telecommunications</p> <p>Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards:</p> <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>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>36) Agreement with Electricity Supplier</p> <p>Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Where development is proposed within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s).</p> <p>In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the <i>Queensland Electrical Connection and Metering Manual</i>.</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>37) Redundant Crossover</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
38) Entertainment Venues & Events	As indicated

<p>All events where the public is invited or permitted to be present involving amusements or entertainments, (e.g. football, function rooms, theatres, games etc) are required to hold or obtain a current Entertainment Venue & Event Licence pursuant to the Local Law (Entertainment Venues & Events) 1999.</p> <p>Licences can be obtained from Brisbane City Council – Compliance and Regulatory Services. To obtain a Licence Information Kit contact the call centre on 3403 8888.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	
<p>39) Food Hygiene</p> <p>All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the Food Act 2006. The premises must be registered and the operator must hold a licence with Brisbane City Council to operate the business under the above provisions.</p> <p>Licences can be obtained from Brisbane City Council. To obtain a Licence Information Kit contact Council on 3403 8888.</p>	As indicated
<p>40) Construction Noise and Dust Emissions</p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.</p> <p>The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> 1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- <ul style="list-style-type: none"> - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. 	As indicated
<p>41) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice.</p> <p>The currency period for this development approval is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) if:</p> <ul style="list-style-type: none"> - for a material change of use, the first change of use does not happen; - for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or - for any other development (including building work and operational work), the development does not substantially start. 	As indicated

The currency period is determined by Council pursuant to section 85 of the Planning Act 2016.	
<p>42) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries).</p>	As indicated
<p>43) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area).</p> <p>For the purpose of approving plans of subdivision pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.</p>	As indicated
<p>44) Liquor Licence</p> <p>Premises that supply or sell liquor (alcohol) are expected to obtain a Liquor Licence under the <i>Liquor Act 1992</i>. Liquor Licences are regulated by the Office of Liquor and Gaming Regulation (OLGR). Liquor Licensed venues are required to hold or obtain a current Liquor Licence pursuant to the <i>Liquor Act 1992</i>. A licensed venue is subject to any requirements made part of their Liquor Licence.</p> <p>Contact the Office of Liquor and Gaming Regulation (OLGR) for queries regarding Liquor Licence.</p>	As indicated
<p>45) Workplace Health and Safety - Hazardous Chemicals</p> <p>A person conducting a business or undertaking has a responsibility under Work Health and Safety (WHS) legislations (<i>Work Health and Safety Act 2011</i> and <i>Work Health and Safety Regulation 2011</i>), which includes responsibilities in relation to hazardous chemicals.</p> <p>This development approval under the Planning Scheme, does not exempt persons or workplaces from their WHS responsibilities under WHS legislations.</p>	As indicated

Post approval, the proposed workplace is to consult Workplace Health and Safety Queensland (WHSQ) for WHS legislative requirements in relation to the operation, and in relation to hazardous chemical / flammable liquid stores and any applicable WHS requirements, which may include but is not limited to, further WHS requirements to notify WHSQ for a Manifest Quantity Workplace (MQW).

Prior to the operation of the workplace/prior to storage of flammable liquids, consult WHS for advice in relation AS1940, the Australian Standard applicable to the storage and handling of flammable liquids, and engage appropriately qualified RPEQ for applicable designs of the facility.

**** End of Package ****