



Disclaimer: This document does not constitute a valid development approval.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	14 ELSON RD NORTHGATE QLD 4013 31 MANN AVE NORTHGATE QLD 4013
Real Property Description of Site:	L3 RP.76215 L39 RP.34599
Aspects of development and type of approval:	DA - Carry Out Building Work Preliminary Approval under s3.1.5 - Multi-Unit Dwelling DA - Material Change of Use Development Permit - Multi-Unit Dwelling
Council File Reference:	A001909753 Permit Reference Number/s: DABW192388507; DAMC192388607.
Package Status:	RECOMMEND - Version 2
Package Generated:	05/05/2009

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	02	01-APR-2009
Ground Floor Plan (unit 1)	03	01-JUL-2008
First Floor Plan (unit 1)	04	01-JUL-2008
Elevations (unit 1)	05	01-JUL-2008
Elevations (unit 1)	06	01-JUL-2008
Ground Floor Plans (units 2,3,4)	07	01-OCT-2008
First Floor Plans (units 2,3,4)	08	01-JUL-2008
Elevations (units 2,3,4)	09	01-JUL-2008
Elevations (units 2,3,4)	10	01-JUL-2008
Ground Floor Plan (units 5,6)	11	01-OCT-2008
First Floor Plan (units 5 & 6)	12	01-JUL-2008
Elevations (units 5 & 6)	13	01-JUL-2008
Elevations (units 5 & 6)	14	01-JUL-2008
Ground Floor Plan (units 7 & 8)	15	01-OCT-2008
First Floor Plan (units 7 & 8)	16	01-JUL-2008
Elevations (units 7 & 8)	17	01-JUL-2008
Elevations (units 7 & 8)	18	01-JUL-2008
Ground Floor Plan (units 9 & 10)	19	01-OCT-2008
First Floor Plan (units 9 & 10)	20	01-JUL-2008
Elevations (units 9 & 10)	21	01-JUL-2008
Elevations (units 9 & 10)	22	01-JUL-2008
Landscaping Plan	25	01-OCT-2008
Site Cross Sections	28	01-JUL-2008
Perspective Elevations	29	01-JUL-2008
Perspective Elevations	30	01-JUL-2008
Street Elevations	32	01-JUL-2008
Stormwater Based Management Plan	001	01-MAY-2008
Noise Report	R07081	30-MAY-2008
Acid Sulphate Soils Report	002	01-OCT-2008
Flood Report	003	27-MAY-2008
Retaining and Undercroft	33	01-OCT-2008

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Carry Out Building Work
Activity(ies):	Multi-Unit Dwelling
Stage:	

Standard Advice

	Timing
<p>1) Please Note:</p> <p>There are no planning conditions relating to this Preliminary Approval for Carrying Out Building Work. This Preliminary Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, Development Permit(s) for Carrying Out Building Work will be required.</p>	As indicated
<p>2) Standard Building Regulations</p> <p>This approval does not include assessment against the siting requirements of the Queensland Development Code. As such, any siting relaxation required needs to be approved by Brisbane City Council via a Siting Variation (relaxation) application.</p> <p>Please note that this approval does not commit Council's Building Officer to approving any setbacks shown on the approved plans.</p> <p>GUIDELINE <i>This advice is provided to ensure that the correct approvals are gained prior to site works commencing.</i></p>	As indicated
<p>3) NALL Street Trees</p> <p>This approval does not permit any work (including interference with) on Protected Vegetation as defined by the Brisbane City Council Natural Assets Local Law.</p> <p>Protected vegetation includes all street trees (ie. Vegetation planted within the road reserve). Any street trees shall be retained and protected whilst any demolition or building works are occurring on the site, unless the relevant approval has been gained through Natural Assets local Law.</p> <p>GUIDELINE <i>This condition is imposed to ensure any Protected Vegetation is dealt with in accordance with the Natural Assets Local Law. For further information on the Natural Assets Local Law, phone Council on 3403 8888.</i></p>	At all times

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

General/Planning Requirements

	Timing
<p>4) Approved Drawings & Documents</p> <p>A legible copy of the approved drawings and documents bearing "the Seal of the Planning and Environment Court" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.</p> <p><i>GUIDELINE</i> This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</p>	As indicated
<p>5) Carry Out The Approved Development</p> <p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p><i>GUIDELINE</i> This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped with the Seal of the Planning and Environment Court and are dated to reflect the date of the Consent Order of the Court.</p>	While development is occurring on the site and then to be maintained
<p>6) Complete All Building Work</p> <p>Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p><i>GUIDELINE</i> This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</p>	Prior to commencement of use
<p>7) Complete All Operational Work</p> <p>Complete all operational work associated with this development approval,</p>	Prior to commencement of use

<p>including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p> <p>GUIDELINE <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	
<p>8) Maintain The Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.</p> <p>GUIDELINE <i>This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped with the Seal of the Planning and Environment Court and are dated to reflect the date of the Consent Order of the Court. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.</i></p>	<p>To be maintained</p>
<p>9) Expiration of Relevant Period</p> <p>All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 21 December 2012.</p> <p>GUIDELINE <i>This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify that the particular assessable development or an aspect of assessable development is to be completed before this development approval lapses. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.23 of the Integrated Planning Act 1997.</i></p>	<p>As indicated</p>
<p>10) Community Management Statement</p> <p>Any and all Community Management Statement (s) for the site are to contain the following information:</p> <p>GUIDELINE <i>This conditions is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement(s) is in accordance with the Development Permit and the</i></p>	<p>At all times</p>

Approved Plans and Documents. For any enquires about this condition, please contact the Assessment Manager.

