



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	
Real Property Description of Site:	
Aspects of development and type of approval:	DA - PA - Material Change of Use Development Permit - Club,Extension DA - PA - Building Work Development Permit - Club,Extension DA - PA - Referral Agency for Building Work Referral Response - Flood hazard area
Council File Reference:	
Package Status:	APPROVED - Version 1 (17th of May, 2019 4:06:53 PM)
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PROJECT TEAM

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Landscape Concept Strategy	SD-1	03-MAY-2019 (Received)
Acoustic Report	2018036 R01C	16-MAR-2018
Proposed Site Plan	A-00-02, Issue P	03-MAY-2019 (Received)
Demolition Site Plan	A-00-03, Issue D	03-MAY-2019 (Received)
Demolition Floor Plan	A-10-02, Issue H	03-MAY-2019 (Received)
Proposed Ground Floor Plan	A-10-10, Issue L	03-MAY-2019 (Received)
First Floor Plan	A-10-20, Issue J	03-MAY-2019 (Received)
Roof Plan	A-12-10, Issue F	03-MAY-2019 (Received)
Elevation 1 (East & South)	A-20-10, Issue D	03-MAY-2019 (Received)
Elevation 2 (North & West)	A-20-11, Issue D	03-MAY-2019 (Received)
Sections	A-30-10, Issue E	03-MAY-2019 (Received)
Site Sections	A-30-11, Issue B	03-MAY-2019 (Received)
Hydraulic Plan	C20 Rev 2 (Amended In Red 13-MAY-2019)	03-MAY-2019 (Received)

Advice

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

APPROVAL CONDITIONS

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

General/Planning Requirements

	Timing
1) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
2) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
3) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
4) Maintain the Approved Development Maintain the approved development (including landscaping, parking, manoeuvring and waterway) generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained
5) Hours of Operation of the Development Limit the hours of operation of the approved development to between 10am and 2am. The hours of operation are only applicable for the uses approved under this development.	To be maintained

Ecology

	Timing
6) Natural Assets Local Law (NALL) - Protected Vegetation On Site Ensure that all necessary permits under the NALL have been issued to carry out works on protected vegetation on the site. Note: Apply to Development Services for all the necessary permits under the NALL. Timing: Prior to carrying out works on protected vegetation.	As indicated
7) Fauna Management - Fauna Spotter Catcher (High Risk) Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing. 7(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Timing: Prior to vegetation/ ecological feature clearing commencing. 7(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ ecological feature clearing is occurring. 7(c) Submit Certification Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ ecological feature clearing was carried out in accordance with this condition. 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).	Prior to site/operational/building work commencing and then to be maintained As indicated As indicated As indicated
8) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition.	While site/operational/building work is occurring

8(a) Submit Vegetation Management Plan

As indicated

Submit for the approval of Development Services a Vegetation Management Plan prepared by a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience). The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are in accordance with the APPROVED DRAWINGS AND DOCUMENTS, relevant Brisbane Planning Scheme Code and include the following:

- The extent of the Vegetation Management Plan must include evaluation of all areas including proposed road reserves, external works and development areas
- The location and description of existing vegetation including species, botanical name, height, canopy spread and Tree Protection Zones (as per AS 4970-2009)
- The location and extent of all site works including all proposed infrastructure and areas of earthworks
- Detail design of all civil works must protect significant vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring)
- The location and description of all vegetation to be retained or to be removed
- Methods of physical identification of trees/vegetation to be retained or to be removed
- A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970-2009), site protocols, etc
- A description of all pruning and tree surgery works (to AS 4373/96) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers)
- The location and extent of storage and stockpile areas for cleared vegetation and site mulch
- A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works
- 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.

Timing: Prior to site / operational / building work commencing and prior to or concurrently with any other operational works application.

8(b) Pre-Start Meeting

As indicated

When measures are in place to identify and protect vegetation on site (such as tree protection fencing), arrange a pre-start meeting with the Ecologist Development Services.

(A qualified Arborist and Fauna Spotter Catcher must attend the pre-start meeting.)

