



## BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

### APPLICATION DETAILS

This package relates to the application detailed below

<b>Address of Site:</b>	11 MERMAID ST CHERMSIDE QLD 4032 15 MERMAID ST CHERMSIDE QLD 4032
<b>Real Property Description of Site:</b>	L690 SL.5255 L31 SL.12058
<b>Aspects of development and type of approval:</b>	DA - SPA - Material Change of Use Development Permit - Multiple Dwelling
<b>Council File Reference:</b>	A004148867 Permit Reference Number/s: DAMC310972015.
<b>Package Status:</b>	APPROVED - Version 1 (7th of December, 2015 11:52:31 AM)
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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:

<b>Drawing or Document</b>	<b>Number</b>	<b>Plan Date</b>
Cover sheet	H3091MER TP101 Issue P	01-DEC-2015 (Received)
Basement- 2	H3091MER TP201 Issue P	01-DEC-2015 (Received)
Basement -1	H3091MER TP202 Issue P	01-DEC-2015 (Received)
Ground floor plan	H3091MER TP203 Issue P (Amended In Red 07-DEC-2015)	01-DEC-2015 (Received)
Level 1	H3091MER TP204 Issue P	01-DEC-2015 (Received)
Level 2-4	H3091MER TP205 Issue P	01-DEC-2015 (Received)
Level 5	H3091MER TP206 Issue P	01-DEC-2015 (Received)
Roof level	H3091MER TP207 Issue P	01-DEC-2015 (Received)
South Elevation	H3091MER TP402 Issue P	01-DEC-2015 (Received)
East Elevation	H3091MER TP403 Issue P	01-DEC-2015 (Received)
West Elevation	H3091MER TP404 Issue P	01-DEC-2015 (Received)
Section A	H3091MER TP501 Issue P	01-DEC-2015 (Received)
Section B	H3091MER TP502 Issue P	01-DEC-2015 (Received)
Section D	H3091MER TP504 Issue P	01-DEC-2015 (Received)
Section C	H3091MER TP503 Issue P	01-DEC-2015 (Received)
Info- Cover Sheet	H3091MER L001 Issue B (Amended In Red 25-SEP-2015)	11-SEP-2015 (Received)
Info-Landscape Concept Plan 01	H3091MER L002 Issue B (Amended In Red 25-SEP-2015)	11-SEP-2015 (Received)
Info-Landscape Concept Plan 02	H3091MER L003 Issue B (Amended In Red 25-SEP-2015)	11-SEP-2015 (Received)
Info-Plant Appendix	H3091MER L004 Issue B (Amended In Red 25-SEP-2015)	11-SEP-2015 (Received)
North Elevation	H3091MER TP401 Issue P	01-DEC-2015 (Received)

**Advice**

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

### APPROVAL CONDITIONS

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

#### General/Planning Requirements

	Timing
<b>1) Demolish or Relocate Buildings</b>  Demolish or relocate existing buildings/structures on the site. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.  Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)	As indicated
<b>2) Landscaping of Vacant Site</b>  If construction for the approved development does not commence within 3 months of the demolition of the existing building(s) on site, the site is to be landscaped in accordance a landscape drawing that has been submitted to and approved by Development Assessment.  Timing: Within 3 months of the demolition of the existing building(s).	As indicated
<b>3) Approved Drawings and Documents</b>  A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site.  Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
<b>4) Carry Out the Approved Development</b>  Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.  Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
<b>5) Overall Height - Survey Certification</b>  The overall height of the proposed building(s) must be in accordance with the floor and roof levels on the approved DRAWINGS AND DOCUMENTS.  <b>5(a) Submit Certification</b>  Submit to Development Assessment certification from a licensed	While site/operational/building work is occurring and then to be maintained   As indicated

