



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	64 RACEVIEW AVE HENDRA QLD 4011
Real Property Description of Site:	L237 RP.33615
Aspects of development and type of approval:	DA - PA - Building Work Development Permit - Dwelling House DA - PA - Material Change of Use Development Permit - Dwelling House
Council File Reference:	A005334158 Permit Reference Number/s: DABW383198319; DAMC383198419.
Package Status:	APPROVED - Version 1 (10th of January, 2020 3:23:13 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
Site Plan - Proposed	PB19-049_BA-A3-02_AMMD: D	13-DEC-2019 (Received)
Lower Floor Plan	PB19-049_BA-A3-03_AMMD: D	13-DEC-2019 (Received)
Upper Floor Plan	PB19-049_BA-A3-04_AMMD: D	13-DEC-2019 (Received)
Elevations	PB19-049_BA-A3-05_AMMD: D	13-DEC-2019 (Received)
Elevations	PB19-049_BA-A3-06_AMMD: D	13-DEC-2019 (Received)
Compliance with Noise from Airport Operations ANEF from Brisbane Airport	0234 R01 0.docx	19-DEC-2019 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Building Work
Activity(ies):	Dwelling House
Stage:	

General/Planning Requirements

	Timing
1) 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
2) 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
3) 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.	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
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

Architecture

	Timing
5) External Details 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>6) Overall Building Height - Dwelling House</p> <p>The overall height of the constructed building(s) must be in accordance with this condition:</p> <p>6(a) Construct the development</p> <p>Construct the development in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>Timing: While building work is occurring and then to be maintained.</p> <p>6(b) Submit certification</p> <p>Where the approved building height is 9.0 metres or greater at any point, 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 this condition.</p> <p>Provide a copy of the Certification to the Building Certifier responsible for issuing the Development Permit for the proposed building works.</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>As indicated</p>
<p>7) Screening Dwelling House (Small Lot)</p> <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"> - Sill heights of 1.5m above floor level; or - Fixed obscure glazing in any part of the window below 1.5m above floor level; or - Fixed external screens, or - Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level). <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>	<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>

Pollution

	Timing
<p>8) Aircraft Noise - Residential Development Building Design</p> <p>Design all proposed residential units affected by aircraft noise to achieve the relevant recommended indoor design sound levels specified in <i>Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i>.</p> <p>8(a) Dwelling Unit Construction</p> <p>Construct all proposed residential units affected by aircraft noise in accordance with the weighted sound reductions (Rw) referred to in Table 2 Section 6 of the report by Paradigm 42, dated 6 November 2019, reference number 0234R01 to achieve the relevant recommended indoor design sound levels specified in <i>Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i>.</p> <p>8(b) Certification</p> <p>Submit to Development Services certification from an appropriately qualified consultant that all residential units have been designed and constructed in accordance with this condition.</p>	<p>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</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>9) Plant and Equipment Certification</p> <p>Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and refrigeration equipment and heat pump hot water systems), submit to Development Services certification that the plant and equipment is adequately noise-attenuated and is in accordance with the criteria of the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

Engineering

	Timing
<p>10) Protect Existing Infrastructure</p> <p>Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. 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.</p> <p>10(a) As Constructed Drawings</p> <p>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.</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>10(b) Submit Certification</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p> <p>As indicated</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>11) 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>11(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>12) 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>The minimum habitable floor level must be 7.0 metres AHD.</p> <p>The minimum non- habitable floor level must be 6.8 metres AHD.</p> <p>12(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>13) Permanent Vehicle Crossover</p>	<p>Prior to issue of Certificate of Classification/Final Inspection</p>

<p>Provide a 3.0 metre wide Type A permanent vehicle crossover to the Raceview Ave frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Written consent must be obtained from BCC – Field Services, Asset Services Arborist prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning and excavation within the root zone/ canopy of the tree)</p> <p>At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.</p> <p>Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.</p>	<p>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>14) 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
<p>15) Further Development Permit required</p> <p>This Development Approval to carry out building work made assessable under the planning scheme for Brisbane does not include an assessment of building work against the requirements of the Building Act and does not permit building work to occur unless, prior to the commencement of any building work, a Development Permit(s) to carry out assessable building work under the Building Act has been issued.</p>	As indicated
<p>16) 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. <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	As indicated
<p>17) Currency Period</p>	As indicated

<p>The currency period for this development approval is stated in the Decision Notice.</p> <p>The currency period for this development approval is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) if:</p> <ul style="list-style-type: none"> - for a material change of use, the first change of use does not happen; - for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or - for any other development (including building work and operational work), the development does not substantially start. <p>The currency period is determined by Council pursuant to section 85 of the Planning Act 2016.</p>	
<p>18) Advice</p> <p>Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.</p>	As indicated
<p>19) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the Aboriginal Cultural Heritage Act 2003 provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>If you are unsure of your obligations contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	As indicated
<p>20) 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>21) Water and Wastewater</p>	As indicated

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).