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

8(c) Implement Approved Vegetation Management Plan

As indicated

Carry out the works in accordance with the approved Vegetation Management Plan.

Timing: While site / operational / building work is occurring. 8(d) Submit Certification Submit to Development Services, certification from a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan. Timing: Upon completion of each phase of the approved Vegetation Management Plan and 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). 8(e) Retain and Protect Vegetation Retain and protect vegetation in accordance with the approved Vegetation Management Plan. Timing: To be maintained.	As indicated As indicated
9) Rehabilitation - Low Risk Rehabilitate the site to compensate for the loss of vegetation due to the approved development in accordance with the requirements of this condition. 9(a) Implement Rehabilitation Carry out rehabilitation planting in accordance with the following: a) For every tree removed, a minimum three (3) replacement native trees and/or shrubs must be planted on site; b) Planting must be located away from buildings or infrastructure to avoid any possible future conflict with mature vegetation; c) The plant species must be selected from the Landscape Concept Strategy, SD-1, received by Council 3/5/2019. d) Appropriate site preparation, mulching, soil preparation, planting methods, stabilisation of exposed soil surfaces must be undertaken; e) The plantings must be regularly maintained including any weed management, replacement of lost stock and watering regimes. 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 9(b) Submit Certification Submit to Development Services, certification and photographic evidence to demonstrate that the rehabilitation works have been carried out in accordance with the requirements of this condition.	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 As indicated As indicated

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).

Landscape Architecture and Open Space Planning

	Timing
10) Streetscape Works - Neighbourhood Street Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge to a Neighbourhood Street Minor standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5. 10(a) Concrete Path Install a 1.2m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development. 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). 10(b) Submit As-Constructed Drawings Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies. 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). 10(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. 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). 10(d) Street Tree(s) Contact the call centre on 3403 8888 and request that Council undertake street tree planting in accordance with the Infrastructure Design Planning Scheme Policy including section 3.7.5 to the frontage of the development. Provide the call centre with the Development Approval number and obtain a reference number for the phone call for your record.	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) As indicated As indicated As indicated As indicated

Note: Street trees should not be planted until all utilities have been installed.

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 on the plan of subdivision (ROL).

Pollution

	Timing
11) Noise Attenuation - Amplified Music General Limit A sound limiting device must be installed into the amplification system of the proposed development/establishment to ensure the Brisbane City Council noise criteria for this approval is achieved at nearby noise-sensitive places. 11(a) Certification Submit to Development Services certification from an appropriately qualified acoustic consultant demonstrating that a noise limiting device has been installed into the amplification system of the proposed club to achieve the criteria.	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 Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first
12) Dampening of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first
13) External Facade Design The club extension must be built to at least the recommendations outlined in Section 8.3 of the Acoustic Report No.2018036 R01C, prepared by Acoustic Works and dated 16th March 2018, to ensure that the acoustic amenity of the surrounding sensitive uses is not negatively affected. 13(a) Certification Submit to Development Services certification from an appropriately qualified consultant that the constructed club extension acoustic attenuation complies with the above requirements.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first
14) Sound lock doors Sound lock doors are to be installed as outlined in Figure 6 of the Acoustic Report No.2018036 R01C, prepared by Acoustic Works and dated 16th March 2018, to ensure the acoustic amenity of the surrounding sensitive uses is not negatively affected.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

15) Acoustic Barrier - General Erect a 1.8m high acoustic barrier (relative to the finished RL of the finished ground level) along the northern property boundary as shown in Figure 4 of the Acoustic Report No.2018036 R01C, prepared by Acoustic Works and dated 16th March 2018. The acoustic barrier must: - Be constructed of a material with a minimum surface area density of 12.5kg/m² - 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 - Be continuous and gap free Erect a 1.8m high acoustic barrier, relative to the finished RL of the southern DOSA, as shown in Figure 5 of the Acoustic Report No.2018036 R01C, prepared by Acoustic Works and dated 16th March 2018. The acoustic barrier must: - Be constructed of a material with a minimum surface area density of 10kg/m² - Be constructed of an aesthetically pleasing weather-resistant material such as Perspex, fibre cement, painted or treated timber, brick, concrete or a combination thereof - Be continuous and gap free 15(a) Certification Submit to Development Services certification from an appropriately qualified consultant that the constructed acoustic barrier complies with the above requirements.	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 Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first
16) Plant and Equipment Certification Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation and refrigeration equipment and heat pump hot water systems), submit to Development Services certification that the plant and equipment is adequately noise-attenuated and is in accordance with the criteria of the relevant Brisbane Planning Scheme Codes/Policies.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