<p>surveyor that the as constructed floor and roof levels are in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	
<p><b>6) Erect Screen Fence</b></p> <p>Erect an acoustic screen fence along the boundaries of the site as per approved plans.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>7) Complete All Building Work</b></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 generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p>
<p><b>8) Bicycle Parking</b></p> <p>Install and maintain secure bicycle parking and associated support facilities consistent with the approved DRAWINGS AND DOCUMENTS and in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>9) Car Parking</b></p> <p>The car parking within the building is to be maintained exclusively for the ancillary use of the development. The parking is not to be made available to the general public and there is to be no advertising signage erected on or in the vicinity of the site advertising the availability of car parking to the general public.</p>	<p>To be maintained</p>
<p><b>10) Hours of Operation of the Development</b></p> <p>Limit the hours of use of the approved communal recreation (roof deck) of the development to between 7am and 10pm. This requirement is to be included in any CMS for the development.</p>	<p>To be maintained</p>
<p><b>11) Maintain the Approved Development</b></p> <p>Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.</p>	<p>To be maintained</p>
<p><b>12) Lighting To Public Areas</b></p> <p>Install and maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public may gain access.</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</p>

	maintained
<b>13) Visitor Parking</b>  Visitor car parking spaces must: <ul style="list-style-type: none"> <li>- Be clearly labelled as 'Visitor Parking'; and</li> <li>- Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors.</li> </ul>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

## Architecture

	Timing
<b>14) External Details</b>  External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>15) Balconies and Terraces: Balustrades, Walls and Screens</b>  All balconies and terraces shown on the approved DRAWINGS AND DOCUMENTS, must remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures. Any Community Management Statement must contain a by-law which reflects the requirements of this condition.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>16) Driveway Material and Finishes</b>  Provide materials and finishes to the driveway and external carparking surfaces that reduce the visual impact of these areas when viewed from the street. One or a combination of the following must be used: <ul style="list-style-type: none"> <li>- Coloured aggregate;</li> <li>- Concrete pavers; and/or</li> <li>- Banding and patterns in the surface design.</li> </ul>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>17) Screen Air Conditioning and Other Plant Enclosures</b>  Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>18) Screening Multiple Dwelling / Dual Occupancy</b>  Provide screening in accordance with the approved DRAWINGS AND DOCUMENTS and the following: <ul style="list-style-type: none"> <li>a) Where any windows of habitable rooms of the proposed dwelling (s) are within 2m at ground floor level or 9m above ground floor level</li> </ul>	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>of adjoining neighbouring dwellings' windows to habitable rooms, provide suitable screening in accordance with the following:</p> <ul style="list-style-type: none"> <li>- Sill heights of 1.5m above floor level; or</li> <li>- Fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>- Fixed external screens, or</li> <li>- Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level).</li> </ul> <p>b) Where a direct view is available from balconies, landings, terraces and decks of the proposed dwelling(s) into windows, balconies, landings, terraces and decks of an adjacent dwelling house, that view must be screened from floor level to a height 1.5m above floor level</p> <p>c) Translucent screens, perforated or slatted panels, or fixed louvres that are permanent, durable and fixed and have a maximum of 25% openings, with a maximum opening of 50mm.</p>	
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### **Landscape Architecture and Open Space Planning**

	<b>Timing</b>
<p><b>19) Landscape the Site - Self Certification</b></p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p><b>19(a) Prepare a detailed Landscape Plan for Self Certification</b></p> <p>Prepare a detailed Landscape Plan for areas nominated on the approved drawings, in accordance with the approved Landscape Concept Plan ( as amended in red ) the relevant Brisbane Planning Scheme Codes/Policies and the following conditions:</p> <p><b>PLANTING</b></p> <ul style="list-style-type: none"> <li>- Provide columnar trees where possible along site boundaries</li> <li>- Provide columnar screening trees along the rear boundary</li> <li>- Provide a landscape strip along the frontage planted with trees, shrubs and groundcovers</li> <li>- Provide flowering /shade trees within the frontage, provided as 25 litre stock or larger - staked and tied</li> <li>- Provide a 3 tier landscape structure to all landscape areas ie. Trees, shrubs and groundcovers</li> </ul> <p><b>ADDITIONAL REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>- Trees to be retained are documented, protected and integrated into the landscape design in accordance with AS4970 (the Australian Standard for the Protection of Trees on Development sites)</li> <li>- Maximise opportunities for stormwater infiltration into landscaped areas</li> </ul> <p><b>SPECIFICATIONS</b></p> <ul style="list-style-type: none"> <li>- Provide mulch and soil to meet AS4454 and AS4419</li> <li>- Ensure that soil media is ameliorated to increase its water</li> </ul>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to site/operational/building work commencing</p>

