

In the matter of the
Commissions Of Inquiry Act 1950

Commission of Inquiry Order (No. 1) 2011

QUEENSLAND FLOODS COMMISSION OF INQUIRY

CLAYTON UTZ-(Ipswich City Council -
DAVEY)

Response to Req #1731395
#1747400- 1747415 File 539764/1
Volume 1 OF 1 ORIGINAL

Witness Statement of Brett Davey

Development Team Coordinator-Development (West team)
Ipswich City Council

QFCI

Date:

19/10/11 Jm

Exhibit Number:

856

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WITNESS STATEMENT OF BRETT DAVEY

This written statement is provided in response to a Requirement, dated 23 September 2011, pursuant to section 5(1)(d) of the *Commissions of Inquiry Act 1950* (Qld) to provide a written statement, under oath or affirmation, to the Queensland Floods Commission of Inquiry.

I, Brett Davey, of [REDACTED] Gibbon Street, East Ipswich, in the State of Queensland swear as follows:

INTRODUCTION AND QUALIFICATIONS

1. I am employed by Ipswich City Council (**ICC or the Council**) as Development Team Coordinator-Development (West team) in the Development and Planning Branch of the Planning and Development Department. I commenced this role in March 2011.
2. From June 2002 to March 2011, I held positions at ICC as a Senior Development Planner in the West (formerly Central West) development team and a Development Planner and Assistant Development Planner in the Central (formerly Eastern) development team. In these capacities I was involved in the assessment of development applications.
3. I hold the following qualifications:
 - Bachelor of Built Environment (Urban and Regional Planning) from the Queensland University of Technology (2004)
 - Graduate Diploma of Urban and Regional Planning from the Queensland University of Technology (2005)
 - Diploma of Business (Management) from Organisational Development Resources (2009)
 - Diploma of Management (Frontline Management) from Organisational Development Resources (2009)
4. I am eligible for full membership with the Planning Institute of Australia.
5. In my current role I have management responsibility for a team consisting of 2 Senior Development Planners and up to 4 Development Planners. I am responsible for the assessment and determination of development applications made pursuant to the Ipswich Planning Scheme for the West Team and the day-to-day management of the planners in that team. In this role I report to the Development Planning Manager, Joanne Pocock.

6. In 2004, in my capacity as Development Planner, I was the Assessment Officer involved in the consideration of a development application (MCU 2058/04) for a Material Change of Use for attached housing (16 units) at 15 Mill Street, Goodna made on the 24 March 2004 (**the Application**). In respect of the Application, I reported to [REDACTED] who was at that time, the Team Coordinator-East and who was the delegate for the Application.
7. The sources of information for the matters set out in this statement are:
- (a) my personal knowledge and recollection of relevant events; and
 - (b) my review of the relevant Council development application files, a copy of which I understand have been produced to the Commission pursuant to a Requirement notice dated 5 August 2011.

15 MILL STREET, GOODNA - APPLICATION NO. 2058/04/MCU (MILLWOOD VILLAGE)

Application background and overview

8. The land the subject of the Application is 9595 m² and is located immediately adjoining stages 1 to 4 of the Millwood Village residential development. The Application was for the last stage (stage 5) of the Millwood Village development. The site is within the Major Centres Zone (MC4S9) zone under the current Ipswich Planning Scheme 2006.
9. Information sourced from the Queensland Reconstruction Authority indicates that the 2011 flood level reached approximately 16.5m AHD on this site.
10. The Millwood Village development is a residential development spanning over properties located at 1, 3 and 5 Spalding Crescent, in addition to 15 and 25 Mill Street, Goodna. The Millwood Village development was approved as a residential development in August 1991, when Council approved an application for Town Planning Consent to establish 100 multiple dwelling units in five (5) stages and an application for subdivision of 2 lots into 5 lots (**the Millwood Approval**). The approved subdivision was generally consistent with the proposed staging of the multiple residential development. The Millwood Approval was issued pursuant to the 1988 Ipswich Planning Scheme (amended 1989). Under the 1988 Ipswich Planning Scheme the adopted flood level was the 1 in 20 development line.
11. The applications for town planning consent and subdivision were accompanied by a flood study dated 23 November 1990 by Blain Johnson Pty Ltd. The flood study assessed a design of the proposed development which would be located above the Q20 development line and outside of the 1 in 100 stormwater flow. This flood study results were revised as a consequence of additional information required by Council. The final flood study results were

