

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.**APPLICATION DETAILS**

This package relates to the application detailed below

Address of Site:	226 SOUTH PINE RD ENOGGERA QLD 4051
Real Property Description of Site:	L2 RP.75677
Aspects of development and type of approval:	DA - PA - Material Change of Use Development Permit - Shop,Warehouse
Council File Reference:	A005962336 Permit Reference Number/s: DAMC419552422.
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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
Plans	DA01 Issue F (Amended In Red 29-AUG-2022)	29-JUL-2022 (Received)
Elevations	DA02 Issue D	29-JUL-2022 (Received)
Section and Perspective	DA03 Issue D (Amended In Red 29-AUG-2022)	29-JUL-2022 (Received)
Traffic Response	Doc-01	29-JUL-2022 (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):	Shop Warehouse
Stage:	

General/Planning Requirements

	Timing
<p>1) Security Lighting - On Site</p> <p>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.</p> <p>Ensure that all external lighting is in accordance with Australian Standard - AS4282- Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>Ensure lighting over publicly accessible internal 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 in safe and good working order.</p> <p>Timing: 'Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first'</p>	As indicated
<p>2) Maintain the Approved Development</p> <p>Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p>3) Approved Drawings and Documents</p> <p>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.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p>4) Carry Out the Approved Development</p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.</p>	While site/operational/building work is occurring

<p>5) Complete All Building Work</p> <p>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 in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: Building work must also be completed in accordance with any other current development approval.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>6) Limitation of Use - Shop</p> <p>This development approval for 'Shop' is to operate in accordance with the following at all times:</p> <ul style="list-style-type: none"> - The total use area of the Shop is limited to 93m² as shown on the APPROVED PLANS AND DOCUMENTS. - The services offered by the Shop use is limited to the display and hire of furniture stored within the associated Warehouse use. - Members of the public wishing to view the displayed furniture are to be managed via an appointment-based system that allows a maximum of two (2) visitors onsite at any one time. - A maximum of one (1) staff member is to service the Shop use at any one time. - No furniture is to be loaded or unloaded by members of the public. - The hours of operation of the Shop are limited to 07:00 - 19:00, Monday to Saturday. <ul style="list-style-type: none"> - The use of the approved Shop is to cease when the associated Warehouse use ceases. 	<p>As indicated</p>

Architecture

	Timing
<p>7) External Details</p> <p>External details of the building, facade treatment and external materials 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>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>8) Overall Height</p> <p>The overall height of the building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>NOTE: This condition should be read in conjunction with any other relevant condition requiring minimum height clearances for basement or undercover car parking and manoeuvring areas.</p>	<p>While site/operational/building work is occurring and then to be maintained</p>

Landscape Architecture and Open Space Planning

	Timing
<p>9) Landscape the Site - Self Certification</p>	<p>Prior to issue of Certificate of Classification/Final Inspection</p>

<p>Landscape the site in accordance with the requirements of this condition.</p> <p>9(a) Prepare a detailed Landscape Plan for Self Certification</p> <p>Prepare a detailed Landscape Plan for areas nominated on the approved drawings, in accordance with the approved Ground Floor Plan, the relevant Brisbane Planning Scheme Codes/Policies and the following conditions:</p> <p>PLANTING</p> <ul style="list-style-type: none"> - Provide a minimum 4m wide landscape area along the South Pine Road frontage - Provide a minimum 1.15m wide landscape strip along the Magura Street frontage - Provide flowering /shade trees within the frontages at maximum centres of 6m, provided as 25 litre stock or larger - staked and tied - Provide a 3 tier landscape structure to all landscape areas ie. Trees, shrubs and groundcovers <p>ADDITIONAL REQUIREMENTS</p> <ul style="list-style-type: none"> - Maximise opportunities for stormwater infiltration into landscaped areas <p>SPECIFICATIONS</p> <ul style="list-style-type: none"> - Provide mulch and soil to meet AS4454 and AS4419 - Ensure that soil media is ameliorated to increase its water holding capabilities. <p>Note: The requirements outlined by this condition do not require an application to be made with Council.</p> <p>9(b) Construct Approved Work</p> <p>Construct landscaping in accordance with the prepared detailed Landscape Plan.</p> <p>9(c) Certify Work</p> <p>On completion of works, submit to Development Services certification from:</p> <ul style="list-style-type: none"> - A registered Landscape Architect or Landscape Designer that the detailed Landscape Plan complies with the City Plan (Form CC10616 Landscape Design Certificate); and - A registered Landscape Architect and registered Landscape Contractor that the completed landscape work complies with the detailed Landscape Plan, (Form CC10613 Landscape Works Certificate). <p>Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Compliance Certificates.</p> <p>9(d) Maintain Landscape Work</p> <p>Maintain the landscape generally in accordance with the detailed plans.</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>Prior to site/operational/building work commencing</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, and then to be maintained</p> <p>To be maintained</p>
<p>10) 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>At all times</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