<p>holding capabilities.</p> <p>Note: The requirements outlined by this condition do not require an application to be made with Council.</p> <p><b>19(b) Construct Approved Work</b></p> <p>Construct landscaping in accordance with the prepared detailed Landscape Plan.</p> <p><b>19(c) Certify Work</b></p> <p>On completion of works, submit to Development Assessment certification from:</p> <ul style="list-style-type: none"> <li>- A registered Landscape Architect or Landscape Designer that the detailed Landscape Plan complies with the City Plan (Form CC10616 Landscape Design Certificate); and</li> <li>- A registered Landscape Architect and registered Landscape Contractor that the completed landscape work complies with the detailed Landscape Plan, (Form CC10613 Landscape Works Certificate).</li> </ul> <p>Note: A copy of the as- constructed detailed Landscape Plan must accompany the completed Compliance Certificates.</p> <p><b>19(d) Maintain Landscape Work</b></p> <p>Maintain the landscape generally in accordance with the detailed plans.</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><b>20) Construct Footpath Non trunk - Neighbourhood Street Major - (NS1)</b></p> <p>Construct a 1.8m metre wide Standard Portland grey concrete (broom finished) footpath along the full length of the frontage(s) of the site in accordance with the relevant Brisbane Planning Scheme Codes, and the following:</p> <p>Street trees:</p> <ul style="list-style-type: none"> <li>- Planted in a mulched bed with a concrete edge at a minimum of 750mm from face of kerb and 600mm from edges of pavement</li> <li>- Street trees must be a mix of species, laid out in an informal manner comprising clusters of trees</li> <li>- Medium and small crown trees must be planted at 2m to 6m centres</li> <li>- Large crown feature trees must be planted at minimum 10m centres</li> <li>- A minimum length/width of 1.2m to tree planting beds</li> </ul> <p>Turf Strip:</p> <ul style="list-style-type: none"> <li>- Minimum width of 1.45m adjacent to kerb</li> <li>- Minimum width of 0.5m at rear of verge, (1.0m for new roads)</li> </ul> <p>General Requirements:</p> <ul style="list-style-type: none"> <li>- Driveway in Standard Portland grey concrete (broom finished)</li> <li>- Ensure service pits are flush with adjacent pavement/turf to avoid tripping hazards</li> <li>- Cross-fall and longitudinal grades must comply with Brisbane Standard Drawings (BSD), including a maximum crossfall of 1:50</li> </ul>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

<b>20(a) Submit As-Constructed Drawings</b>	As indicated
<p>Submit to Development Assessment "As Constructed" drawings including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the works have been completed in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Upon completion of the work</p>	
<b>20(b) Provide Street Trees</b>	As indicated
<p>Provide street tree(s) fronting the development site.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	
<b>20(c) Submit Street Tree Plan to Asset Services</b>	As indicated
<p>Submit for the approval of Asset Services a Street Tree Plan that provides details of street tree planting. The Street Tree Plan must provide trees to all street frontages at spacings complying with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work occurring</p>	
<b>20(d) Implement Approved Street Tree Plan</b>	As indicated
<p>Carry out the works in accordance with the approved Street Tree Plan</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	
<b>20(e) On-Maintenance Acceptance</b>	As indicated
<p>Carry out the works in accordance with the approved Street Tree Plan</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	
<b>20(f) On-Maintenance Period</b>	As indicated
<p>Provide 12 months maintenance to the street trees from the time the street trees are accepted on-maintenance by Council. During this period maintain the street trees and rectify any defects at the on-maintenance inspection and those arising during the on-maintenance period.</p> <p>Timing: 12 months from acceptance on-maintenance</p>	
<b>20(g) Off-Maintenance Acceptance</b>	As indicated
<p>On completion of the on- maintenance period arrange an off-maintenance inspection with Asset Services and obtain written confirmation that the Street trees are accepted off-</p>	



<p>maintenance.</p> <p>Ensure all defects are rectified prior to making an appointment for Off-Maintenance Inspection.</p> <p>Timing: On completion of the on-maintenance period</p>	
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**Pollution**