assessed by Council's City Engineer who provided a report to the City Planner advising that the flood study was acceptable, subject to a further amendment to batter slopes of the proposed stormwater drain of a 1:4 batter to be increased to a 1:6 batter. This change to the stormwater drain also necessitated a minor change to the proposal plans. On 8 July 1991, the Applicant submitted amended proposal plans for the subdivision incorporating the changes to the development resulting from the above referenced flood study.

12. On 22 July 1991, the Chief Town Planner recommended approval of the development application for subdivision subject to conditions. The approval included the amended proposal plans referred to in paragraph 11 of this statement. The subdivision approval contained a condition requiring all roads to be greater than RL 10.0 m AHD being the identified drainage problem line. The conditions also required the submission of an amended plan of development and the transfer of the drainage problem land to Council. On 14 August 1991, Council approved the subdivision subject to the above referenced conditions.
13. On 11 April 1991, the City Engineer provided a report to the Chief Town Planner advising that the application for town planning consent can be supported subject to a range of conditions including a requirement that all units achieve a finished floor level of min 10.3 m AHD and that no development will be permitted below RL 10.0m AHD (being the Q20 development line). The area of 15 Mill Street was proposed to contain 16 units. On 30 July 1991, a report was prepared by the Chief Town Planner recommending approval of the application for 100 multiple units subject to conditions. On 28 August 1991, Council approved the application for town planning consent subject to conditions. The conditions of approval included requirements for the development to be above RL 10.0m AHD, all habitable floor areas to be such that all sewerage disconnection points are a minimum of 300 mm above RL 10.0m AHD and access road and manoeuvring areas for stage 2 to be no lower than 300 mm above the Q20 level of RL 10.0m AHD.
14. The following stages of the Millwood Village development were completed in accordance with the Millwood Approval and those stages commenced as follows:
 - (a) Stage 1: A group titles plan was approved by Council on 17 July 1992, and the plan was signed on 25 August 1992. The signing of this plan indicated that this stage of the development was complete and compliant with the relevant town planning consent.
 - (b) Stage 2 (formerly Stage 5): A group titles plan was approved by Council on 18 May 1994, and the plan was signed on 28 June 1994. The signing of this plan indicated

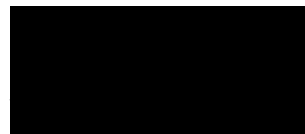


Solicitor

that this stage of the development was complete and compliant with the relevant town planning consent.

- (c) Stage 3: A group titles plan was approved by Council on 22 April 1993, and the plan was signed on about 28 March 1995. The signing of this plan indicated that this stage of the development was complete and compliant with the relevant town planning consent.
- (d) Stage 3B (New Stage): An additional stage was applied for on 22 November 1993, and an approval granted on 10 March 1994 for the development of an additional 10 multiple residential units. A group titles plan was approved on 22 September 1997 and the plan was signed on 9 October 1997. The signing of this plan indicated that this stage of the development was complete and compliant with the relevant town planning consent.
- (e) Stage 4: The development appears to have been completed at the end of 1995 and the group titles plan signed and created in approximately March 1996.

- 15. For Stage 5 (formerly Stage 2), a building and plumbing works approval was granted on 28 August 1998. The works in question under this approval did not commence. This stage 5 was the subject of the Application 2058/04.
- 16. A fresh application for Stage 5 of the Millwood Village development was received by Council on or around 24 March 2004. The application for the Stage 5 proposal was consistent with the layout approved by the Millwood Approval. The planning report lodged with the Application indicates that the Application was made as the approval had lapsed for stage 5 before development of that stage commenced.
- 17. Under the Integrated Planning Act 1997, which was the relevant statute for development assessment at the time the Application was lodged, I understood that an application was to be assessed against the planning scheme in force at the time the application was made. The Application was lodged prior to commencement of the Ipswich Planning Scheme 2004 and was therefore to be assessed under the Ipswich Planning Scheme 1999.
- 18. At the time of lodgement of the Application, the land was included in the Residential Medium Density Precinct (RM1) in the Eastern Corridor Structure Plan under the Ipswich Planning Scheme 1999. Land in the RM1 Precinct is suitable for continued development for quality medium density housing. Maximum development densities cannot exceed 70-75 dwellings per hectare or three storeys in height.