10(a) Communal Open Space

At all times

The communal open space areas, recreation area, gazebo/ BBQ area, stairs, internal footpaths/ pedestrian circulation routes and adjoining landscaping, lobbies, visitor car parks and bin storage areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit.

10(b) Vehicular Spaces

At all times

The 7 parking spaces for visitors of the residential units (10 Multi - Unit Dwellings), are to be made available at all times and shall **not** be designated for the exclusive use of any unit and be available for use by all residential tenants and bona fide visitors.

10(c) Screening for Air Conditioning

At all times

Screening for any externally mounted air conditioning or mechanical plan installations in accordance with the following requirements:

- i. No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- ii. Any installations which are required to be located on the roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

10(d) External Sun Control

At all times

External Sun Control devices to all western facing balconies, such devices shall meet the following requirements:

- i. The devices are not to be fixed and are to be fully retractable. (This is to ensure that screening devices do not fully enclose balconies as this would increase GFA and increase the appearance of building Bulk); and
- ii. The devices are to be constructed from materials complimentary to those of the building.

10(e) Maintained Traffic Areas

At all times

- i. Maintain parking and manoeuvring areas on site, in accordance with the approved plans and conditions, and the TAPS Policy of Brisbane City Plan 2000.
- ii. Maintain a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible for the vehicle entrance to the site.
- iii. Maintain the internal paved areas so they are signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.

10(f) Heavy Vehicle Operation

At all times

Operation of heavy vehicles and/ or waste collection vehicles must only occur in the approved "Loading and Servicing" area and during

<p>the following hours:</p> <p>7am - 7pm Monday to Saturday.</p> <p>10(g) Collection of Refuse</p> <ul style="list-style-type: none"> i. Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/ Tenants of the development. All refuse is to be collected internally to the nominated refuse collection point in accordance with an agreement for refuse collection with Council's City Waste Services. ii. Maintain an appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. <p>10(h) Fence Maintenance</p> <p>Fencing is to be maintained in accordance with the conditions of the development approval.</p> <p>10(i) Landscaping</p> <p>On-site landscaping is to be maintained in accordance with the approved plans.</p> <p>10(j) Advise Purchasers</p> <p>Any and all potential purchasers are to be advised of the above requirements prior to purchase of any unit.</p> <p>10(k) CMS By-Laws</p> <p>Any Community Management Statement is to contain by-laws which reflect the requirements of these conditions.</p>	<p>At all times</p> <p>At all times</p> <p>At all times</p> <p>At all times</p> <p>Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner</p>
<p>11) Unimpeded Access</p> <p>Entry to the development is to remain open at all time and be unimpeded by any gate</p> <p><i>GUIDELINE</i> <i>This condition ensures 24 hour unimpeded access to the development.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>12) Fencing</p> <p>Any proposed fencing on the boundaries of the subject site is to be in accordance with the approved plans.</p> <p><i>GUIDELINE</i> <i>This condition has been imposed in order to ensure that: a) Fencing forward of the building line enables casual surveillance of the street from the development and assists in highlighting entrances to the development; and b) Fencing behind the building line does not unreasonably impact on the amenity of adjoining properties.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>

<p>13) Visitor Parking</p> <p>Visitor Parking:</p> <ul style="list-style-type: none"> • 24 hour-unrestricted access is to be provided for bona fide visitors to any visitor bay. Visitor car parks must be clearly labelled as 'Visitor Parking'; • A directional visitor parking sign is to be placed at the frontage of the site adjacent to or clearly visible from the vehicle entrance to the site. <p><i>GUIDELINE</i> This condition is imposed to ensure on-site visitor parking is accessible at all times.</p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>14) Lighting to Carparking Areas</p> <p>Install and maintain a suitable system of lighting to illuminate carparking areas and any outdoor areas. The carpark lighting system, and any other outdoor lighting must comply with <i>Australian Standard No. AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><i>GUIDELINE</i> This condition is imposed to ensure on-going safe access to designated car parking and any outdoor areas within the development.</p>	<p>Prior to the commencement of the use and then to be maintained</p>

Monetary Contributions and Securities

	Timing																																						
<p>15) Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2009)</p> <p>Pay to Council a monetary contribution towards the cost of providing infrastructure using the methodology and at the rate specified in the Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made. The following table is a summary of the current Infrastructure Charges Units (ICUs) payable:-</p> <table border="1" data-bbox="199 1355 1332 1702"> <thead> <tr> <th rowspan="2">Infrastructure Type</th> <th rowspan="2">Contribution Area / Precinct</th> <th colspan="3">Value in Infrastructure Contribution Units (ICUs)</th> </tr> <tr> <th>Contribution</th> <th>Credits</th> <th>Net Contribution</th> </tr> </thead> <tbody> <tr> <td>Transport</td> <td>6</td> <td>20,827 ICUs</td> <td>5,333 ICUs</td> <td>15,494 ICUs</td> </tr> <tr> <td>Community Purposes</td> <td>15</td> <td>24,100 ICUs</td> <td>4,808 ICUs</td> <td>19,292 ICUs</td> </tr> <tr> <td>Water Supply</td> <td>W2 Aspley</td> <td>47,976 ICUs</td> <td>11,984 ICUs</td> <td>35,992 ICUs</td> </tr> <tr> <td>Sewerage</td> <td>SKBK1</td> <td>54,592 ICUs</td> <td>13,638 ICUs</td> <td>40,954 ICUs</td> </tr> <tr> <td>Waterways</td> <td>3 Kedron</td> <td>5,451 ICUs</td> <td>4,801 ICUs</td> <td>650 ICUs</td> </tr> <tr> <td>Totals</td> <td></td> <td>152,946 ICUs</td> <td>40,564 ICUs</td> <td>112,382 ICUs</td> </tr> </tbody> </table> <p>Credits where applicable have been included in the ICU calculations.</p> <p>The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each financial year. In the 2008/2009 financial year, the value of an ICU is \$1.63.</p> <p>The amount payable is currently assessed at \$183,182.66 (08/09).</p> <p>Timing</p> <ul style="list-style-type: none"> • Where the application also involves a Preliminary Approval to Carry Out Building Work, the 	Infrastructure Type	Contribution Area / Precinct	Value in Infrastructure Contribution Units (ICUs)			Contribution	Credits	Net Contribution	Transport	6	20,827 ICUs	5,333 ICUs	15,494 ICUs	Community Purposes	15	24,100 ICUs	4,808 ICUs	19,292 ICUs	Water Supply	W2 Aspley	47,976 ICUs	11,984 ICUs	35,992 ICUs	Sewerage	SKBK1	54,592 ICUs	13,638 ICUs	40,954 ICUs	Waterways	3 Kedron	5,451 ICUs	4,801 ICUs	650 ICUs	Totals		152,946 ICUs	40,564 ICUs	112,382 ICUs	<p>As indicated</p>
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monetary contributions for water supply and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of use.

- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be paid prior to the commencement of use.

GUIDELINE

This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water supply, sewerage and waterways. For enquiries about this condition, please contact the Delegate, Development Assessment.

PROOF OF FULFILMENT

The monetary payment based on the value of the ICU at the time of payment is received and received by Council before the time set out for payment.

15(a) Subsidy Advice - Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2009)

As indicated

INFRASTRUCTURE CONTRIBUTIONS SUBSIDY

You will be entitled to an infrastructure contributions subsidy in accordance with Council's "Infrastructure Contributions Subsidy Administrative Policy" provided that

- this approval takes effect and
- the applicable infrastructure contributions are paid prior to 30 June in the financial year following the financial year in which the development approval takes effect.

The following table summarises the subsidy to be applied to the applicable full infrastructure contributions as calculated at the time of payment.

Infrastructure Contribution Type	Subsidy to be applied (%)	Contribution (%)
Water Supply	35	65
Sewerage	35	65
Community Purposes	35	65
Transport	35	65
Waterways	35	65

BEFORE YOU PROPOSE TO PAY INFRASTRUCTURE CONTRIBUTIONS, YOU MUST request an itemised breakdown showing the applicable infrastructure contributions, the subsidy (if any) to be applied and the contributions to be paid.

This request must be made in writing on the **REQUEST FOR ITEMISED BREAKDOWN OF INFRASTRUCTURE CONTRIBUTIONS FORM** to the Team Leader, Plan Sealing Unit, Development Assessment Branch or by email to plan_sealing@brisbane.qld.gov.au in sufficient time so that payment can be made no later than 30 June. Council aims to provide a response to your request within 10 business days.

To receive any subsidy you **MUST** present the itemised breakdown at the time of payment.

GUIDELINE

This advice indicates that you may be entitled to a subsidy for Infrastructure Contributions in

accordance with Council's Infrastructure Contributions Subsidy Administrative Policy.

Architecture

	Timing
<p>16) External Materials</p> <p>Provide a range of different building facade treatments, external materials, colours and finishes to all units.</p>	As indicated
<p>17) Driveway Material and Finishes</p> <p>Provide materials and finishes to the driveway and external carparking surfaces which reduce the visual impact of these areas when viewed from the street. In order to achieve this outcome, one or a combination of the following is to be used:</p> <ul style="list-style-type: none"> • Coloured aggregate; • Cement pavers; and/or • Banding and patterns in the surface design. <p><i>GUIDELINE</i> <i>This condition is imposed to ensure that the development is appropriately coloured and textured so as not to visually detract from the surrounding residential area. For any enquiries about this condition, please contact the Architect, Development Assessment.</i></p> <p><i>PROOF OF FULFILMENT</i> <i>Confirmation obtained from the Architect, Development Assessment that the driveway materials are generally in accordance with those specified/indicated on the approved Site Plan.</i></p>	Prior to the commencement of the use and then to be maintained
<p>18) Overall Height - Survey Certification</p> <p>The overall height of the proposed building(s) are not to exceed 8.5m above ground level at any point in accordance with City Plan.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to ensure the floor levels and maximum overall height of the proposed building is in accordance with the development approval. For any enquiries about this condition, please contact the Architect, Development Assessment.</i></p> <p><i>PROOF OF FULFILMENT</i> <i>This information is to be submitted to the Architect, Development Assessment, and written confirmation of receipt provided by Council.</i></p> <p>18(a) Submit Certification</p> <p>Submit certification from a licensed surveyor that the as constructed floor levels are in accordance with this condition and that the maximum overall height of the building does not exceed 8.5 metres above ground level at any point.</p> <p><i>PROOF OF FULFILMENT</i> <i>This information is to be submitted to the Architect, Development Assessment.</i></p>	<p>Prior to commencement of use</p> <p>Prior to commencement of use</p>