	<b>Timing</b>
<p><b>21) Hours of Operation - Vehicle movements</b></p> <p>Operation of trucks and commercial vehicles (excluding waste collection vehicles) during the operational phase of the development must only occur between 7am - 7pm Monday to Saturday.</p>	To be maintained
<p><b>22) Transport Noise Management</b></p> <p>Design and construct the development in accordance with the provisions of the Queensland Development Code MP4.4</p> <p>Timing: Prior to building work commencing and while building work is occurring and then to be maintained</p> <p><b>22(a) Submit to Building Certifier</b></p> <p>Submit for the approval of a Building Certifier as part of the subsequent development application for a development permit to carry out building work, details of the design of the development to demonstrate compliance with this condition.</p> <p>Timing: Prior to approval of the development permit to carry out building work</p> <p><b>22(b) Submit Certification</b></p> <p>Submit to the Building Certifier, certification from a suitably qualified person that the approved details of the design of the development to demonstrate compliance with this condition have been implemented.</p> <p>Timing: Prior to issue of a Certificate of Classification/ Final Inspection Certificate</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p>
<p><b>23) Acoustic Barrier - General</b></p> <p>Erect a 1.8m high acoustic barrier, relative to the finished RL of the building pad along the western boundary of the site as shown on the approved Ground floor plan (Drawing no. TP203 Issue P received by Council on 1 December 2015 and amended in red 7 December 2015). The acoustic barrier must:</p> <ul style="list-style-type: none"> <li>- Be constructed of a material with a minimum surface area density of 10kg/m<sup>2</sup></li> <li>- Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof</li> </ul>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p>

<p>- Have returns at any opening or provide some other means of blocking line of site from source to receiver such that the effectiveness of the barrier is not reduced</p> <p>- Be continuous and gap free</p> <p><b>23(a) Certification</b></p> <p>Submit to Development Assessment certification from an appropriately qualified professional that the constructed acoustic barrier complies with the above requirements.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>24) Plant and Equipment Certification</b></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 Assessment 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><b>25) Grant Easements</b></p> <p>Grant the following easement(s):</p> <p>i) Volumetric easements for underground drainage and access purposes in favour of Brisbane City Council and Lot 44 SL4648 and Lot 45 RP61761.</p> <p>Timing: Prior to commencement of use (MCU) or prior to any commencement of use on a lot created by the plan of subdivision (ROL)</p>	<p>As indicated</p>
<p><b>25(a) Submit Plan of Subdivision and Documentation</b></p> <p>Submit for the approval of Development Assessment, a draft plan of subdivision showing the easement and draft easement documentation to demonstrate that the easement complies with the requirements of this condition.</p> <p>Timing: Prior to submission of the request for compliance assessment for Council's notation of the plan of subdivision pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 and prior to commencement of use (MCU) or prior to Council's notation of the plan of subdivision (ROL).</p>	<p>As indicated</p>
<p><b>25(b) Lodge Notated Plan and Documentation</b></p> <p>Lodge the plan of subdivision notated by Council pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 and the required easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority.</p> <p>Timing: Within 6 months of Council's notation of the plan of subdivision or prior to commencement of use (MCU) or prior to any commencement of use on a lot created by the plan of</p>	<p>As indicated</p>

<p>subdivision (ROL), whichever comes first.</p> <p>Note:- Easements in favour of the Brisbane City Council must have the required easement documentation prepared (free of cost 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.</p>	
<p><b>26) On-site Erosion (medium risk)</b></p> <p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.</p> <p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p> <p><b>26(a) Prepare Erosion and Sediment Control Plan</b></p> <p>Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>The plan(s) and design certificates must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control.</p> <p>Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request.</p> <p>At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at:</p> <p><a href="mailto:CARS-ESC@brisbane.qld.gov.au">CARS-ESC@brisbane.qld.gov.au</a></p> <p>Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.</p> <p><b>26(b) Attend a pre-start meeting</b></p> <p>Request and attend a pre-start meeting with an Erosion &amp; Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: <a href="mailto:CARS-ESC@brisbane.qld.gov.au">CARS-ESC@brisbane.qld.gov.au</a></p> <p>Timing: Prior to commencement of any site works causing exposure of soil.</p> <p><b>26(c) Implement Certified Erosion and Sediment Control Plan</b></p> <p>Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

