



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	118 HEDLEY AVE NUNDAH QLD 4012
Real Property Description of Site:	L130 SP.139826
Aspects of development and type of approval:	DA - SPA - Carry out Building Work Preliminary Approval under s241 - Community Facilities DA - SPA - Material Change of Use Development Permit - Community Facilities
Council File Reference:	A003291660 Permit Reference Number/s: DABW260695912; DAMC260696012.
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PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Ground Floor Plan	Proposed New HPRW Clubhouse December 2011 SK912.001B	21-FEB-2012 (Received)
Section AA, East (trackside) Elevation, South Elevation, West Elevation	Proposed New HPRW Clubhouse December 2011 SK912.002B	21-FEB-2012 (Received)
Proposal Plan	SUR100820-01i	21-FEB-2012 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Carry out Building Work
Activity(ies):	Community Facilities
Stage:	

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

General/Planning Requirements

	Timing
<p>1) Approved Drawings & Documents</p> <p>A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</i></p>	As indicated
<p>2) Carry Out The Approved Development</p> <p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>Note:- Should this development approval include the locating of structures such as fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not constitute 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.</p> <p><i>GUIDELINE</i> <i>This condition refers to the approved drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved drawings and documents carry approval markings and are dated to reflect the date of approval of the application by Council's Delegate. The extent to which plans, drawing(s) and/or documents can be modified is constrained by the requirements of the relevant planning legislation.</i></p>	While site works are occurring and then to be maintained
<p>3) Complete All Building Work</p> <p>Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you</i></p>	Prior to commencement of use

<p><i>there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	
<p>4) Hours Of Operation Of The Development</p> <p>Limit the hours of operation of the use to between 7am and 7pm.</p>	<p>To be maintained</p>
<p>5) Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>GUIDELINE <i>This condition restricts changes that can be made to the approved development (approved drawings and documents to which the approval relates). Approved drawings and documents carry approval markings and are dated to reflect the date of approval of the application by Council's Delegate. The extent to which plans can be modified is constrained by the requirements of the relevant planning legislation. Please note to investigate the legislation applicable to this approval. It will be necessary to make a new application if the change does not meet the specifications of the relevant planning legislation. For any enquires about this condition, please contact the Assessment Manager.</i></p>	<p>To be maintained</p>
<p>6) Lighting To Public Areas</p> <p>Install and maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public will be given access.</p> <p>GUIDELINE <i>This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>

Ecology

	Timing
<p>7) Retain Existing Tree(s)</p> <p>Retain and protect all existing vegetation outside the lease area identified on the approved plan of layout.</p> <p>GUIDELINE <i>Written approval is obtained from the Landscape Architect, Development Assessment, to prune the nominated trees. A qualified Arborist is trained to a minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience. Written approval is obtained from the Landscape Architect, Development Assessment, to remove or prune the nominated trees.</i></p> <p>PROOF OF FULFILMENT <i>Trees are retained and protected on the development site and integrated successfully into the new development.</i></p>	<p>While site works are occurring and then to be maintained</p>
<p>7(a) Implement Protection Methods</p>	<p>Prior to site works commencing</p>