<p>19) Screening to External A/C or Mechanical Plant</p> <p>Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. <p><i>GUIDELINE</i> <i>This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Architect, Development Assessment.</i></p> <p><i>PROOF OF FULFILMENT</i> <i>Certification submitted to the Architect, Development Assessment confirming that 'as constructed' screening for the plant area has been constructed generally in accordance with approved drawings.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>20) Screening</p> <p>Where any of the proposed multi unit dwellings are within 2 metres at ground floor level or 9 metres above ground floor level of an existing dwelling, windows of habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as:</p> <ol style="list-style-type: none"> a. Fixed opaque glazing in any part of the window below 1.5m above floor level; OR b. Fixed external screens, OR c. Sill heights of 1.5m above floor level, OR d. Fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level). <p>Where a direct view is available within 2 metres at ground floor level or 9 metres above ground floor levels from balconies, landings, terraces and decks into windows, balconies, landings, terraces and decks in an adjacent residential building, that view is screened.</p> <p>Where screening of decks is required, it is solid translucent screens, perforated panels, or trellises that are permanent and durable and have a maximum of 25% openings, with a maximum opening of 50mm, and that are permanently fixed and durable. The screening devices is offset a minimum of 0.3m from the face of the building.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to ensure that habitable spaces do not directly overlook dwellings on adjacent land.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>

Ecology

	Timing
21) Submit Rehabilitation Plan	To be lodged prior to or

Submit a Rehabilitation Plan and obtain approval from the Delegate, Development Assessment. The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation that includes at least the following information for the area identified as a waterway corridor/flood regulation boundary on Drawing No. C7019 Sheet 2 of 33 Type TP5 composed by Dow Royle dated October 2008:

- Description of proposed rehabilitation, including earthworks, methods, objectives;
- Details of the proposed rehabilitation schedule, including staging, plant species names, stock size, quantities, locations;
- A maintenance program for all rehabilitation works;
- Stabilisation methods for all areas of exposed soil surface;
- Details of special habitat features to be provided for the enhancement/restoration of habitat values; and
- Specification notes on weed management, planting methods, mulching and soil preparation.

GUIDELINE

This condition is imposed when the proposed development includes areas to be rehabilitated. It is expected that rehabilitation works will be carried out to a high standard and maintained accordingly. The requirements of this condition may be included as part of a Vegetation Management Plan (VMP). For enquiries about this condition, please contact the Ecologist, Development Assessment.

PROOF OF FULFILMENT

A permit for Operational Works is obtained.

21(a) Implement Approved Plan

Carry out rehabilitation works in accordance with the approved Rehabilitation Plan.

GUIDELINE

Certification that the approved works have been implemented is to be submitted to the Ecologist, Development Assessment.

PROOF OF FULFILMENT

Certification that rehabilitation works have been completed in accordance with approved plan is received by the Ecologist, Development Assessment.

concurrently with any other operational works application

Prior to the commencement of the use and then to be maintained

22) Submit Vegetation Management Plan

Submit a Vegetation Management Plan (VMP) and obtain approval from the Delegate, Development Assessment. The VMP is to be in the form of scaled plans and supporting documentation as per Appendix C of the *Ecological Assessment Guidelines*:

- The extent of the VMP is to include evaluation of all areas including, proposed road reserves, external works and development areas;
- The location and description of existing vegetation including species and botanical name plus the height and canopy spread;
- The location and extent of all site works including all proposed infrastructure and areas of earthworks.
- Detail design of all civil works is to be cognisant of environmental values. Alternative solutions may be required in some instances, to protect significant vegetation (eg alternative service alignments, variations to batter slopes and tunnel boring);
- The location and description of all vegetation to be retained and that to be removed;

To be lodged prior to or concurrently with any other operational works application

<ul style="list-style-type: none"> • <i>Methods of physical identification of trees/vegetation to be retained;</i> • <i>A description of all measures to be used to protect vegetation and habitat features to be retained during construction, including protective fencing;</i> • <i>A description of all pruning and tree surgery works (to AS 4373/2007) to maintain health and stability of trees and reduce potential hazards for future residents;</i> • <i>The location and extent of storage and stockpile areas for cleared vegetation and site mulch;</i> • <i>A description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and</i> • <i>Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures.</i> <p>GUIDELINE <i>This condition is imposed where the site contains vegetation that should be retained, protected and/or managed as part of the development of the site. Before carrying out any site works it will be necessary to obtain a detailed design approval from the Council by submitting an application accompanied by a Vegetation Management Plan. For enquiries about this condition, please contact the Ecologist, Development Assessment.</i></p> <p>PROOF OF FULFILMENT <i>A permit for Operational Works is obtained.</i></p> <p>22(a) Arrange Pre-start Meeting <i>Arrange a pre-start meeting with the , Ecologist, Development Assessment.</i></p> <p>22(b) Implement Approved Plan <i>Protect, enhance and manage vegetation by implementing the requirements and carrying out the works in accordance with the approved VMP.</i></p> <p>GUIDELINE <i>Certification that the approved works have been implemented is to be submitted to the Ecologist, Development Assessment.</i></p> <p>PROOF OF FULFILMENT <i>Certification that vegetation has been retained in accordance with the approved Vegetation Management Plan is received by the Ecologist, Development Assessment.</i></p>	<p>Prior to commencement of site works</p> <p>Prior to the commencement of the use and then to be maintained</p>
<p>23) Implement Approved Stormwater Quality Management Plan</p> <p>Implement the Site Based Stormwater Management Plan composed by Swaan Consulting dated May 2007 approved as part of this application in accordance with any conditions or amendments. The operational phase stormwater quality treatment devices are to be implemented according to the drawing numbered J174-00-FIGURE 4 composed by Swaan Consulting dated May 2007.</p> <p>GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval.</i></p>	<p>Prior to commencement of use</p>