<p>The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion.</p> <p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.</p> <p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	
<p><b>27) Construction Management Plan (Minor)</b></p> <p>Prepare a Construction Management Plan for the subject site.</p> <p>The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the construction phase of the approved development:</p> <ul style="list-style-type: none"> <li>- Provision of alternative pedestrian route/s, past or around the site</li> <li>- Personal Protection Equipment Areas</li> <li>- Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers)</li> <li>- Temporary vehicular access points</li> <li>- A sign-off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the Construction Management Plan</li> <li>- Employee and visitor parking areas</li> <li>- Provision for loading and unloading materials including the location of any remote loading sites</li> <li>- The location of materials, structures, plant and equipment to be stored or placed on the construction site</li> <li>- The anticipated staging and programming</li> <li>- Signage prominently erected at the perimeter of the site entrance stating: - Developers Name and address - A contact representative of the Developer and Principal Contractor and phone number. These people must be responsible to provide 24 hr contact for complaints arising from the development</li> <li>- Allowable work times as those set by the Queensland Environmental Protection Policy (Noise) 2008.</li> </ul> <p>Note:</p> <p>The Construction Management Plan is not required to be approved by Development Assessment.</p> <p><b>27(a) Implement Construction Management Plan (minor)</b></p> <p>Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition.</p> <p>Timing: While site/operational/building work is occurring</p>	<p>Prior to site/operational/building work commencing</p> <p>As indicated</p>

<p><b>28) Retaining Walls</b></p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following:</p> <ul style="list-style-type: none"> <li>- All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring</li> <li>- Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall</li> <li>- Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Assessment</li> <li>- Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners</li> <li>- Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland</li> <li>- Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.</li> </ul> <p><b>28(a) Certification of Retaining Walls</b></p> <p>For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining wall and ancillary drainage is in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final 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 site/operational/building work commencing</p> <p>As indicated</p>
<p><b>29) Protect Existing Infrastructure</b></p> <p>Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Should the development be required to provide alterations to public utility mains, existing mains, services or installations, then the developer must notify Council or the relevant infrastructure provider prior to work commencing as well as meet the costs of the alteration/s, which must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.</p> <p><b>29(a) As Constructed Drawings</b></p> <p>If alterations to existing infrastructure are required then submit to Development Assessment "As Constructed" drawings, showing all new and/or rectification works and an asset register, prepared and certified by a Registered Professional Engineer Queensland certifying that the works have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</p>	<p>While site/operational/building work is occurring</p> <p>As indicated</p>

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<p>Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>Timing: While site/operational/building work is occurring</p> <p><b>30(c) Implement Approved Earthworks Drawings</b></p> <p>Construct and maintain the earthworks in accordance with the approved earthworks drawings.</p> <p>Timing: While site/operational/building work is occurring and then to be maintained</p>	<p>As indicated</p>
<p><b>31) Repair Damage to Kerb, Footpath Or Road</b></p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>32) Remove Redundant Drainage Outlets</b></p> <p>Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>33) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></p> <p>Provide access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <ul style="list-style-type: none"> <li>i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</li> <li>ii. Manoeuvring on site for a RCV and for the loading and unloading of vehicle(s).</li> <li>iii. Parking on the site for 54 resident cars and 6 visitor cars including 1 parking space for people with disabilities and for the loading and unloading of vehicle(s) within the site.</li> <li>iv. Provide 2 motorcycle parking spaces.</li> <li>v. Provide 54 secure bicycle parking spaces for residents and 6 bicycle parking spaces for visitors.</li> </ul>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

<p>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).</p> <p>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.</p> <p>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.</p> <p>ix. The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads - Transport Operations (Road Use Management) Act 1995.</p> <p><b>33(a) Provide certification</b></p> <p>Submit to Development Assessment, certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>	<p>As indicated</p>
<p><b>34) Refuse Collection - On Site</b></p> <p>Provide for the installation and collection of waste/recycling bins by Brisbane City Council's Waste Services.</p> <p><b>34(a) Arrange Refuse Collection</b></p> <p>Arrange for the installation of waste/recycling bins by Brisbane City Council's Waste Services and for the subsequent collection of waste including recycling from the site.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p> <p><b>34(b) Notify Future Owner</b></p> <p>The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provided for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership</p> <p><b>34(c) Indemnify Council</b></p> <p>The owner and any subsequent owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p>	<p>At all times</p> <p>As indicated</p> <p>As indicated</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>35) Refuse Storage - On Site Bulk Collection</b></p>	<p>Prior to issue of Certificate of</p>