Solicitor

19. The Application sought approval to develop 16 single-storey accommodation buildings comprising ten (10) three (3) bedroom units and six (6) two (2) bedroom units. Each three (3) bedroom unit would have access to 47.49 square metres of private open space and each two (2) bedroom unit would have access to 46.32 square metres of private space. Additionally, each unit would have access to a number of communal recreation areas distributed throughout the Millwood Village development.
20. At the time of the lodgement of the application, the subject site was vacant land. The subject site is affected by the Q100 flood line to a height of 14.7 metres AHD. The site itself ranges from an AHD of between 10 and 15 metres. The proposed units were proposed to be sited and constructed to achieve floor levels of between 10.9 and 12.4 metres AHD.
21. The proposal was a code assessable application. The Application was assessed against relevant codes and policies in place at the time, including:
- (a) Residential Development Code;
 - (b) Landscaping and Fencing Code;
 - (c) Planning Scheme Policy for Flood Liable and Drainage Problem Land; and
 - (d) Queensland Urban Drainage Manual.
22. The Millwood Approval was based upon the Q20 development line of 10 m AHD. The proposed dwellings in the Stage 5 Application were proposed to be constructed above the Q20 development line.
23. The Application was approved subject to conditions on 10 August 2004. Condition 13 (f) provided that *"the floor levels of all habitable rooms of the proposed development shall be a minimum of 250 mm above the Q20 flood level of RL 10m and shall be established by a Registered Surveyor or Professional Engineer."*
24. A negotiated decision notice was issued on 21 October 2004. The changes to conditions made in that negotiated decision notice were not relevant to flooding.
25. Attached to my statement are copies of the following key documents relating to this application and the Millwood Approval as follows:
- "BD-1" Application for a Material Change of Use for attached housing (16 units) at 15 Mill Street, Goodna made on the 24 March 2004 and accompanying reports
- "BD-2" Memorandum Development Planner to Team Coordinator-East dated 13 July 2004

- "BD-3" Letter from Town Planning Strategies to Council dated 17 May 2004 and enclosed plans
- "BD-4" Decision Notice dated 10 August 2004
- "BD-5" Memorandum Development Team Coordinator-East to Development Manager dated 13 October 2004
- "BD-6" Negotiated Decision Notice dated 25 October 2004
- "BD-7" Letter 1 March 2007 - Martin Cosgrove and Associates
- "BD-8" Blain Johnson Pty Ltd Flood Study 23 November 1990
- "BD-9" Letter Council 23 April 1991 to K Durham 2 April 1991
- "BD-10" Letter Blain Johnston Pty Ltd to Council 23 April 1991
- "BD-11" Letter Blain Johnston Pty Ltd to Council 27 May 1991
- "BD-12" Memorandum from City Engineer to Chief Town Planner 27 June 1991
- "BD-13" Decision Subdivision Application dated 15 August 1991
- "BD-14" Decision Town Planning Consent Application dated 29 August 1991

The known Q100 and Q20 flood level at the time of the development application

26. At the time of the application for the Millwood Approval the known Q20 development line was 10.0 m AHD.
27. At the time of the Application the known Q20 development line and Q100 flood line were.
- (a) Q20 - 10.0 m AHD
- (b) Q100 - 14.7 m AHD

The known site level or levels

28. Council records indicate that the site levels range from RL10 m AHD to RL15 m AHD.

The assessment process that was followed specific to flood impacts

29. The planning instruments relevant to flooding considered in assessment of the Application were the Ipswich Planning Scheme 1999, the Eastern Corridor Structure Plan, the Planning Scheme Policy for Flood Liable and Drainage Problem Land and State Planning Policy 1/03 -

Mitigating the Impacts of Flood, Bushfire and Landslide (SPP 1/03). The land was zoned RM1 as a result of the Millwood Approval.