Landscape Architecture and Open Space Planning

	Timing
<p>24) Private Certification - No Plan Submitted</p> <p>Prepare a detailed Landscape Plan for landscape areas nominated on the approved plans of layout in accordance with the relevant City Plan Codes and Best Trade Practice.</p> <p>In particular:</p> <p>PLANTING</p> <ul style="list-style-type: none"> • Provide columnar trees at @ 3 metre intervals where possible along site boundaries. • Provide screening trees and shade trees along the entire length of the rear boundary • Provide one small shade tree to each private courtyard. • Ensure the 2 metre landscape strip along the frontage is planted with trees and shrubs capable of framing the buildings and creating separation between the neighbouring buildings. • Provide flowering / shade trees within the frontage at maximum centres of 8m, provided as 45L stock or larger, staked and tied. • Provide shade trees along the driveway. • Provide low shrubs and groundcovers to all landscape areas. <p>AMENITY</p> <ul style="list-style-type: none"> • Ensure private open spaces within the waterway corridor are landscaped in such a way as not to prevent the flow of water (ie. no retaining walls or building work within the waterway corridor). • Ensure access is made available at all times for maintenance purposes to the balance area of the lot (waterway corridor area). • Ensure appropriate measures are taken to allow the healthy retention of existing vegetation where this is situated outside the building footprint, where mature vegetation is situated close to boundaries on neighbouring property or where protected vegetation is present (ie street trees or VPO trees). • Provide a prioritised pedestrian entry to the units front and rear. • Rubbish bins are not to be stored on boundaries. • Ensure water tanks do not intrude into the front setback and utility areas are screened from the street. • Ensure front fences do not exceed 1.5 metres in height if 50% transparent or 1.2 m in height if solid. • Ensure fences and retaining walls do not exceed 2 metres in height from NGL unless stepped back and planted. 	<p>Prior to commencement of site works</p>

- Ensure surfaces grade to landscaped areas.
- Provide a hosecock for each courtyard.

SPECIFICATIONS

- Provide mulch and soil to meet Australian standards.
- Ensure that soil media is ameliorated to increase it's water-holding abilities.

GUIDELINE

This condition does not require the submission of an Operational Works or Schedule 12 application to Council for approval.

PROOF OF FULFILMENT

The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

24(a) Certify Works

Prior to commencement of use

On completion provide written certification from:

- A qualified and experienced Landscape Architect that the prepared drawings comply with the relevant City Plan Codes and Best Trade Practice (Part A of the *Compliance Certificate - Landscape Works*); and
- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

Submit a copy of the as-constructed detailed Landscape Plan together with the completed *Compliance Certificate - Landscape Works*, to the Landscape Architect, Development Assessment.

PROOF OF FULFILMENT

The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

24(b) Construct Designed Works

Construct landscaping in accordance with the prepared detailed Landscape Plan; the relevant City Plan Codes and Best Trade Practice.

Prior to the commencement of the use and then to be maintained

PROOF OF FULFILMENT

The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

25) Community Management Statement

At all times

The Community Management Statement is to include the following matters:

- The area within the waterway corridor is to be maintained free of environmental weeds.

<ul style="list-style-type: none"> • Native vegetation within the corridor is to be maintained in accordance with a regular maintenance regime. <p><i>PROOF OF FULFILMENT</i> The Community Management Statement includes the nominated matters.</p>	
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Pollution

	Timing
<p>26) Air Conditioning to Noise Affected Rooms</p> <p>Air-conditioning must be provided to all living and sleeping rooms of Units 5-10.</p> <p><i>GUIDELINE</i> This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the required internal noise criteria due to noise emissions from the adjacent industry.</p>	<p>Prior to commencement of use</p>
<p>27) Acoustic Barrier - General</p> <p>Erect a 2.1m high acoustic barrier (relative to the finished RL of the building pad) along the western boundary as per Figure 3 of the acoustic report by David Moore & Associates dated 30/05/07. The acoustic barrier must:</p> <p><i>GUIDELINE</i> This condition is imposed where an acoustic barrier is required to ensure the sensitive receptors are not subject to excessive noise in accordance with the Noise Impacts Assessment Planning Scheme Policy. For further information please contact the Pollution Officer, Development Assessment. Certification must be in accordance with Brisbane City Council Guideline Certification of Noise Compliance.</p> <p><i>PROOF OF FULFILMENT</i> Certification of construction is provided to the Pollution Officer, Development Assessment.</p> <p>27(a) Material Weight</p> <p>Be constructed of a material with a minimum surface area density of 10 kg/m²;</p> <p>27(b) Material Type</p> <p>Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick or a combination thereof;</p> <p>27(c) Gap Free</p> <p>Be otherwise continuous and gap free.</p>	<p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p>
<p>28) Acid Sulfate Soils - Disturbance</p> <p>Actual or potential acid sulfate soils as identified in the Acid Sulfate Soil Investigation Report by Natural Solutions must be managed in</p>	<p>While site/operational works/building works is occurring</p>

<p>accordance with the Acid Sulfate Soil Management Plan by Natural Solutions dated October 2008.</p> <p>GUIDELINE <i>This condition is imposed where the applicant has submitted an Acid Sulfate Soil Investigation Report showing that areas of potential or actual acid sulfate soils occur on the site; and earthworks or other site works are not to be carried out in areas containing actual acid sulfate soils.</i></p>	
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Engineering

	Timing
<p>29) On-site Erosion (High Risk)</p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p>GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.</i></p> <p>29(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment.</p> <p>GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.</i></p> <p>29(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant.</p> <p>GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.</i></p>	<p>As indicated</p> <p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion</p>
<p>30) Filling and Excavation</p> <p>Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines".</p> <p>Obtain endorsement from the Engineering Delegate, Development</p>	<p>Prior to site works/building works commencing</p>

Assessment for the Earthworks Plan.

GUIDELINE

The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

30(a) Suitable Fill Material

All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials.

GUIDELINE

Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

30(b) Implement Endorsed Plan

Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines".

