

ULDA's APPROVAL PACKAGE

Site address	532 Beams Road, Carseldine
Real property description	Lot 322 on RP172124
Urban Development Area (UDA)	Fitzgibbon
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Material Change of Use and Operational Works
Description of proposal	Commercial (Office), Retail (Food Premises), Service community and other (Community Facility) and Vegetation Clearing
Currency period	4 Years from Decision Date
ULDA reference number	DEV2011/163
Decision date	23/12/2011

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Precinct Site Plan	67101/CD/A01.04.1	22/12/11 (Amended in red)
Building B Level 1 Proposed Plan	67101/CD/AB02.08	22/12/11
Building E Level 1 Proposed Plan	67101/CD/AE02.06	21/11/11
Building 5 – Vehicle Service Pavilion	67101/CD/A502.01	22/12/11
Generator Building 3 – Plans & Elevations	67101/CD/A302.01	13/09/11
Fire Pump Building 4 – Plans & Elevations	67101/CD/A402.01	09/09/11
Typical Bin Enclosure and Visitor Bike Storage	67101/CD/A01.11	22/12/11
Civil Works – Notes and Locality Map	67101/DD/C00.01	10/08/11 (Amended in red)
Civil Works – Beams Road Entrance	67101/CD/C02.08	21/11/11 (Amended in red)
Dorville Road QFRS Access Road Part A	67101/DD/C02.05	21/11/11 (Amended in red)
Dorville Road QFRS Access Road Part B	67101/DD/C02.06	10/08/11 (Amended in red)
Block E Carpark and Waste Disposal	67101/DD/C02.04	21/11/11
Access Roads and Carparking Part A	67101/DD/C02.01	10/08/11 (Amended in red)
Access Roads and Carparking Part B	67101/DD/C02.02	10/08/11 (Amended in red)
Access Roads and Carparking Part C	67101/DD/C02.03	10/08/11
Upgrade Existing Carpark	67101/DD/C02.07	10/08/11
Landscape Treatments Plan 1	67101/DD/L02.01	Nov 2011 (Amended in red)
Landscape Treatments Plans 2 & 3	67101/DD/L02.02	Nov 2011 (Amended in red)
Sign Location Plan	67101/CD/WP01	Issue P4 (Amended in red)
Carseldine Government Office Project – Flora and Fauna Management Plan	0303-001 Prepared by Biodiversity Assessment and Management Pty Ltd	21/11/2011

Bushfire Risk Assessment and Mitigation Plan for Carseldine Government Office Project	Prepared by Bushland Protection Systems Pty Ltd	7/9/2011
Carseldine Government Office Precinct – Traffic Impact Assessment	Prepared by Halcrow	7/12/2011

PROJECT TEAM

Karina McGill Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
Helen Caswell Principal Planner Planning Urban Land Development Authority	Marcus Bloor Environmental Officer Sustainability and Innovation Urban Land Development Authority

CONDITION		TIMING
Planning & General Requirements		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and document/s being for: 17,860 sqm Commercial 306 sqm Retail on the ground floor of Building A 927 sqm Community Facility (Theatre) in Building C.	Prior to commencement of use
2.	Car Parking a) Submit to the ULDA Manager – Development Assessment for approval a car parking plan indicating areas of proposed car parking compliant with Australian Standard AS.A2890 – Parking Facilities. This plan will also include the location of commercial vehicle parking facilities, coach parking and short-term drop off facilities. Car parking rates are to be as follows: 368 car spaces 21 motorbikes 13 PWD spaces - Commercial vehicle facility rates are to be in accordance with Section 9.2 of the approved Carseldine Government Office Precinct – Traffic Impact Assessment by Halcrow dated 7 December 2011. Short term commercial vehicle bays are to be located in close proximity to major entry points to the precinct near Buildings A, B and C and considering delivery and servicing requirements for the retail premises in Building A. b) Provide and maintain the car spaces and commercial vehicle facilities as approved in part a) of this condition and ensure adequate commercial vehicle servicing manoeuvring on-site.	Prior to commencement of use and to be maintained