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.

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

General/Planning Requirements

	Timing
22) 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
23) 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
24) 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.	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
25) 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

Architecture

	Timing
26) External Details 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 and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of	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>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>27) Overall Building Height - Dwelling House</p> <p>The overall height of the constructed building(s) must be in accordance with this condition:</p> <p>27(a) Construct the development</p> <p>Construct the development in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>Timing: While building work is occurring and then to be maintained.</p> <p>27(b) Submit certification</p> <p>Where the approved building height is 9.0 metres or greater at any point, 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 this condition.</p> <p>Provide a copy of the Certification to the Building Certifier responsible for issuing the Development Permit for the proposed building works.</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>As indicated</p>
<p>28) Screening Dwelling House (Small Lot)</p> <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"> - Sill heights of 1.5m above floor level; or - Fixed obscure glazing in any part of the window below 1.5m above floor level; or - Fixed external screens, or - Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level). <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>	<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>

Pollution

	Timing
<p>29) Aircraft Noise - Residential Development Building Design</p> <p>Design all proposed residential units affected by aircraft noise to achieve the relevant recommended indoor design sound levels specified in <i>Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i>.</p> <p>29(a) Dwelling Unit Construction</p> <p>Construct all proposed residential units affected by aircraft noise in accordance with the weighted sound reductions (Rw) referred to in Table 2 Section 6 of the report by Paradigm 42, dated 6 November 2019, reference number 0234R01 to achieve the relevant recommended indoor design sound levels specified in <i>Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i>.</p> <p>29(b) Certification</p> <p>Submit to Development Services certification from an appropriately qualified consultant that all residential units have been designed and constructed in accordance with this condition.</p>	<p>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</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>30) Plant and Equipment Certification</p> <p>Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and refrigeration equipment and heat pump hot water systems), submit to Development Services certification that the plant and equipment is adequately noise-attenuated and is in accordance with the criteria of the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

Engineering

	Timing
<p>31) Protect Existing Infrastructure</p> <p>Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. 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.</p> <p>31(a) As Constructed Drawings</p> <p>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.</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>31(b) Submit Certification</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p> <p>As indicated</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>32) 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>32(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>33) 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>The minimum habitable floor level must be 7.0 metres AHD.</p> <p>The minimum non- habitable floor level must be 6.8 metres AHD.</p> <p>33(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>34) Permanent Vehicle Crossover</p>	<p>Prior to issue of Certificate of Classification/Final Inspection</p>

<p>Provide a 3.0 metre wide Type A permanent vehicle crossover to the Raceview Ave frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Written consent must be obtained from BCC – Field Services, Asset Services Arborist prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning and excavation within the root zone/ canopy of the tree)</p> <p>At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.</p> <p>Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.</p>	<p>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) 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
<p>36) Further Development Permit required</p> <p>This Development Approval to carry out building work made assessable under the planning scheme for Brisbane does not include an assessment of building work against the requirements of the Building Act and does not permit building work to occur unless, prior to the commencement of any building work, a Development Permit(s) to carry out assessable building work under the Building Act has been issued.</p>	<p>As indicated</p>
<p>37) 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. <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>As indicated</p>
<p>38) Currency Period</p>	<p>As indicated</p>

<p>The currency period for this development approval is stated in the Decision Notice.</p> <p>The currency period for this development approval is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) if:</p> <ul style="list-style-type: none"> - for a material change of use, the first change of use does not happen; - for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or - for any other development (including building work and operational work), the development does not substantially start. <p>The currency period is determined by Council pursuant to section 85 of the Planning Act 2016.</p>	
<p>39) Advice</p> <p>Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.</p>	As indicated
<p>40) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the Aboriginal Cultural Heritage Act 2003 provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>If you are unsure of your obligations contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	As indicated
<p>41) 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>42) Water and Wastewater</p>	As indicated

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).

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.

**** End of Package ****