30. The Planning Scheme Policy for Flood Liable Land and Drainage Problem Land recommended that the floor level of any habitable rooms of a proposed dwelling shall be a minimum of 250 mm above the adopted flood level and is to be established by a Registered Surveyor or Professional Engineer unless determined otherwise by the Responsible Officer.
31. In respect of SPP1/03, the proposal was consistent with Outcome 1 which provides that *"within natural hazard management areas, development to which this SPP applies is compatible with the nature of the natural hazard except where...the development proposal is a development commitment"*. A development commitment includes any of the following:
- (a) *development with a valid preliminary approval;*
 - (b) *a material change of use that is code assessable or otherwise consistent with the requirements of the relevant planning scheme;*
 - (c) *a reconfiguration of a lot and/or work that is consistent with the requirements (including any applicable codes) of the relevant planning scheme; or*
 - (d) *development consistent with a designation for community infrastructure.*
32. I consider that the Application relates to an existing development commitment as described in SPP1/03, particularly as the Application was a code assessable application, consistent with the Millwood Approval and as the land the subject of the Application was located within the RM1 precinct under the Planning Scheme, it was suitable for residential medium density development.
33. The allotment that was the subject of the Application was created by the Millwood Approval. Further the land the subject of the Application was zoned for residential medium density development (RM1 precinct) as a consequence of the Millwood Approval. The Millwood Approval was issued on the basis of achieving a Q20 flood immunity for dwellings on the subject land.
34. As the Application was consistent with Stage 5 of the Millwood Approval, Council assessed the application having regard to the Millwood Approval. Parkland had been dedicated under the Millwood Approval. No further parkland dedication was required.
35. The subject site is affected by both the Q20 development line and the Q100 flood line. The historical Millwood Approval which established the Millwood Village was based upon the Q20 development line (10 metres AHD). The Application proposed dwellings to be sited and constructed above the Q20 development line to achieve floor levels of between 10.9 metres

and 12.4 metres AHD. While the Eastern Corridor Structure Plan under the Ipswich Planning Scheme 1999 had an adopted flood level of Q100, based on historical development commitments for this site, the development was assessed against the Q20 development line rather than the Q100 flood line. My recollection is that this was because the Application was consistent with the previously approved layout for the original approval of Stage 5 in the Millwood Approval which development was assessed and approved having regard to the Q20 development line. The floor level of the units proposed in the Application would be between 2.3 and 3.8 metres below the Q100 flood line. I recall there was some apprehension that to assess the application otherwise would expose the Council to some legal risk.

36. Condition 13(j) of the approval provided that:

(j) Prior to the issue of operational works and building approval, the Developer shall provide a flood analysis with regard to structures and filling of land below the Q20 flood level for the proposed development. The analysis shall demonstrate that the structures and placement of fill will not have any detrimental affects on the adjoining properties or flow paths associated with the Q20 storm event.

Note: It is understood that a Q20 flood study was undertaken for the original application. It may therefore be appropriate for an addendum to this report be prepared in order to address the above.

37. In response to Condition 13(j), correspondence was provided from Martin Cosgrove and Associates dated 1 March 2007 which provided the information associated with the condition. This information was assessed by Council's engineering staff as part of the subsequent operational works application 836/07.

What consideration was given to the proximity of the site to the Bremer River and the flood risk or potential impact of flooding on the use proposed for the site.

38. The site is closer to the Brisbane River rather than the Bremer River. The Brisbane River is on the northern side of the Ipswich Motorway, with the site on the southern side. The site is proximate to Woogaroo Creek. Consideration was given to the proximity of the site to the Brisbane River and Woogaroo Creek. The site is subject to potential flooding as a result of backwater flow from Woogaroo Creek. The potential for flooding was assessed in the Millwood Approval as set out in paragraph 11 above.

39. The proposed dwellings in the Application were sited and proposed to be constructed above the Q20 development line.


Solicitor

40. The Application was approved subject to conditions on 10 August 2004. Conditions which addressed the potential for flooding are outlined in paragraph 45. In summary conditions were imposed to ensure stormwater drainage was designed and constructed to accommodate a 1 in 100 ARI storm event, floor levels of habitable rooms were to be a minimum of 250mm above the Q20 development line of RL 10m AHD, structures below the Q100 flood level were to be designed to withstand flood loading and the developer was to provide a certificate from a structural engineer (RPEQ) that buildings will withstand static and dynamic loads associated with a Q100 event. Electrical wiring was to the extent possible to be located above the adopted flood level.