CONDITION		TIMING
3. TravelSmart Plan	a) Submit to the ULDA Manager – Development Assessment for approval a TravelSmart Plan devised using the targets as indicated in Section 11.9 of the approved Carseldine Government Office Precinct – Traffic Impact Assessment by Halcow dated 7 December 2011 , detailing strategies and actions to: • promote cycling • promote walking • promote public transport • promote carpooling • promote flexible work arrangements • engage, motivate and empower staff to use public transport and active travel modes • monitor business travel practices. b) Monitor implementation of the TravelSmart Plan and provide to the ULDA a progress report on workplace travel behaviour. Review the plan as appropriate and agree action if required with ULDA.	a) Prior to commencement of use and to be maintained b) 12 months from commencement of use
4. Community Facility (Theatre)	a) The hours of operation for the community facility (theatre) are limited to 7am to 11pm. b) Submit to the ULDA Manager - Development Assessment for approval a venue and parking management plan prior to the commencement of use of the community facility(theatre) including: • consideration of parking management and access • noise management.	a) To be maintained b) Prior to commencement of the community facility (theatre) use and to be maintained
5. Utility Installations	a) Construct new utility installations, Buildings 3 and 4, generally in accordance with the approved plans. b) Submit to the ULDA Manager – Development Assessment for approval detailed plans and finishes information for the proposed two new chilled water tanks.	a) Prior to commencement of use b) Prior to construction
6. New Building Entry	Submit to the ULDA Manager - Development Assessment for approval, plans and details of the proposed new entry to Building A referred to on the approved Proposed Precinct Site Plan Dwg No. 67101/CD/A01.04.1.	Prior to building work

Engineering		
7.	Complete all Operational and Building Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use
8.	Construction Management Plan a) Prepare a site based construction management plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours • management of sedimentation and erosion which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) • management of groundwater and surface water collection, treatment and disposal • minimise disturbance to existing and ongoing site uses and users including the child care and existing QUT research facility. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period. c) Provide a copy of the construction management plan to the ULDA.	a) Prior to commencement of civil works b) During civil works and prior to commencement of use c) Prior to commencement of civil works
9.	Refuse Collection a) Provide screened bin corrals and locate as indicated on the approved plans for the storage of bulk bins. b) Maintain refuse collection vehicle access to bin corrals. c) Submit to the ULDA a letter from a licensed refuse collection provider stating that rubbish corrals and refuse vehicle access is adequate.	Prior to commencement of use and to be maintained
10.	Sewer & Water Connection a) Seek and obtain approval from Brisbane City Council/QUU to connect into the existing water and sewerage infrastructure. Submit for approval to the Brisbane City Council engineering plans showing the design of any water and sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current	a) Prior to the commencement of site civil works or new external building work

	Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the Brisbane City Council and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from BCC/QUU relating to part (a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
11.	Service, meter assembly & meter box Provide and maintain a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
12.	Stormwater system a) Submit stormwater engineering drainage plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The stormwater design shall detail the location of proposed stormwater water quality devices. b) Submit a stormwater report that demonstrates that the stormwater runoff from the site will be collected and does not adversely impact on adjoining properties for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Construct the stormwater drainage in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to the ULDA as-constructed plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. <i>Note: Plans and works can be submitted and undertaken in parts or stages.</i>	a) Prior to commencement of civil works b) Prior to commencement of civil works c) Prior to commencement of use
13.	Soil Erosion and Sediment Control Submit an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of civil works or new external building work
14.	Filling and Excavation a) Submit an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been	a) Prior to commencement of works b) Prior to commencement of use

	carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	
15. External Footpaths	a) Construct a new 1.8 metre wide footpath on the Beams Road frontage in accordance with approved plans and in accordance with BCC's <i>Subdivision and Development Guidelines</i> and Standard Drawings. b) Submit engineering plans checked by a RPEQ showing the design of the pathways including any signs and traffic safety signs, markings and devices including the proposed finishes for the new block retaining walls required as part of the construction of this path. c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of use b) Prior to construction c) Prior to the commencement of use
16. Internal Footpaths	a) Construct new footpaths within the site connecting Building C to Dorville Road and from Building B/Beams Road entry to Beams road as detailed in approved Dwg. No. 67101/CD/A01.04.1. b) Where new pathways are proposed to be dedicated, submit engineering plans checked by a RPEQ showing the design of the pathways is in accordance BCC 's <i>Subdivision and Development Guidelines</i> and Standard Drawings. c) Construct any new internal footpaths proposed to be dedicated in road reserve in future should be in accordance with BCC's <i>Subdivision and Development Guidelines</i> and Standard Drawings.	Prior to commencement of use
17. Service Conduits & Mains	Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
18. Site Vehicle Access	a) Submit for approval to the ULDA Manager – Development Assessment, engineering plans demonstrating that on-site queuing will be accommodated within the site and will not impact on the functioning of site access/egress. Queue pockets lengths should accommodate the longest queue set out in the Traffic Impact Assessment by Halcrow dated 2 December 2011 for the 2011 with Carseldine GOP intersection analysis. b) Undertake works and/or linemarking and signage to support on-site queuing within the site as set out in part a) of this condition. c) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) for the northern Dorville Road access point to the development driveway design to cater for Coach and Bus access. d) Construct all driveway crossings in accordance with BBC's <i>Subdivision and Development</i>	a) Prior to commencement of civil works b) Prior to commencement of use c) Prior to commencement of use d) Prior to