<p>Install protection measures in accordance with AS4970 and Best Trade Practice, including the erection of a temporary fence around the perimeter of the approved lease area. Fencing is to be maintained during all site works. There is to be no excavation, filling, or storage of materials or plant outside of the approved lease area.</p> <p>7(b) Protect Neighbouring Trees</p> <p>Protect from construction damage those parts of neighbouring trees located above and below the development site. Any request to undertake works on those parts of neighbouring trees located on the development site is to be accompanied by an Arborist's report justifying the works and showing requirements and methods.</p> <p><i>GUIDELINE</i> <i>All works are to be carried out by a qualified Arborist in accordance with AS4373 - Pruning of Amenity Trees, and proof of engagement made available to Council on request.</i></p> <p>7(c) Engage Arborist</p> <p>Any trimming of the trees (canopy or root system) to accommodate the development is to be performed by a qualified Arborist in accordance with AS4373 - Pruning of Amenity Trees, and proof of engagement made available to Council on request.</p> <p><i>GUIDELINE</i> <i>Any trimming of the trees (canopy or root system) to accommodate the development is to be performed by a qualified Arborist in accordance with AS4373 - Pruning of Amenity Trees, and proof of engagement made available to Council on request.</i></p> <p><i>PROOF OF FULFILMENT</i> <i>Written approval is obtained from the Landscape Architect, Development Assessment, to prune the nominated trees.</i></p>	<p>While site works are occurring</p> <p>While site works are occurring</p>
<p>8) Rehabilitate area of disturbance</p> <p>Rehabilitate and improve any areas disturbed by the proposed work. In accordance with the following:</p> <p>a) Remove any excess material, temporary works, temporary barriers, erosion and sediment control measures, etc.</p> <p>b) Any areas of disturbance are to be suitability stabilised and rehabilitated to a standard equivalent or better than it existed in prior to the work commencing.</p> <p>c) Any landscape materials imported to the site (including plants, soil, mulch, etc) should be obtained from a reliable source, be weed free and minimise potential impacts on adjacent natural environment and waterway. Local native plant species only to be used. No retaining structures (including sleepers or raised garden edges) to be installed in flood prone areas.</p> <p><i>GUIDELINE</i> <i>This conditioned has been imposed to ensure that the waterway and its surrounds are not adversely affected by any long term impacts.</i></p>	<p>Prior to commencement of use</p>

PROOF OF FULFILMENT

Submit evidence to the Assessment Manager that the reinstatement works have been carried out, including revegetation of any vegetated areas removed or damaged as part of the site works. This evidence is to include detailed plans and photographs of the existing site and those relating to the completed works.

Pollution

	Timing
<p>9) Plant & Equipment Certification & Maintenance</p> <p>All Plant and Equipment for the development are to be in accordance with the following requirements.</p> <p>9(a) Noise Attenuation Certification</p> <p>Following the installation of all mechanical plant and equipment, submit certification to the Team Leader – Compliance and Regulatory Services that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's <i>Noise Impact Assessment Planning Scheme Policy</i>.</p> <p>GUIDELINE <i>This condition has been imposed to ensure that plant and equipment noise is appropriately attenuated for amenity of nearby receptors.</i></p> <p>9(b) Polluting Liquids</p> <p>Manage/contain on- site any potentially polluting liquids generated as a result of Plant and Equipment use.</p>	<p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p>
<p>10) Noise Emissions - No Amplified Music</p> <p>Amplified music or live music must not be played.</p> <p>GUIDELINE <i>This condition is imposed to ensure that noise from amplification equipment does not cause environmental harm or nuisance at a noise sensitive place.</i></p> <p>PROOF OF FULFILMENT <i>This includes amplified sound such as for example via a loudspeaker or any amplification equipment.</i></p>	<p>To be maintained</p>
<p>11) Hours Of Operation - Vehicle Movements</p> <p>Upon completion of all site works, the operation of heavy vehicles and/or waste collection vehicles must only occur between 7am - 7pm Monday to Saturday.</p> <p>GUIDELINE <i>This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby sensitive receptors.</i></p>	<p>As indicated</p>

<p>12) Refuse Bin Washdown Facility - Food Preparation</p> <p>Construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.</p>	<p>Prior to the commencement of the use and then to be maintained</p>
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Engineering