The frequency of past flooding at the site

41. It is my understanding that the frequency with which flooding has occurred at the site in the past was a policy consideration in the formulation of the Q20 development line and the Q 100 flood line. The 1974 Brisbane River Flood was identified in the flood report assessed as part of the Millwood Approval. Otherwise past flood events in relation to the site were not obtained for the purpose of considering the application, the relevant policy consideration for those purposes being the location of the Q20 development line.

What measures were proposed to mitigate the potential for flooding at the site.

42. Measures to mitigate potential flooding at the site were addressed in the conditions which are outlined in paragraph 45.

What process did Council use to assess the adequacy of expert reports

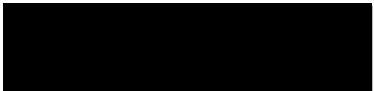
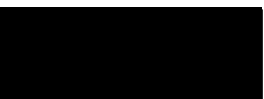
43. The Blain Johnson flood study that was assessed for Millwood Village for the Millwood Approval was assessed by Council's City Engineer who provided a report to the City Planner advising that the flood study was acceptable. The information required by conditions of approval were assessed as part of the related Operational Works application and subsequent approval (Application Number 806/07/OPW). Engineering certification was submitted by an RPEQ engineer on behalf of the developer, by letter dated 1 March 2007 from Martin Cosgrove and Associates (Attachment BD-7).

The basis for the development application being assessed against the Q20 flood line

44. This is addressed in paragraphs 29 to 37 above.

Conditions included with respect to flooding impacts

45. The following conditions were imposed on the development approval:



✓ Solicitor ✓

Condition 13 (a) - 13(c): Stormwater

- (a) the Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.
- (b) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses.
- (c) No ponding or redirection of stormwater shall occur onto adjoining land, except as indicated herein and specifically approved by Council in consultation with the owner of the adjoining land.

Condition 13 (e) : Stormwater

- (e) Stormwater drainage plans and calculations are to be submitted to and approved by the Senior Development Engineer in conjunction with the submission of an Operational Works application.

Condition 13 (f) : Stormwater

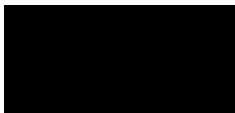
- (f) The floor level of all habitable rooms of the proposed development shall be a minimum of 250 mm above the Q20 flood level of RL 10 m AHD and shall be established by a Registered Surveyor or Professional Engineer.

Condition 13 (g) : Stormwater

- (g) Structures below the Q100 flood level shall be designed by a Structural Engineer and certified to be capable of withstanding the flood and debris loadings applicable to a rainfall and run off event of an Average Recurrence Interval of 100 years. The level for the event of an Average Recurrence Interval of 100 years for the subject property is AHD Reduced level 14.7m. The certificate shall be submitted in conjunction with the Building Application.

Condition 13 (h) : Stormwater

- (h) The developer shall provide a certificate from a structural engineer (RPEQ) that the proposed buildings will withstand static and dynamic loads associated with a Q100




Solicitor

flood event and all building materials and electrical installations will not be susceptible to water damage.

Condition 13 (i) : Stormwater

- (i) Subject to the requirements of the supply authority, all electrical wiring, power outlets, switches, etc, shall to the maximum extent possible be located above the adopted flood level. All electrical wiring installed below the adopted flood level shall be suitably treated to withstand continuous submergence in water.

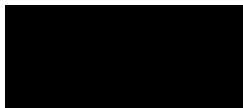
Condition 13 (j) : Stormwater

- (j) Prior to the issue of operational works and building approval, the Developer shall provide a flood analysis with regard to structures and filling of land below the Q20 flood level for the proposed development. The analysis shall demonstrate that the structures and placement of fill will not have any detrimental affects on the adjoining properties or flow paths associated with the Q20 storm event.