GUIDELINE

This condition is imposed to ensure works are completed in accordance with the endorsed plan.

While site/operational works/building works is occurring

While site/operational works/building works is occurring

31) Services For Reconfiguration

The applicant(s) is to acknowledge in writing that at the time of reconfiguration, each allotment will require a separate sewer, water, electricity and phone connection prior to the endorsement of the survey plan.

GUIDELINE

This condition is imposed to ensure the applicant is aware that even though separate services are not conditioned as part of the Material Change of Use, separate services will be conditioned under any reconfiguration approval to create freehold title allotments. For any enquiries about this condition, please contact the Engineering Delegate,

Prior to site works/building works commencing

<i>Development Assessment.</i>	
<p>32) Granting Easements</p> <p>Grant the following easement(s):</p> <p>i. Easements for underground drainage, open cut, overland flow and access purposes over that part of the site within the Waterway Corridor and/or that part of the site affected by 100 year Average Recurrence Interval (ARI) flooding, in favour of Brisbane City Council.</p> <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City Council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p> <p>PROOF OF FULFILMENT <i>Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.</i></p>	<p>Prior to commencement of use</p>
<p>33) Provide Certified Site Survey Levels</p> <p>Submit "As Constructed" plans approved by a Registered Surveyor (to a standard specified in Council's "Subdivision and Development Guidelines") showing finished surface level information over the completed development. The survey information is required to show surface levels and site contours at 1 metre intervals. All levels are to be shown as Reduced Levels to the "Australia Height Datum" (AHD).</p> <p>GUIDELINE <i>This information is required to enable Council to update existing survey records and ultimately provide Brisbane with accurate data which can be sourced for the benefit of the Community, the Development Industry and the Council.</i></p> <p>PROOF OF FULFILMENT <i>Provide a certificate from a registered surveyor certifying the site survey levels. Forward a copy of the certification from a registered surveyor together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development Assessment.</i></p>	<p>Prior to commencement of use</p>
<p>34) Retaining Walls</p> <p>Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code.</p> <p>GUIDELINE <i>This condition is intended to ensure that retaining walls associated with</i></p>	<p>Prior to commencement of use</p>

the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.

PROOF OF FULFILMENT

For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.

35) Access, Grades, Manoeuvring, Carparks, Signs,

Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:

- i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
 - ii. Manoeuvring on site for a RCV and for the loading and unloading of the vehicle(s).
 - iii. Parking on the site for 17 cars and for the loading and unloading of vehicles within the site.
- 7 of the above parking spaces are to be provided for visitors (in addition 2 informal spaces adjacent to units 4 and 9 are to be provided for visitors).
- iv. A Flood / overland flow warning sign and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.
 - v. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.
 - vi. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.

GUIDELINE

The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.

PROOF OF FULFILMENT

Prior to the commencement of the use and then to be maintained

<p><i>Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).</i></p>	
<p>36) Signs & Line Markings - Internal to Development</p> <p>Prepare engineering plans checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) in accordance with Brisbane City Plan 2000 and the "Manual of Uniform Traffic Control Devices - Queensland" showing the traffic signs, pavement markings and traffic control devices.</p> <p>Construct and maintain the works in accordance with the engineering plans by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil).</p> <p>GUIDELINE <i>The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition is imposed to ensure that vehicles and pedestrians can safely move within the Development.</i></p> <p>36(a) Submit As Constructed Plans</p> <p>Submit "As Constructed" plans of signs, linemarking and traffic control devices, checked and certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil) to the Engineering Delegate, Development Assessment.</p> <p>GUIDELINE <i>This condition is imposed to ensure has a record of the "As Constructed" plans for future reference.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to commencement of use</p>
<p>37) Waterways Corridor</p> <p>No material of any description to be deposited within the area of the waterway corridor.</p> <p>GUIDELINE <i>This condition is imposed when a part(s) of the site has been identified to have significant hydraulic and environmental values which are to be protected.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>38) Stormwater - Hydraulic Report</p> <p>Construct the development in accordance with the approved hydraulics report prepared by Henwood Consulting Engineers Pty Ltd dated May 2008 subject to the following additional requirements:</p> <ol style="list-style-type: none"> i. All fences proposed to be constructed across or over the overland flowpath are to allow the free passage of the overland flows; ii. Easements for overland flow and access purposes are to be granted free of cost and compensation to Council over those areas identified in the report and/or as required by Council; and iii. Provide certification from a Registered Professional Engineer-Queensland (RPEQ), to the Engineering Delegate, that the development has been constructed in accordance with the approved hydraulic report. 	<p>Prior to the commencement of the use and then to be maintained</p>

<p>GUIDELINE <i>This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.</i></p> <p>PROOF OF FULFILMENT <i>Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded to the Engineering Delegate.</i></p>	
<p>39) Flood Advice</p> <p>The private courtyards for units 5,6,7 & 8 are below the defined Q100 Brisbane River flood level and within the waterway corridor. Therefore, Council requests that:</p> <ol style="list-style-type: none"> 1. The building owner is to accept full responsibility for all damages (including loss of human lives and assets) caused by any flooding. 2. Council must not be held liable. The applicant/owner must indemnify Council and its agents in respect of any damage arising from flooding. 3. A proper warning and Evacuation procedure be developed. 4. All electrical system installed in the courtyards are to be "flood proof" to protect human lives. 5. No material is to be stored in the courtyards. 6. The applicant/owner shall notify the future perspective purchasers and owners/body corporate that the development has been approved on the basis that an indemnity is provided to Council in relation to flooding. <p>GUIDELINE <i>This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>40) Construct Footpath</p> <p>Construct a 1.20 metre wide concrete footpath along the full length of the Elson Road frontage(s) of the site. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed when works within the road reserve are required by earlier conditions. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance</i></p>	<p>Prior to commencement of use</p>