	Timing
<p>13) On-site Erosion (Low Risk)</p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p><u>Note: Plans do not have to be submitted to Council for approval.</u></p> <p><i>GUIDELINE</i> <i>This condition applies where the soil erosion and sedimentation risk is considered low. Note that the Erosion and Sediment Control Management plan is not required to be submitted for Council endorsement.</i></p> <p>13(a) Prepare an Erosion and Sediment Control (ESC) Management Plan - On-site Erosion (Low Risk) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Council's "Erosion and Sediment Control Standard" (Version 9 or later)</p> <p><i>GUIDELINE</i> <i>This condition applies where the soil erosion and sedimentation risk is considered low. The Erosion and Sediment Control Management plan is not required to be submitted for Council endorsement.</i></p> <p>13(b) Implement and Maintain the ESC Management Plan - On-site Erosion (Low Risk) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydromulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site for inspection by Council Officers during these works</p> <p><i>GUIDELINE</i> <i>This condition applies where the soil erosion and sedimentation risk is considered low. The Erosion and Sediment Control Management Plan is not required to be submitted for Council endorsement.</i></p>	<p>As indicated</p> <p>Prior to commencement of site works</p> <p>While site/operational/building work is occurring</p>
<p>14) Filling and Excavation (Minor)</p> <p>Prepare an earthworks plan and undertake the works on the site in accordance with Council's "Filling and Excavation Code".</p> <p><u>Note: Plans do not have to be submitted to Council for approval.</u></p> <p><i>GUIDELINE</i></p>	<p>Prior to site works/building works commencing</p>

<p><i>This condition is imposed for applications when minor earthworks are proposed in conjunction with a development proposal. The plans are to include: - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; and - Protection of adjoining properties and roads from ponding or nuisance from stormwater. A copy of the Earthworks Plan, prepared by a suitably qualified person, must be available on-site for inspection by Council Officers during these works. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p> <p>14(a) Suitable Fill Material</p> <p>All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials.</p> <p>GUIDELINE <i>Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</i></p>	<p>While site/operational/building work is occurring</p>
<p>15) Minimum Habitable Floor Levels</p> <p>Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level.</p> <p>GUIDELINE <i>This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.</i></p> <p>15(a) Construct Buildings</p> <p>Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 3.7 metres AHD and non habitable floor levels 2.9 metres AHD.</p> <p>GUIDELINE <i>This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.</i></p> <p>PROOF OF FULFILMENT <i>Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.</i></p>	<p>Prior to site/building works commencing and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p>

<p>16) Waterways Corridor</p> <p>No material of any description to be deposited within the area of the waterway corridor.</p> <p><i>GUIDELINE</i> <i>This condition is imposed when a part(s) of the site has been identified to have significant hydraulic and environmental values which are to be protected.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>17) Repair Damage To Kerb, Footpath Or Road</p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. This will include the re-instatement of the existing traffic signs and pavement markings that may have been removed or damaged.</p> <p><i>GUIDELINE</i> <i>This condition is imposed for the repair of damage to the existing road infrastructure including traffic signs and pavement marking during works associated with the development.</i></p> <p><i>PROOF OF FULFILMENT</i> <i>Acceptance of the completed works by the Engineering Delegate, Development assessment.</i></p>	<p>Prior to commencement of use</p>
<p>18) On Site Drainage - Minor</p> <p>Stormwater run-off from roof and surface areas is to be collected internally and piped generally in accordance with the "Subdivision and Development Guidelines" to the existing stormwater infrastructure adjacent to the site in accordance with a lawful point of discharge.</p> <p><u>Note: Plans do not have to be submitted to Council for approval.</u></p> <p><i>GUIDELINE</i> <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal of storm water by gravity pipeline is required. The design, design documentation, (including test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing. Where it is proposed to perform works in the road reserve, a permit is to be obtained from Council by calling the Council's Customer Contact Centre on 3403 8888. For any further enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to commencement of use</p>
<p>19) Ponding Of Stormwater</p> <p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.</p> <p><i>GUIDELINE</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>

<p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with <i>Councils Subdivision and Development Guidelines</i> and <i>Standard Drawings</i>.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.</i></p> <p><i>Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater, optic fibre, traffic signals and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).</i></p> <p>22(a) As Constructed Plans</p> <p>Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005".</p> <p>GUIDELINE <i>This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.</i></p>	<p>Prior to commencement of use</p>
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Standard Advice