Where driveway crossovers occur within the Tree Protection Zone (TPZ) of existing street trees, seek approval from the Arboricultural Team in Program Planning and integration, City Standards for the final driveway crossover design and construction methodology to ensure the successful retention of the existing street tree(s)

PROOF OF FULFILMENT

Contextual photographic evidence that the tree has been retained in equal or greater health than before development commenced. OR, evidence in writing from Asset Services Arboriculture that an alternative arrangement has been made. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

10(a) Implement Protection Measures

Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site.

There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s).

Where works are within the canopy drip line of existing street trees, contact Program Planning and Integration Regional Coordinator Arboriculture in relation to the required provision of protection measures.

Note: If fencing is to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services.

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

PROOF OF FULFILMENT

Contextual photographic evidence to demonstrate the installation of protection measures prior to building works commencing. Timing: Prior to site / operational / building work occurring.

10(b) Maintain Protection Measures

Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use.

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

As indicated

As indicated

11) Street Tree Replacement

Provide for replacement planting of the existing street tree(s) fronting the development site on Magura Street.

PROOF OF FULFILMENT

Contextual photographic evidence of installed replacement trees. OR, evidence in writing from Program Planning and Integration Arboriculture that an alternative arrangement has been made. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

11(a) Enter Arrangement

Enter into an arrangement with Program Planning and Integration to pay the cost or undertake works, as agreed with Program Planning and Integration, for the removal and replacement planting of the existing street tree(s) fronting the development site.

Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

As indicated

<p>Timing: Prior to site/operational/building work commencing.</p> <p>11(b) Implement Arrangement</p> <p>Implement the arrangement agreed with Program Planning and Integration.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p>12) Streetscape Works - Industrial Street</p> <p>Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge to an Industrial Street standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.5 and 3.7.5.</p> <p>12(a) Concrete Path</p> <p>Install a 1.2m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.9m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development.</p> <p>Timing: Prior to issue of Certificate of Occupancy/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>12(b) Submit As-Constructed Drawings</p> <p>Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.</p> <p>Timing: Prior to issue of Certificate of Occupancy/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>12(c) Turf</p> <p>Install turf to the full width of the verge excluding any concrete path required by this condition.</p> <p>Timing: Prior to issue of Certificate of Occupancy/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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

Pollution

	Timing
<p>13) Hazardous Goods Storage</p> <p>There is to be no exceedance of the amounts of Dangerous Goods and Combustible Liquids, outlined in Table 9.3.12.3.H of the BCC Industry Code, and no exceedance of the Schedule 11 Placard and Manifest quantities (Workplace Health and Safety Regulations), stored on site at any time All materials listed as dangerous goods under The Australian Code For The</p>	<p>At all times</p>

<p>Transport Of Dangerous Goods By Road and Rail (ADG Code) must be stored and handled on site in accordance with the relevant Australian Standard which applies to the Dangerous Goods Class of the material.</p>	
<p>14) Outdoor Lighting</p> <p>Outdoor lighting is required to efficiently light a desired area while minimising the adverse impacts of spill lighting on adjoining uses and does not create an adverse impact on the nearby sensitive zone/uses or the behaviour of native fauna. The installation, operation and maintenance of outdoor lighting are to comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>At all times</p>
<p>15) Hours of Operation</p> <p>Hours of operation, including deliveries, are limited to 07:00 to 19:00, Monday to Saturday.</p>	<p>As indicated</p>
<p>16) Dampening of Grilles and Metal Plates</p> <p>All metal grilles, metal plates or similar located within vehicle parking and manoeuvring areas must be securely fastened and meet the requirements of AS3996:2019, Access covers and grates.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>17) Tyre Noise Reduction</p> <p>The driveways and carpark surfaces are to be appropriately treated/surfaced to reduce tyre noise impacts from the development.</p> <p><i>PROOF OF FULFILMENT</i> <i>Provide Certification that appropriate treatments/surfacing has been provided to the driveways and carpark areas to reduce tyre noise impact from the development. Certification must be provided by a Member or professional eligible to be a Member of the Australian Acoustic Society. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate.</i></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>18) 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>19) On-site Erosion (Low Risk)</p> <p>Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version). Including but not limited to:</p> <p>(i) Drainage control measures must be implemented and maintained to minimise water flow across areas of exposed earth.</p> <p>(ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas.</p>	<p>As indicated</p>

(iii) No release of contaminants to land beyond on-site area of earth disturbance.