Engineering

	Timing
17) Filling and / or Excavation All proposed earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes and Earthworks Plan, C20 Rev 02, Amended in Red dated 13/05/2019. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated

17(a) Submit Earthworks Drawings

As indicated

Submit for the approval of Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

The Earthworks Drawings must 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 in reference to the Australian Height Datum (including cross-sections or long sections 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.

Note:

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, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans must 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 is required.

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

17(b) Fill Material, Placement, Compaction and Testing

As indicated

All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act) and noxious, hazardous, deleterious and organic materials.

Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

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

17(c) Implement Approved Earthworks Drawings

As indicated

Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings.

Timing: While site/operational/building work is occurring and then to be maintained. 17(d) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings prepared by a Registered Surveyor. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL). 17(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated As indicated
18) Grant Easements Grant the easement (shown in green in Earthworks Plan, C20 Rev 02, Amended in Red dated 13/05/2019) as follows: i) Easements for overland flow and access purposes as may be required and/or that part of the site affected by the 1% AEP for Creek/waterway flooding or 2% AEP for overland flow flooding, in favour of Brisbane City Council. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL), and then to be maintained. 18(a) Submit Plan of Subdivision and Documentation (Non-Council Easement) Submit for the approval of Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors. Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).	As indicated As indicated As indicated

18(b) Submit Plan of Subdivision and Documentation (Council Easement) Submit for the approval of Development Services, a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council. Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL). 18(c) Lodge Notated Plan and Documentation Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). 18(d) Submit Evidence of Registration Submit to Development Services evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation.	As indicated As indicated
19) On-site Erosion (medium risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion. 19(a) Prepare Erosion and Sediment Control Plan Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes. 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. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design	As indicated As indicated

certificates to Council's Compliance and Regulatory Services at: CARS-ESC@brisbane.qld.gov.au 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. 19(b) Attend a Pre-Start meeting Arrange and attend a pre-start meeting with an Erosion & 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: CARS-ESC@brisbane.qld.gov.au Timing: Prior to commencement of any site works causing exposure of soil. 19(c) Implement Certified Erosion and Sediment Control Plan 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. 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. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated As indicated
20) Information Signage Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below: a) The sign should provide a brief description of the development proposed; b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m²; f) The sign is to be positioned as follows:	As indicated

located centrally along each road frontage of the site to Road; located on or within 1.5 metres of the road frontage; mounted at least 300 millimetres above ground level; and clearly visible from the street for a pedestrian; g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; h) The sign is to be non-illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	
21) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners - Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.	Prior to site/operational/building work commencing
21(a) Certification of Retaining Walls 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. 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).	As indicated
22) Construction Management Plan (Minor) Carry out development in accordance with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.	While site/operational/building work is occurring

22(a) Prepare Management Plan (minor)

As indicated

Prepare a Construction Management Plan for the subject site.

The Construction Management Plan must be available on site at all times and must show, but not be limited to the following details where applicable, for the demolition (where in a Centre zone, a Mixed use zone or where the demolition is otherwise assessable development), excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components:

- Provision of alternative pedestrian route/s, past or around the site
- Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers)
- Temporary vehicular access points
- Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties
- Employee and visitor parking areas (if provided)
- Provision for loading and unloading materials including the location of any remote loading sites
- The location of materials, structures, plant and equipment to be stored or placed on the construction site
- The anticipated staging and programming
- Allowable work times as set by the Queensland Environmental Protection Act 1994 (section 440). A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management Delegate Development Services.