	Timing
<p>23) Concurrence Agency Conditions</p> <p>Brisbane City Council advise that The Department of Transport and Main Roads as concurrence agency has imposed the conditions contained in the letter dated 04 April 2012.</p> <p>Brisbane City Council advise that The Department of Environment and Resource Management as an advice agency has no requirements as contained in the letter dated 12 April 2012.</p>	<p>As indicated</p>
<p>24) Food Hygiene</p> <p>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 <i>Food Regulation of 2006</i>. The premises are required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations.</p>	<p>Prior to the commencement of the use and then to be maintained</p>

Water and Wastewater Services - Concurrence Agency Requirements

	Timing
<p>25) Provide / Extend Sewerage Connection(s) - Minor (MCU)</p> <p>Provide / Extend Sewerage Connection(s) - Minor (MCU)</p> <p>Provide a sewer property connection to serve the development designed and constructed in accordance with endorsed engineering plans and the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC Standards).</p> <p><u>Note: This Condition can only be acted on by a Registered Professional Engineer of Queensland (RPEQ) that has been endorsed by Council as a Minor Water and Sewer Process provider.</u></p> <p><u>A Lists of these Registered Professional Engineers of Queensland is available on Councils Website or email WSAT@brisbane.qld.gov.au for details.</u></p> <p><u>A Development Assessment operational works approval is not required for this condition</u></p> <p>Note:</p> <p>Minor Sewer Works definition:</p> <ul style="list-style-type: none"> • up to 90m of pipe work, up to max 160mm diameter pipe, and not more than 2 maintenance holes <p>Guideline</p> <ol style="list-style-type: none"> 1. This condition has been imposed to ensure that the development is provided with a sewerage property connection. 2. The type of development and hydraulic load determines the diameter of the connection. 3. Existing 100 diameter connections may be reused to serve other than single lot residential developments, where it can be demonstrated the proposed hydraulic load is less than 165 fixture units and the location of the connection complies with current standards. Where this option is to be used, the Hydraulic or RPEQ consultant is to email the Water and Sewerage Assessment Team (WSAT@brisbane.qld.gov.au) advising that they intend reusing the existing 100 diameter connection and provide certification that the proposed hydraulic load will be less than 165 fixture units. The Water and Sewerage Assessment Team will provide advice that the connection can be reused and that this will satisfy the development condition. 4. Clear and unobstructed 24 hours access is to be provided from the street frontage to the connection and maintenance hole(s). 5. All live work must be undertaken by QUU at the developers expense. 6. This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. 7. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment. 	<p>"Prior to the commencement of use, or prior to making application under Schedule 19 of Sustainable Planning Regulation 2009, or where approved under Integrated Planning Act 1997, prior to survey plan endorsement, whichever comes first.</p>

<p>Proof of Fulfilment</p> <p>Plan checked and certified by a relevant Council Endorsed Minor Water and Sewer Process provider, as detailed in the Council Minor Water and Sewer Memorandum of Understanding. Live connections are by Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) or their provider.</p> <p>Sewer connection constructed and works accepted on maintenance / off maintenance by the Council Endorsed Minor Water and Sewer Process provider with information provided to WSAT Development Assessment</p> <p><i>PROOF OF FULFILMENT</i> <i>Plan checked and certified by a relevant Council Endorsed Minor Water and Sewer Process provider, as detailed in the Council Minor Water and Sewer Memorandum of Understanding. Live connections are by Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) or their provider. Sewer connection constructed and works accepted on maintenance / off maintenance.</i></p>	
<p>26) General Requirements for Water and Sewerage Works</p> <p>The following requirements may apply to this development. It is the developer's responsibility to determine where these requirements apply, and meet the cost of any resulting works.</p> <ol style="list-style-type: none"> 1) Construct and/or alter public utilities mains, existing water and sewerage mains, services or installations required in connection with the approved development in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards). <p>This includes the relocation of any water meter, fire hydrant, scours and/or valves and sewer connections from within the limits of the development's vehicular footway crossings.</p> <ol style="list-style-type: none"> 2) Where an existing sewerage property connection is located under a driveway (in the road reserve) and is unable to be relocated, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement. 3) Where existing or new sewerage property connections will be located under reinforced concrete slabs on private property, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement. 4) Where a proposed structure is within 2.000 metres of an existing sewer, Permission to Build over/near the sewer will have to be obtained from a private certifier where the sewer is 225mm diameter or less. Greater than 225 mm diameter sewer needs approval from Council. Structures are not to be located over manholes or sewer property connections. 5) Where existing sewerage maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are to be modified in 	<p>"Prior to the commencement of use, or prior to making application under Schedule 19 of Sustainable Planning Regulation 2009, or where approved under Integrated Planning Act 1997, prior to survey plan endorsement, and then to be maintained</p>

accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).

6) Existing water mains and sewers are to be relocated or raised/lowered to the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards), if development related works change the depth of cover on these works.

7) Where a new road opening or widening is required and an existing water main is located in the footpath which will become new roadway, the existing main is to be relocated clear of the proposed carriage way to the depth specified in the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).

8) Clear, unobstructed, 24 hour access from the street frontage is to be maintained to any sewerage maintenance holes and property connections, on the development site.

9) Where the property is encumbered by a combined drain, replacement of the existing combined drain may be a requirement of the plumbing Approval. It is recommended that contact be made with the Plumbing Services Group to determine any requirements.

10) Where a building is demolished on a site the existing sewer property connection is to be sealed and capped. The existing water service and meter is to be sealed off and removed if not required for the future development of the site.

11) Where a dwelling is located in a declared sewerage area then the dwelling is to be provided with an individual water service and meter and sewerage property connection.

GUIDELINE

This condition is imposed to ensure that water and sewer infrastructure is accessible, is protected and can be operated and maintained. The condition also ensures footpaths are kept in a safe condition. This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.

PROOF OF FULFILMENT

Requirements of this condition are complied with to the satisfaction of the Delegate, Development assessment.

27) Service, Meter Assembly and Meter Box & Minor (MCU)

Provide a water service with approved meter assembly and meter box to the front real property boundary of the development and a water sub meter to each lot or tenement in the development, in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC Standards), Appendix WH "Technical Specification for: Sub- metering of Multi-unit Properties".

Where a mixed usage site is approved for development and the

"Prior to the commencement of use, or prior to endorsement of a Community Management Statement, or prior to making application under Schedule 19 of SPR 2009, or where approved under IPA 1997, prior to survey plan endorsement, whichever is sooner

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

Note: This Condition can only be acted on by a Registered Professional Engineer of Queensland (RPEQ) that has been endorsed by Council as a Minor Water and Sewer Process provider.

A Lists of these Registered Professional Engineers of Queensland is available on Councils Website or email WSAT@brisbane.qld.gov.au for details.

A Development Assessment operational works approval is not required for this condition

Note:

1. If the meters are purchased from QUU, submit a copy of the receipt to the Delegate, Development Assessment.
2. **Minor Water Supply Works definition:-** “up to 80m of pipe work and up to maximum 160mm diameter pipe”

Guideline

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

For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.

TIMING

*Prior to the commencement of use or prior to survey plan endorsement
Community Management Statement*

Proof of Fulfilment

Plan checked and certified by a relevant **Council Endorsed Minor Water and Sewer Process provider**, as detailed in the Council Minor Water and Sewer Memorandum of Understanding. Live connections are by Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) or their provider.

Water connection constructed and works accepted on maintenance / off maintenance by the **Council Endorsed Minor Water and Sewer Process provider with information provided to WSAT Development Assessment**

Plumbing works accepted by the Manager, Plumbing Services Group and a Plumbing Compliance Permit issued.

**** End of Package ****