Note: It is understood that a Q20 flood study was undertaken for the original application. It may therefore be appropriate for an addendum to this report be prepared in order to address the above.

I make this statement conscientiously believing the same to be true, and by virtue of the provisions of the *Oaths Act 1867* (Qld).

Signed and declared by Brett Davey at Ipswich in the State of Queensland this 7th day of October 2011 before me:



Deponent



Witness

SOLICITOR

Annexure BD - 1



22 March 2004

The Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich QLD 4305

Dear Sir,

**RE: MATERIAL CHANGE OF USE APPLICATION
15 MILL STREET GOODNA**

We act on behalf of Questron Pty Ltd who are the owners of this land. They seek a development permit for material change of use to erect 16 attached houses on the site.

We submit for Council's consideration:

1. IDAS form PART A – Common details for all applicants,
2. IDAS form PART D – Material Change of Use
3. A cheque \$36,067 comprising:
 - a. \$ 5,000.00 for the application fees,
 - b. \$14,993.00 for water supply headworks, and
 - c. \$16,074 for sewerage headworks.
4. 6 copies of the Planning Report including proposal plans, landscaping plans and an assessment of the access to the site.

The application is code assessable.

We look forward to your favourable consideration of this application. Please do not hesitate to contact us, if you require clarification of any aspect of it.

Yours faithfully
TOWN PLANNING STRATEGIES PTY LTD



PO Box 743 Redcliffe

Queensland 4020

37 King Street Woody Point

Queensland 4019

Telephone: 07 3284 1337

Facsimile: 07 3284 0017



Form 1 Application for Assessment

A

Common details for all applications

The completion of all questions on Part A is mandatory for all applications. For further information refer to the guide for completing the application form available from the assessment manager or on the IPA website at www.ipa.qld.gov.au

1. Description of land
 The description must identify all land subject of the application including improvements over which access is to be obtained.
 The lot & plan details (eg. SP, RP) are shown on the documents or a title notice.
 If the plan is not registered by the private producer lot and plan details

Street address (include no., street, suburb/locality & postcode)
 15 Mill Street
 Goodna Postcode 4300
 Lot & plan details (Attach list if necessary)
 Lot 1 on RP 856305
 Shop & industry lot: (if applicable) Storey level: (if applicable) Total area of land (m²/ha)
 9487 m²
 In which local government area is the land situated?
 Ipswich City

2. Proposal
 Provide details of the proposal (eg. new house, apartment building etc. Conversion / removal of a house, industrial, or taking of site over airport, etc.)

Details of the existing use of the land (Attach proposal report if necessary)
 vacant and contains fill material
 Details of the proposal (Attach proposal report if necessary)
 16 single storey accommodation buildings

3. Other parts of the form completed
 Complete all other parts of the form applicable to your application.

What other parts of the form are attached (E.g. Part B - if the application involves assessment against the Building Act, Part D - if the application involves assessment against the planning scheme for material change of use, Part F - if the application involves rezoning a lot)

PART D

4. Applicant details
 Clearly identify who is making the application. The applicant does not have to be the owner of the land.
 In signing and lodging the application, the applicant is responsible for ensuring the information provided is true. The assessment manager, any relevant agency and the Council Executive Officers responsible will rely on this information when assessing the application.
 If the applicant is a company, a contact person must be shown.
 All correspondence will be mailed to this address.

Name
 Questron Pty Ltd
 Signature _____ Date 27/10/03
 Phone no. _____ Fax no. 3284 0017 Email address _____
 Postal address
 PO Box 743 Redcliffe Postcode 4020

5. Consent of land owners
 Completion of this section provides the owner's consent to the lodgement of the application. If there are multiple owners, the consent of all owners is required, if the owner is a company, refer to Clause 1.
 All owners of the land are required to consent to the lodgement of the application. However, if one of more owners have already signed an application (as shown on the additional signature sheet) you are exempt.