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

- (i) Work Zones / Temporary Road Closures / Taxi Ranks - (Congestion Reduction Unit, Planned Incident Management / Temporary Road Closures);
- (ii) Full/Partial Footway-Footpath Closures – (Brisbane Infrastructure – Congestion Reduction Unit);
- (iii) Street Lighting - (Brisbane Infrastructure - Asset Services-City Lighting);
- (iv) City Cycle bike stations and JCDecaux Advertising Signage (including obstruction to sight lines for such advertising - owned by JCDecaux)- (Brisbane Infrastructure - Transport Planning and Strategy, Contract Management section);

(v) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage); (vi) Waste Bins - (Brisbane Infrastructure, Waste Service); (vii) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy-Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations); (viii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture); (ix) Parking Meters/Spaces - (Brisbane Infrastructure - City Parking); (x) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations); (xi) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage); (xii) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL). Note: The Construction Management Plan is not required to be approved by Development Services. At least 10 days prior to commencement of site works, submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringsservices@brisbane.qld.gov.au quoting the planning development approval reference number. Timing: Prior to site/operational/building work commencing	
22(b) Construction Management Plan (Minor) - Documentation on Site Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request at all times. Timing: While site/operational/building work is occurring	As indicated
22(c) Construction Management Plan (Minor) - Works to be Performed Out of Hours Obtain approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday. Timing: Prior to site/operational/building work commencing.	As indicated
22(d) Implement Construction Management Plan (Minor) Carry out the development in accordance with the Construction Management Plan prepared in accordance with this condition. Timing: While site/operational/building work is occurring.	As indicated
23) Protect Existing Infrastructure	While site/operational/building work is occurring

20/05/2019

Timing: While site / operational / building works is occurring	
25) Remove Redundant Drainage Outlets 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. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	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)
26) Signs and Line Markings - Internal Prepare signs and line markings drawings. The drawings must be prepared by a Registered Professional Engineer Queensland. The Registered Professional Engineer Queensland must certify that the drawings are in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 showing the traffic signs, pavement markings and traffic control devices. 26(a) Implement Signs and Line Marking Carry out the signs and line marking in accordance with the certified drawings.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained As indicated
27) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking Construct access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following: i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a RCV and for the loading and unloading of vehicle(s). iii. Parking on the site for 192 X visitor/ staff cars including 4 X parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site iv. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. v. 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. 27(a) Submit certification Submit to Development Services, certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with 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 As indicated

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
28) Minimum Flood Planning Levels Design and construct all proposed building pad levels, floor levels and ancillary structures to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes. The minimum level for car parking as shown in the Earthworks Plan, C20 Rev 02 – Amended in Red dated 13/05/2019. The minimum floor level for proposed extension to the building must be minimum 14.14 AHD. 28(a) Submit Certification Submit to Development Services "As-Constructed" drawings prepared by a Registered Surveyor. The Registered Surveyor must certify that the development has been constructed in accordance with this condition. 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).	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 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
29) Flood Emergency Management Plan Prepare, implement and maintain a Flood Emergency Management Plan (FEMP) in accordance with the requirements of this condition. 29(a) Prepare and Certify a Flood Emergency Management Plan Submit to Development Services a FEMP for the approved development prepared and certified by a Registered Professional Engineer Queensland with experience in flood risk management. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. Timing: Prior to site/operational/building work commencing. 29(b) Implement and Maintain the Certified Flood Emergency Management Plan Implement and maintain the certified Flood Emergency Management Plan. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained As indicated As indicated
30) Refuse Collection - On Site	At all times

Provide for the installation and collection of waste/recycling bins by Brisbane City Council's Waste Services.	
30(a) Arrange Refuse Collection 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. Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.	As indicated
30(b) Notify Future Owner 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. Timing: At time of a change of ownership.	As indicated
30(c) Indemnify Council The owner and any subsequent owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
31) Refuse Storage - On Site Bulk Collection 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.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
32) Site Drainage - Major 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 as shown in Earthworks Plan, C20 Rev 02 – Amended in Red dated 13/05/2019. 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). Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. 32(a) Submit Site Drainage Drawings	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) As indicated