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: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.

19(a) Provide Land Occupier Notification to Council

(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au

(ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land.

As indicated

Note: Occupier is any principal contractor occupying the land exercising a right under the development approval.

Timing: Prior to commencement of any earth disturbing activities.

20) Maintenance Period for Engineering Work

Maintain the work required by the Engineering condition - to install a 'No Stopping' sign approx. 4m north of the new crossover in Magura Street, imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition.

Note: Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).

As indicated

Timing: During the on-maintenance period.

20(a) On-Maintenance Acceptance

Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance.

Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period.

Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater.

As indicated

Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements.

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

20(b) On-Maintenance Period

As indicated

Provide a minimum 12 months maintenance to the work from the time the work is accepted on-maintenance by Council. During this

<p>period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.</p> <p>Note: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period.</p> <p>Timing: A minimum 12 months from acceptance on-maintenance.</p> <p>20(c) Off-Maintenance Acceptance</p> <p>On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the work is accepted off-maintenance.</p> <p>Ensure all defects are rectified prior to making an appointment for off- maintenance Inspection.</p> <p>Note: If the inspection is successful the maintenance security will be released.</p> <p>Timing: On completion of the on-maintenance period.</p>	<p>As indicated</p>
<p>21) Information Signage</p> <p>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:</p> <p>a) The sign should provide a brief description of the development proposed;</p> <p>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:</p> <ul style="list-style-type: none"> - Developer; - Project Coordinator; - Architect/Building Designer; - Builder; - Civil Engineer; - Civil Contractor/s; and - Landscape Architect; <p>c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>e) The maximum area of the sign is to be 2.0m²;</p> <p>f) The sign is to be positioned as follows:</p> <ul style="list-style-type: none"> - located centrally along each road frontage of the site to South Pine Road and Magura Street; - 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; <p>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;</p> <p>h) The sign is to be non-illuminated; and</p> <p>i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;</p> <p>Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.</p>	<p>As indicated</p>
<p>22) Engineering Pre-Start Meeting</p>	<p>As indicated</p>

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

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

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

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

- Site address, Development Approval number (A00) and relevant stage/s (if appropriate);
- List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions;
- Payee details (Name and address) for the issue of a development 'Compliance and Inspection Fee' quote;
- Superintendent (Consultant) name, address and telephone number (including after-hours contact);
- Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact);
- Intended date of commencement of works.

Note:

- All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting.
- A minimum 5 working days' notice is required.
- Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.
- All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting.
- Further guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).

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

23) 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.

23(a) As Constructed Drawings - Alterations to Existing Infrastructure

Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.

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

While site/operational/building work is occurring

As indicated

<p>PROOF OF FULFILMENT <i>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. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	
<p>24) Remove Improvements & Obstructions from Truncation and Dedication</p> <p>Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the corner truncation and/or area of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.</p> <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. Urban Utilities permission is required if water supply and sewerage services are affected.</p> <p>Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.</p> <p>PROOF OF FULFILMENT <i>Certification from a Registered Surveyor or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</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 Program Planning and Integration.</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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>Timing: While site / operational / building works is occurring.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p>
<p>26) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to</p>

<p>Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <ul style="list-style-type: none"> 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. ii. Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition iii. Manoeuvring on site for a LRV & RCV and for the loading and unloading of vehicle(s); iv. Parking on the site for 4 cars (tandem parking S3 to be marked as Staff only) including 1 parking spaces for people with disabilities and 2 visitor cars and for the loading and unloading of vehicle(s) within the site. There must a minimum number of 6 total number of spaces provided on site. v. Instal lockable fold down bollard between tandem parking spaces V2 and S3, as indicated in the 'Traffic Response' by PTT Traffic and Transport Engineering, reference 'Doc- 01'. <ul style="list-style-type: none"> vi. A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g., fire sprinklers, services, lighting fixtures, signs, etc). vii. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site. viii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. ix. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices. <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.</i> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>commencement of use, whichever comes first, and then to be maintained</p>
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<p>27) Refuse Collection - On Site</p> <p>Provide for the installation and collection of refuse/recycling bins by Brisbane City Council's Waste and Resource Recovery Services or a private waste contractor.</p> <p>27(a) Arrange Refuse Collection</p> <p>Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services or a private waste contractor.</p>	<p>At all times</p> <p>As indicated</p>
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<p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p> <p><i>PROOF OF FULFILMENT</i> <i>Where a private waste contractor is engaged, provide written confirmation from the proposed waste collection contractor of the agreement to service the property. The written agreement must be submitted to Council's Waste and Resource Recovery Services and include full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size. Timing: Prior to commencement of use.</i></p> <p>27(b) Notify Future Owner</p> <p>Where Council is engaged as the waste contractor, the owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provide for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership.</p> <p>27(c) Indemnify Council</p> <p>The owner and any subsequent owner must, by approved form to Waste and Resource Recovery Services, indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p> <p>Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council.</p>	<p>As indicated</p> <p>As indicated</p>
<p>28) Refuse Storage - On Site Collection</p> <p>Provide a roofed and wholly screened refuse enclosure utilising materials consistent with the development or a dedicated refuse storage room, as shown on the approved plans and documents.</p> <p>The enclosure/refuse storage room must be of a design to accommodate the quantity of refuse and recycling including source separation to allow for low servicing collection of 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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>29) Land for Transport Network - Road (Non- trunk)</p> <p>Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING NUMBER DA01, Issue F dated Nov 21, including the following:</p> <p>i. A 10 metre by 10 metre by 5 chord truncation at the corner of South Pine Road and Magura Street.</p> <p>Note: This condition is imposed under section 145 of the Planning Act 2016.</p> <p>29(a) Submit Plan of Subdivision</p> <p>Submit to, and obtain approval from, Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition.</p> <p>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.</p> <p>29(b) Lodge Notated Plan</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p> <p>As indicated</p>