<p><i>period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.</i></p> <p>PROOF OF FULFILMENT <i>Acceptance of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment</i></p> <p>40(a) Submit As Constructed Plans</p> <p>Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.</i></p> <p>PROOF OF FULFILMENT <i>Acceptance of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the On Maintenance inspection</p>
<p>41) Refuse & Recycle Bins - On Site Collection</p> <p>Enter into an arrangement with Council's City Waste Services to provide a bin collection service (either bulk bin or wheelie bins) to the development for all residential uses. Due to the existing narrow site frontage on the Elson Road, kerb-side-collection is not supported by Council. All bins are to be serviced within the site.</p> <p>GUIDELINE <i>For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.</i></p> <p>41(a) Indemnify Council</p> <p>The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p> <p>GUIDELINE <i>Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.</i></p> <p>41(b) Notify Future Occupants</p> <p>The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.</p> <p>GUIDELINE <i>Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.</i></p>	<p>Prior to commencement of use</p> <p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p>
<p>42) BOS (Build Over Sewer)</p>	<p>Prior to lodging an application for Building Works</p>

Obtain written permission from the Engineering Delegate, Development Assessment, to build over or near sewer infrastructure.

GUIDELINE

To avoid unnecessary expense, delay or rework, the Council requires that the developer apply for permission to "Build Over Sewer" prior to the lodgement of any further development applications. For any enquiries regarding this condition, please contact the Delegate, Development Assessment.

PROOF OF FULFILMENT

Permission to "Build Over Sewer" granted by the Delegate, Development Assessment.

43) Provide/Extend Sewer Connection(S)

Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and "BCC Sewerage Standards - 2005".

GUIDELINE

This condition is imposed to provide a separate new sewerage connection to the development. The size of the connection shall be determined by the total number of fixture units. The "BCC Sewerage Standards - 2005" are available on BCC's internet site (www.brisbane.qld.gov.au) and can be downloaded free of charge. For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.

43(a) Submit Plans

Submit engineering plans showing the design of the works are in accordance the "BCC Sewerage Standards - 2005" and have been checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Obtain endorsement from the Delegate, Development Assessment.

GUIDELINE

This condition is imposed to ensure that the required works are designed in accordance with this development permit and relevant standards.

PROOF OF FULFILMENT

Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and endorsed by the Delegate, Development Assessment.

43(b) Submit As Constructed Drawings

Submit "As Constructed" plans certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil), that the plans are a true record of the works "as constructed" and are in accordance with the endorsed plans, approved modifications and in accordance with Council's Sewerage Standards.

GUIDELINE

A copy of the notification is to be sent to Council to be kept as a record.

PROOF OF FULFILMENT

Checked and certified by a Registered Professional Engineer of

Prior to commencement of use

Prior to undertaking the works

Prior to the commencement of the on-maintenance period or
Prior to commencement of use

<p><i>Queensland (RPEQ) and accepted by the Delegate, Development Assessment.</i></p> <p>43(c) Implement Endorsed Plans</p> <p>Construct the works in accordance with the endorsed engineering plans and the "BCC Sewerage Standards - 2005".</p> <p>GUIDELINE <i>This condition is imposed to ensure that the required works are carried out in accordance with this development permit, relevant standards and endorsed plans.</i></p> <p>PROOF OF FULFILMENT <i>Accepted "on-maintenance" and "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment</i></p>	<p>Prior to commencement of use</p>
<p>44) Seal & Cap Existing Sewer Property Connection</p> <p>Seal and cap the existing but no-longer-using house sewer property connection(s).</p> <p>GUIDELINE <i>This condition is imposed to ensure that on the completion of a site works, the existing sewer property connection is properly sealed and capped. An application is required to be lodged with the Principal Officer, Plumbing Services.</i></p> <p>PROOF OF FULFILMENT <i>Approval granted for the sewer works by Plumbing Services.</i></p>	<p>Prior to commencement of use</p>
<p>45) Plumbing Fixtures - Flooding</p> <p>All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level;</p> <p>PROOF OF FULFILMENT <i>The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>46) BONSW (Build Over Near Stormwater)</p> <p>Obtain written permission from Council to build over or near storm water infrastructure (pipe drainage system or an easement for overland flow), or, to relocate a storm water drainage system, all at no cost to Council.</p> <p>GUIDELINE <i>This condition has been imposed to ensure that acceptable measures will be incorporated into the development to protect Council's Infrastructure. For any enquiries about this condition, please contact Council's Customer Contact Centre on 3403 8888.</i></p>	<p>Prior to building work commencing</p>
<p>47) Remove Redundant Drainage Outlets</p>	<p>Prior to commencement of use</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 Council's "Subdivision and Development Guidelines".

GUIDELINE

This condition is imposed to ensure that redundant infrastructure in the road reserve is removed and remedial works are undertaken.

48) Stormwater Discharge - No Adverse Impact

Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. All fences within the site is to be designed not to cause any adverse impact during storm events.

GUIDELINE

Some developments may require implementation of one or more mitigation measures to offset adverse impacts. For example, detention storage, rainwater tanks, and pipe upgrades. For any enquiries about this condition please contact the Engineering Delegate, Development Assessment.

48(a) Submit Plans

Submit engineering plans and calculations, prepared by a Registered Professional Engineer of Queensland (RPEQ), that are in accordance with Council's "Subdivision and Development Guidelines" demonstrating how the development will comply with this requirement. Obtain endorsement for the design from the Engineering Delegate, Development Assessment.