<p>Provide a roofed and screened waste enclosure to accommodate the type and quantity of bulk waste/recycling bins required to service the development. 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>Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>36) Site Drainage - Major</b></p> <p>Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note. The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site. Some developments may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention, rainwater tanks, and upgrade of stormwater drainage infrastructure).</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><b>36(a) Submit Site Drainage Drawings</b></p> <p>Submit and obtain approval from Development Assessment, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work commencing</p> <p><b>36(b) Implement Approved Drawings</b></p> <p>Carry out the works in accordance with the approved site drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> <p><b>36(c) Submit As Constructed Drawings</b></p> <p>Submit "As Constructed" drawings prepared by a Registered Professional Engineer Queensland certifying that the works have been completed in accordance with the approved site drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

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<p>Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> <p><b>38(c) Submit As Constructed Drawings</b></p> <p>Submit "As Constructed" drawings prepared by a Registered Professional Engineer Queensland certifying that the works have been completed in accordance with the approved stormwater drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p>	<p>As indicated</p>
<p><b>39) Water Approval</b></p> <p>Obtain from the relevant distributor-retailer, any necessary water approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p>	<p>Prior to site/operational/building work commencing</p>
<p><b>40) Service Conduits and Mains</b></p> <p>Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</p> <ul style="list-style-type: none"> <li>- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.</li> <li>- the breaking and/or relocation of any existing sewer combine drains.</li> <li>- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.</li> <li>- the retention and/or relocation of any existing foul water lines that currently exist within the site</li> </ul> <p>Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.</p> <p><b>40(a) As Constructed Drawings</b></p> <p>Submit to Development Assessment "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland certifying that the above works are in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p>

<p><b>41) Conduit for Brisbane City Council</b></p> <p>Provide a single underground conduit (100mm diameter UPVC class PN9) in favour of Brisbane City Council on at least one side of all Neighbourhood Access Roads (Bus Route only), Primary Freight Access Roads and Major Roads. The works must be in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p> <ul style="list-style-type: none"> <li>- The conduit must be laid in the telecommunication alignment of the footpath, on the kerb side of the Telecommunication Carrier conduit or in an agreed shared trench arrangement with the Telecommunication Carrier and other Utilities as may be relevant, subject to the approval of Development Assessment.</li> <li>- The conduit must bypass the Telecommunication Carrier pits.</li> <li>- Pits (minimum size, Type 4 as per BCC Drawing UMS 600/031) with lids (as per Drawing UMS 600/030 - but Class B instead of Class C) must be installed at the "dead ends" of the conduit, both sides of road crossings, at intersections and at other locations that may be specified by Council.</li> <li>- The conduit must be plugged at each pit.</li> <li>- The conduit must be located and installed in such a way that facilitates the installation of cable and additional pits in the future.</li> </ul> <p><b>41(a) Submit "As Constructed" Drawings</b></p> <p>Submit to Development Assessment, "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland certifying that the above works are in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p>
<p><b>42) Telecommunications</b></p> <p>Submit to Development Assessment, 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> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>43) Agreement with Electricity Supplier</b></p> <p>Submit to Development Assessment, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

<p><b>44) Permanent Vehicle Crossover</b></p> <p>Provide a 7 metre wide Type B2 permanent vehicle crossover to the Mermaid Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>45) Redundant Crossover</b></p> <p>Remove the redundant existing vehicle crossing(s) on the frontage (s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

### Standard Advice

	Timing
<p><b>46) Construction Noise and Dust Emissions</b></p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.</p> <p>The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> <li>1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> <li>- on a business day or Saturday, before 6.30a.m. or after 6.30p.m;</li> <li>or</li> <li>- on any other day, at any time.</li> </ul> </li> <li>2. The reference in subsection (1) to a person carrying out building work- <ul style="list-style-type: none"> <li>- includes a person carrying out building work under an owner-builder permit; and</li> <li>- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</li> </ul> </li> </ol>	<p>As indicated</p>
<p><b>47) Advice</b></p> <p>Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.</p>	<p>As indicated</p>
<p><b>48) Concurrence Agency Conditions</b></p>	<p>As indicated</p>

Department of State Development, Infrastructure and Planning (SARA) as a concurrence agency has provided their formal response (no requirements) contained in the letter dated 29 July 2015.	
<b>49) Equitable Access</b>  Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the Queensland Anti- Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4, Australian Standard for Access and Mobility and the National Construction Code.	As indicated

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