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: Prior to commencement of use.

PROOF OF FULFILMENT

Evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.

30) Work for Transport Network - Road (Non-trunk) - Self Certification

Construct the following work to the Transport Network (Road) along the Magura Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTROADS design standards:

- To prohibit parking for LRV access install a 'No Stopping' sign approx. 4m north of the new crossover in Magura Street.

Note:

This includes associated provision, relocation or modification of services, utilities, signs and line marking.

Note: This condition is imposed under section 145 of the Planning Act 2016.

30(a) Prepare Engineering Drawings

Engineering drawings for the work required by this condition must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices and the AUSTROADS design standards.

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

30(b) Implement Certified Engineering Drawings

Construct the works in accordance with the above certified engineering drawings.

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

30(c) Submit As Constructed Drawings

Submit to Development Services As Constructed drawings including an asset register, prepared by a Registered Professional Engineer Queensland.

Note: To be submitted via DA-ComplianceEngineering@brisbane.qld.gov.au and include the site address, A00 reference and Condition number in the subject line.

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

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above certified engineering drawings. Note: where required, this includes QA documentation, CCTV, etc.

Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

As indicated

As indicated

As indicated

<p>31) 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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>32) 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 during construction.</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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>33) 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, being the kerb and channel.</p> <p>Note:</p> <ul style="list-style-type: none"> - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m² with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system - Where external works are required and infrastructure will be handed over to Council(e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils Infrastructure Installation & Construction Requirements Manual. - Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</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, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</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 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>development's vehicular footway crossings.</p> <ul style="list-style-type: none"> - 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:</p> <ul style="list-style-type: none"> - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable. <p>34(a) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings, including an asset register, prepared and certified by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical).</i></p>	<p>As indicated</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> <ul style="list-style-type: none"> - 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. - 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>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</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 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</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).</p>	
<p>37) Permanent Driveway Crossover</p> <p>Provide a 6.5metre wide Type B1 permanent driveway crossover to the Magura Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Written consent must be obtained from BCC - Field Services, Program Planning and Integration 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>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>38) Redundant Driveway Crossover</p> <p>Remove the redundant existing driveway crossover(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

Standard Advice

	Timing
<p>39) 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>40) Further Development Permit Required</p> <p>Further Development Permit(s) to carry out assessable building work under the Building Act may be required.</p>	As indicated
<p>41) Plumbing and Drainage Work</p> <p>Pursuant to the Plumbing and Drainage Act 2018, any plumbing and drainage work must be carried out in compliance with the Plumbing and Drainage Regulation 2019. Plumbing and drainage permit work requires approval by Brisbane City Council prior to the work being carried out.</p>	As indicated
<p>42) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and 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) pursuant to section 85 of the Planning Act 2016.</p>	As indicated
<p>43) Spillage - Materials & Equipment to Contain & Clean Up</p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials.</p>	As indicated
<p>44) 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.</p> <p>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>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	As indicated
<p>45) Equitable Access</p> <p>Provision must be made during and after construction for equitable access for persons with disabilities to and within the site and on adjoining public areas, in accordance with the following:</p> <ul style="list-style-type: none"> - Queensland Anti-Discrimination Act 1991; - Federal Disability Discrimination Act 1992; - Australian Standards AS1428 Parts 1-4; - Australian Standard for Access and Mobility; and - National Construction Code. 	As indicated
<p>46) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p>	As indicated

<p>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>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	
<p>47) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	As indicated

**** End of Package ****