GUIDELINE

Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.

PROOF OF FULFILMENT

Endorsed by the Engineering Delegate, Development Assessment.

48(b) Implement Endorsed Plans

Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines".

GUIDELINE

The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.

PROOF OF FULFILMENT

Acceptance of the works "on maintenance" and "off maintenance" as a Council asset by the Engineering Delegate, Development Assessment.

Prior to the commencement of the use and then to be maintained

Prior to lodging an application for Building Works

Prior to commencement of use

<p>48(c) Submit As Constructed Plans</p> <p>Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.</i></p> <p>PROOF OF FULFILMENT <i>Acceptance of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.</i></p>	<p>Prior to commencement of use</p>
<p>49) Ponding Of Stormwater</p> <p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>50) Service Conduits & Mains</p> <p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).</i></p> <p>50(a) As Constructed Plans</p> <p>Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and</p>	<p>Prior to commencement of use</p> <p>Prior to commencement of use</p>

<p>Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005".</p> <p>GUIDELINE <i>This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.</i></p>	
<p>51) Access To Have Pavement Min. Type "A" Standard</p> <p>Construct a pavement of minimum Type A standard and surface with an impervious material including any associated stormwater drainage, to the area on which motor vehicles will be driven and/or parked.</p> <p>GUIDELINE <i>Construction of such pavement/s is to be designed and certified by a Registered Professional Engineer Queensland (RPEQ). This condition requires works to be undertaken within the site. The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.</i></p> <p>PROOF OF FULFILMENT <i>Forward a copy of the Registered Professional Engineer of Queensland (RPEQ)'s written certification together with the request for survey plan endorsement, to the Delegate, Plan Sealing Unit, Development Assessment.</i></p>	<p>Prior to commencement of use</p>
<p>52) Provide Permanent Vehicular Crossover</p> <p>Construct a 6.0 metre wide type A permanent vehicular crossover to the Elson Road frontage(s) of the site in accordance with Council's "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. The Developer must obtain the necessary driveway permit prior to commencing any vehicle access works. This ensures the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Such works may include footpath reconstruction, reprofiling and/or relocation of services. Additional Council permission is required to interfere with street trees, stormwater gullies/drains and swales. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will also be required prior to carrying out any works. Copies of the "Subdivision and Development Guidelines", Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. Contact Council's Vegetation and Pest Services if the driveway will affect a street tree. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to commencement of use</p>
<p>53) Service, Meter Assembly and Meter Box</p>	<p>Prior to the commencement of the use or prior to the</p>

Provide a water service with approved Council meter assembly and meter box to the front real property boundary of the development and a water meter to each tenement in accordance with the "Brisbane City Council Water Supply Standards".

endorsement of a Community Management Statement, whichever is sooner

Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer must provide a separate metered water service for the Class 2 to 4 occupancy as opposed to the Class 5 to 9 occupancy. This requirement is exclusive of any special fire service consideration ie. internal hydrants, fire hose reels and sprinkler systems.

Each Lot / Tenement within the development must be provided with a water sub meter in accordance with the "Brisbane City Council Water Supply Standards and the Interim Technical Specification for Submetering."

GUIDELINE

This condition is imposed to ensure that a water service and meter(s) are provided to a Development / Community Title Development / Standard / Building or Volumetric format. This is exclusive of any special fire service consideration ie. internal hydrants, fire hose reels and sprinkler systems.

PROOF OF FULFILMENT

All works described by this condition and its parts have been complied with and been accepted for on-maintenance by the Engineering Delegate, Development Assessment.

53(a) Submit Plans - Water Service, Meter Assembly and Meter Box

Prior to commencement of the works

Submit engineering plans prepared by the registered Professional Engineer, Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards and the Interim Technical Specification for Submetering" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development). Obtain endorsement of the plans from the Engineering Delegate, Development Assessment.

GUIDELINE

This condition is imposed to ensure that the required works are designed in accordance this relevant permit, relevant standards and BCC Water Supply Standards.

PROOF OF FULFILMENT

Plans are submitted and endorsed by the Engineering Delegate, Development Assessment.

53(b) Implement Endorsed Plans - Water Service, Meter Assembly and Meter Box

Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner

Construct the works in accordance with the endorsed engineering plans and the BCC Water Supply Standards.

PROOF OF FULFILMENT

The works are constructed in accordance with the endorsed plans and BCC Water Supply Standards and are accepted on-maintenance by the Engineering Delegate, Development Assessment.

53(c) Water Meter Details - Service, Meter Assembly and Meter Box

Prior to the commencement of

<p>Provide to the Engineering Delegate, Development Assessment evidence that the meter(s) supplied and installed comply with the BCC Water Supply Standards as follows:-</p> <ol style="list-style-type: none"> 1. Where the meter(s) are obtained from Council, provide a copy of the receipt of purchase for each meter. 2. Where the meter(s) are obtained from sources other than Council, provide a copy of the receipt of purchase and the receipt of the payment of the documentation fee for each meter. <p>GUIDELINE <i>This condition is imposed to ensure that meter(s) supplied and installed comply with BCC Water Supply Standards.</i></p> <p>PROOF OF FULFILMENT <i>Copies of the required receipts have been supplied to the Engineering Delegate, Development Assessment.</i></p>	<p>the use or prior to the endorsement of a Community Management Statement, whichever is sooner</p>
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Standard Advice

	Timing
<p>54) Advice Agency Response</p> <p>Brisbane City Council advise that the Department of Natural Resources and Water were referred to as an Advice Agency and responded by stating referral was not required, however, did provide advice on other matters contained within their letter dated 26 October 2007.</p>	<p>As indicated</p>

**** End of Package ****