Submit and obtain approval from Development Services, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.	
Timing: Prior to site/operational/building work commencing	
32(b) Implement Approved Drawings Carry out the works in accordance with the approved site drainage drawings. 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.	As indicated
32(c) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
32(d) Submit Certification Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved site drainage drawings. 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).	As indicated
33) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	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)
34) Service Conduits and Mains 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: - the provision of all services and/or conduits along the full length	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)

- of any rear allotment access or access easement.
- the breaking and/or relocation of any existing sewer combine drains.
 - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.
 - the retention and/or relocation of any existing foul water lines that currently exist within the site.

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.

34(a) Submit As Constructed Drawings

As indicated

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

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

34(b) Submit Certification

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition.

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).

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)

35) Conduit for Brisbane City Council

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:

- 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 Services.
- The conduit must bypass the Telecommunication Carrier pits.
- 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.
- The conduit must be plugged at each pit.
- The conduit must be located and installed in such a way that facilitates the installation of cable and additional pits in the future.

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)

35(a) Submit "As Constructed" Drawings Submit to Development Services, "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 35(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. 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).	As indicated As indicated
36) Telecommunications Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards: a) Provide telecommunications to the subject buildings, lead-in conduits and equipment space in a suitable location within the buildings, to suit the carrier of choice. b) If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.	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)
37) Agreement with Electricity Supplier Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes. Where development is proposed within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the <i>Queensland Electrical Connection and Metering Manual</i>.	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)
38) Redundant Crossover Remove the redundant existing vehicle crossing(s) on the frontage (s) of the site and reinstate the kerb and channel, road pavement,	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or

footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.

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

Standard Advice

	Timing
39) Food Hygiene All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the Food Act 2006. The premises must be registered and the operator must hold a licence with Brisbane City Council to operate the business under the above provisions. Licences can be obtained from Brisbane City Council. To obtain a Licence Information Kit contact Council on 3403 8888.	As indicated
40) Construction Noise and Dust Emissions 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. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; - or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	As indicated
41) Currency Period The currency period for this development approval is stated in the Decision Notice. The currency period for this development approval is expressed as a date. This development approval lapses at the end of the currency period (the date stated in the decision notice) if: - for a material change of use, the first change of use does not happen; - for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or - for any other development (including building work and operational work), the development does not substantially start.	As indicated

The currency period is determined by Council pursuant to section 85 of the Planning Act 2016.	
42) Cultural Heritage Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the Aboriginal Cultural Heritage Act 2003 provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. If you are unsure of your obligations contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	As indicated
43) Equitable Access 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
44) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of approving plans of subdivision pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated

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

General/Planning Requirements

	Timing
45) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
46) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
47) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
48) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained

Standard Advice

	Timing
49) Further Development Permit required This Development Approval to carry out building work made assessable under the planning scheme for Brisbane does not include an assessment of building work against the requirements of the Building Act and does not permit building work to occur unless, prior to the commencement of any building work, a Development	As indicated

Permit(s) to carry out assessable building work under the Building Act has been issued.	
50) Cultural Heritage Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the Aboriginal Cultural Heritage Act 2003 provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. If you are unsure of your obligations contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	As indicated
51) Equitable Access 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
52) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries).	As indicated
53) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of approving plans of subdivision pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development	As indicated

permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.

Permit to Which These Conditions Relate:	DA - PA - Referral Agency for Building Work
Activity(ies):	Flood hazard area
Stage:	

Standard Advice

	Timing
54) Early Referral Agency Response (Flood hazard area) Council has chosen to issue an early referral agency response under section 57 of the Planning Act 2016 for the proposed building work located within a Flood hazard area (Planning Regulation 2017, Schedule 9, Part 3, Division 2, Table 12). The response is attached to this decision notice.	As indicated

**** End of Package ****