	<i>Guidelines and Standard Drawings.</i> e) Construct works in accordance with the approved plans required in part (a) & (b) of this condition. Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	commencement of use e) Prior to commencement of use
19. Internal site circulation	a) Provide and maintain internal roads to service existing and new uses, car parking, visitor car parking and to provide for commercial service vehicle access and manoeuvring on-site. b) Submit to the ULDA Manager – Development Assessment for approval layout plans for any internal roads proposed to be dedicated as road reserve. Roads proposed to be dedicated as road reserve in future should be in accordance with BCC 's <i>Subdivision and Development Guidelines and Standard Drawings</i> c) Provide and maintain unimpeded vehicle access to existing site uses including the child care and QUT research facility. d) Any boom gates or traffic management devices on internal circulation roads must not cause queuing beyond the site boundary or impede pedestrian or cyclist movement through the subject site and provide for a clear path of travel a minimum of 1.5m adjoining or adjacent to the traffic control device. e) Submit engineering plans checked by a RPEQ showing the design of roads or pathways proposed to be dedicated as road reserve including any signs and traffic safety signs, markings and devices.	a) Prior to commencement of use and to be maintained b) Prior to commencement of civil works c) Prior to the commencement of use and to be maintained d) Prior to commencement of use and to be maintained e) Prior to commencement of use
20. Repair damage to Kerb, Footpath or Road	Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development on the Beams Road and Dorville Road frontages.	Prior to commencement of use
21. Pre-Construction Self Certification	No external civil, landscaping or utility work or internal site works which are proposed to be dedicated shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual. <i>Note: Certification of internal works to relevant Australian Standards and other accepted technical standards is the responsibility of the applicant, owner and constructor.</i>	Prior to commencement of works

22.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans for external works or internal works proposed to be dedicated including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to the commencement of use
Flora and Fauna		
23.	Vegetation Clearing a) All vegetation outside of management area boundaries shown in Figure 2.1 will be clearly identified and protected in accordance with AS 4970-2009: <i>Protection of trees on development sites</i> . b) Significant vegetation can be cleared within management areas shown in Figure 2.1 of the approved Carseldine Government Office Project – Flora and Fauna Management Plan and provided conditions regarding Vegetation Offsets and Rehabilitation are met. c) A DERM certified fauna spotter/catcher will be present during all vegetation clearing. d) All vegetation clearing is to be carried out in accordance with the Fitzgibbon Bushland Management Plan (Version 2) dated October 2011 and the approved Carseldine Government Office Project – Flora and Fauna Management Plan by Biodiversity Assessment and Management Pty Ltd dated 21 November 2011.	Prior to commencement of works and vegetation clearing
24.	Vegetation Offsets and Rehabilitation a) Undertake revegetation and rehabilitation to offset cleared vegetation in accordance with the Fitzgibbon Bushland Management Plan (Version 2) dated October 2011 and the approved Carseldine Government Office Project – Flora and Fauna Management Plan. b) Provide to the ULDA's DA Manager certification by a suitably qualified professional that rehabilitation of the areas shown in Figure 2.3 – Rehabilitation Areas, has been carried out in accordance with Fitzgibbon Bushland Management Plan (Version 2) dated October 2011 and the approved Carseldine Government Office Project – Flora and Fauna Management Plan by Biodiversity Assessment and Management Pty Ltd dated 21 November 2011. c) Install 14 nest boxes in suitable habitat in the bushland and open space zone on the site as designated in the Fitzgibbon Urban Development Area Development Scheme. d) From the date of installation, implement a monitoring program at 6 months, 12 months and 24 months. Provide to the ULDA certification from a suitably qualified ecologist at each of these intervals updating the occupancy of the nest boxes to the ULDA's DA Manager.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to vegetation clearing d) Ongoing