Name (as per Attach list if necessary)

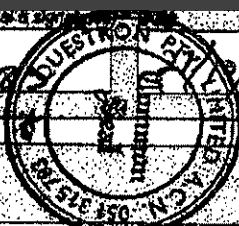
 Signature (as per Attach list if necessary)

 A.C.N. 05131578
 Contact details (Optional)
 TONY MCGINTY 0418 744890

OFFICE USE ONLY (applicable to assessment manager, alternative assessment manager and private certifier)

DATE RECEIVED: _____ DATE FORWARDED: _____ DATE OF DECISION: _____ REFERENCE NUMBER: 2058/04

To: _____
 Council. I have been engaged as a private certifier for the building work referred to in this application.
 Date of engagement: / / Accreditation Number: _____
 Name: _____ Signature: _____





Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

Complete if this application involves **assessment against the Planning Scheme**
For material change of use of premises

Completion of all questions on Part D of this form is **mandatory** for all applications for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

| | |
|--|--|
| <p>Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.</p> | <p>1. This application is for: <i>(Tick one or more if applicable)</i></p> <p><input type="checkbox"/> Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme <i>(ie consideration of the proposal concept)</i></p> <p>AND / OR</p> <p><input checked="" type="checkbox"/> Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.</p> |
| <p>Referral triggers This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required. Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements. Referral coordination is further explained in the Referrals Checklist.</p> | <p>2. Does the application trigger referral to an IDAS referral agency? <i>(Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application).</i></p> <p><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If yes, attach Referrals Checklist</i></p> <p>3. Does the application trigger referral coordination? <i>(Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination).</i></p> <p><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If yes, attach Referrals Checklist</i></p> |
| <p>Details of the land For the definition of "gross floor area" refer to the planning scheme against which the application will be assessed.</p> | <p>4. How is the subject land identified in the planning scheme? <i>(Name the zone, precinct etc.)</i></p> <p>Residential Medium Density Precinct (RM 1)</p> <p>5. Existing gross floor area <i>(if applicable)</i> 0 m2</p> <p>6. Are there any existing easements on the land? <i>(Tick applicable box)</i></p> <p><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>Attach plans of the location & purpose</i></p> |
| <p>Proposal details For the definition of "site cover" refer to the planning scheme against which the application will be assessed.</p> | <p>7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal.</p> <p>8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or in documents accompanying this application.</p> <p>Site cover 22% approx</p> <p>Proposed gross floor area 2002 sqm approx</p> <p>Number of on-site car parking spaces 32</p> <p>Number of storeys / maximum height above natural ground 1 storey</p> <p>Number of employees nil</p> <p>Hours and days the use will operate 24 hours a day, 7 days a week</p> |
| <p>Plans and documents</p> | <p>9. Is the application accompanied by: <i>(Tick applicable box/es)</i></p> <p><input checked="" type="checkbox"/> Plans <input checked="" type="checkbox"/> Proposal Report</p> <p><input checked="" type="checkbox"/> Other <i>(Specify)</i> Traffic Assessment Report</p> |

This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application

OFFICE USE ONLY *(applicable to assessment manager)*

| | |
|---------------|--------------------|
| DATE RECEIVED | REFERENCE NUMBER/S |
|---------------|--------------------|

DEVELOPMENT BRANCH FEES – APPLICATIONS

| | |
|-------------|-----------------------|
| Payee _____ | Payee's Address _____ |
|-------------|-----------------------|

Prepayments or Application No _____ / _____ Application Class _____

Property Address 15 MILL ST COONAM.