<i>Pedestrian and Cycle Access</i>		
25. End of Trip Facilities	Provide and maintain employee bicycle spaces and end of trip facilities as indicated in approved plans in Buildings B and E and/or in accordance with the <i>Queensland Development Code MP 4.1: Sustainable Buildings</i> , End of Trip Facilities section.	Prior to commencement of use and to be maintained
26. Visitor Bike Parking	Provide visitor bicycle spaces for the development at the three key public entry points indicated on approved Dwg No. 67101/CD/A01.04.1 at a rate of 1 per 1,000 square metres of gross floor area. Ensure that all visitor bicycle spaces are conveniently located, adequately signed and do not conflict with primary paths of travel to the key entries to the precinct.	Prior to commencement of use and to be maintained
<i>Public Open Space and Landscaping</i>		
27. Central Pedestrian Plaza	Provide and maintain a central pedestrian plaza space as shown on approved Dwg No. 67101/CD/A01.04.1 and referred to as "The Square".	Prior to commencement of use and to be maintained
28. Public Access – 24 hours through site	Provide and maintain unimpeded and safe 24-hour public access through the subject site and public plaza areas, and ensure that access ways are designed to cater for disabled persons in accordance with relevant Australian Standards.	Prior to commencement of use and to be maintained
29. Lighting to Carparking and Public Areas	a) Install and maintain a suitable approved system of lighting to illuminate carparking and all publicly accessible areas. The external lighting system will operate from dusk to dawn and is to be maintained in a safe and good working order. b) The lighting system, and any other outdoor lighting, must comply with Australian Standards AS4282 - <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS1158.3.1 – <i>Lighting for roads and public spaces – Pedestrian Areas</i>.	Prior to commencement of use and to be maintained
30. Landscaping	a) Submit to the ULDA Manager – Development Assessment for approval a plant species list for new landscaping. The list is to be prepared by an Australian Institute of Landscape Architects registered landscape architect and should support the establishment of identifiable site entries and consider flora and fauna management objective set out in the approved Carseldine Government Office Project – Flora and Fauna Management Plan by Biodiversity Assessment and Management Pty Ltd dated 21 November 2011. b) Provide a minimum 1.2m landscape screen planting buffer to the existing child care	a) Prior to commencement of site landscaping works b) Prior to

	centre as marked in red on approved drawings, Dwg No. 67101/DD/L02.02. c) Carry out the landscaping and associated works documented in the approved detailed Landscape Plan and plant species list in accordance with Best Trade Practice and to Industry Standards. d) On completion, provide written certification to the ULDA from a suitably qualified landscape architect professional that the completed landscaping complies with the approved detailed Landscape Plan and plant species plan. e) Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	commencement of use c) Prior to commencement of use d) Prior to commencement of use e) To be maintained
31. Signage	Provide site entry signage at key public entry points to the site appropriate for drivers, pedestrians and cyclists in locations EX.01, EX.03, EX.05, EX.18, EX.19, EX.25, EX.26, EX.28 on approved plan Dwg No. 67101/CD/WP01, to assist with wayfinding. Signage should direct the public to the three main entry points located near Building A, B and C and public parking facilities. <i>Refer Standard Advice statement following regarding Advertising Signs approvals.</i>	Prior to commencement of use.
32. Bushfire Management Plan	a) Implement the recommendations of the approved Bushfire Risk Assessment and Mitigation Plan by Bushland Protection Services Pty Ltd dated 7 September 2011 for the Carseldine Government Office Project including: • appropriate radiation zones • adequate water supply • good access provisions • minimising ground fuels. b) Ensure the approved Bushfire Risk Assessment and Mitigation Plan for Carseldine Government Office Project is provided to site managers and maintenance staff and contractors. c) Review the approved Bushfire Risk Assessment and Mitigation Plan for Carseldine Government Office Project every five years and undertake appropriate action if required <i>Note: Any clearing of significant vegetation outside the approved revegetation clearing areas as out in Condition 21 may require further approvals.</i>	Prior to commencement of use and to be maintained
Monetary Contributions		
33. Infrastructure Contributions	Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential trunk infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment for the proposed use.	Prior to commencement of use

34.	External Traffic Works Contribution a) Provide to the ULDA Manager – Development Assessment for approval an estimate, prepared by a suitably qualified relevant professional, for external traffic works in accordance with the approved Carseldine Government Office Precinct – Traffic Impact Assessment by Halcrow dated 7 December 2011 and required to support operation of the proposed use and considering the intersection performance analysis (2011). Scope of external works to be costed to be agreed with the ULDA prior to costing. b) In lieu of external works, pay to the ULDA a contribution towards the external works required as estimated in part a) of this condition. This contribution will be determined by the ULDA in conjunction with DPW and set aside for external traffic works immediately adjacent to the site.	Prior to commencement of use
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STANDARD ADVICE

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition as been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

Certification

Post-Construction certification will require two copies of all documents, bound in an A4 arch folder that will provide proof of compliance with the ULDA approval. Documents to be included but limited to shall include:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be come ULDA's assets

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

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 Hygiene Regulations of 1989*. 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.

Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council-Licensing & Compliance.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

Non-compliant car parking

It is noted that there are areas of existing car parking on-site which are not compliant with AS 2890. Whilst these areas are not included in the approved car parking for this development it is recommended that the applicant, owner and site manager undertake a risk assessment and implement necessary measures to ensure appropriate management.