| | Fee Paid | CASHIER'S USE ONLY | |
|-------------------------------------|----------|--------------------------------------|-----------------|
| BUILDING | | Reference Number | |
| Lodgement fee | | Receipt Number | 7147 |
| Class 1,2 & 4 buildings | | Total Amount Paid | 39144.68 |
| Add. Class 1,2 & 4 | | Date Paid | 26/06/11 |
| Internal Alt. Class 1 | | | |
| Class 3 & 5-9 buildings | | | |
| Class 10a buildings | | | |
| Class 10b Retaining Wall | | PLUMBING | Fee Paid |
| Class 10b S/Pool A/Ground | | Assessment/ Plan approval fee | |
| Class 10b S/Pool In/Ground | | Design preparation | |
| Restumping/Underpinning | | Inspection fees | |
| Inspect. Class 1,2 & 4 | | Minor Plumbing Work | |
| Inspect. Class 3,5 -9 | | Amendment fee | |
| Inspect. Class 10 | | Sewer Location Search | |
| Siting Requests | | O.S.F. Assessment & Approval | |
| Building Over or near Sewers | | O.S.F. Design fee | |
| Amenity and Aesthetics | | O.S.F. Permiability test | |
| Shop Fronts New | | Water Meter (existing service) | |
| Shop Fronts Alt. | | Water Service (new) | |
| Shop Awnings | | Copies of Drainage Plans (37) | |
| Shop or Office Fitout | | TOWN PLANNING | |
| Hoardings/Scaffolding/Gantry | | ERA | |
| Temporary Building | | Area Development Plan | |
| Change of Class. 2-10 to 1 | | MCU Code Asses./ Impact | C or E |
| Change of Class. Other | | Reconfiguration of a Lot | C or E |
| Amend. Class 1,2 & 4 Major | | Operational Works | |
| Amend. Class 1,2 & 4 Minor | | Change/Cancel Conditions | C or E |
| Amend. Class 3,5 -9 Major | | Modification | C or E |
| Amend. Class 3,5 -9 Minor | | Signing of Survey Plan | C or E |
| Change of Builder | | Valuation fee | |
| Extension of Time Class 1 & 10 | | Preparation of Legal Documents | C or E |
| Extension of Time Class 2-9 | | Admin fee Outstanding Works bond | |
| Pool Fence Compliance (38) | | Development bond | |
| Handling Fee QFRA | | MISCELLANEOUS | |
| Additional fees | | Town Planning Documents (610) | |
| Private Certifier Lodge. Cl. 1&10 | | Planning Studies (710) | |
| Private Certifier Lodge. Cl. 2-9 | | Planning Policies (718) | |
| Private Cert. Info. Request (38) | | GIS Maps (443) | |
| Admin fee (Ext. Cert.) (45) | | Eng. Works Manual/Stand Draw. (84) | |
| Building Certification General (45) | | Town Planning Certificates (702) | |
| Build Search/Copies of Plans (36) | | Town Planning Compliance Check (444) | |
| SIGNS | | Approval Lists/ Photocopying (22) | |
| Class 10b Signs | | QBSA Contracts (86) | |
| Advertising Sign – Local Law | | HEADWORKS/CONTRIBUTIONS | |
| Sign Licence fee | | Water | WT- |
| | | Sewerage | SW- |
| | | Roads/Traffic | RD- |
| | | Open Space/Parks – Level 1 | PK- |
| | | Open Space/Parks – Level 2 | PK- |
| | | Open Space/Parks – Level 3 | PK- |
| | | Social/Community – Level 1 | SI- |
| | | Social/Community – Level 2 | SI- |
| | | Social/Community – Level 3 | SI- |
| | | Streetscaping | ST- |
| | | Other | |
| | | OTHER FEES/CHARGES | |
| | | Sub Total | \$ 36,067.00 |
| | | TOTAL | \$ 36,067.00 |
| Sub Total | \$ | | |

TOWN PLANNING



STRATEGIES

Pty Ltd

ACN 055 893 073

Questron Pty Ltd

**Lot 1 on RP 856305
15 Mill Street Goodna**

**Attached Housing
Material change of use
Code Assessment
Planning Report**

3057
March 2004

Town Planners


Community Planners

Project Co-ordination

Planners for Local Government

Development Application Co-ordination

This report has been prepared for Questron Pty Ltd to accompany the development application for material change of use for 15 Mill Street Goodna for 16 attached housing units.


*Town Planning Strategies Pty Ltd
ABN 98 055 893 073
PO Box 743
Redcliffe QLD 4020*


*Phone 07 3284 1337
Fax: 07 3284 0017*


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1. THE SITE 1

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 3.3 PERFORMANCE CRITERIA AND STANDARDS FOR ATTACHED
HOUSING 2

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1. THE SITE

This application is made for land described as Lot 1 on RP 856305. The site is located at 15 Mill Street Goodna. Lot 1 has an area of 9,487 square metres.

The land is vacant.

It is the last stage of "Millwood Village". The whole development was approved on 29 August 1991 and the approval lapsed for Stage 5 before development of that stage commenced. The image in **Appendix 1** shows a completed stage of Millwood Village.

2. THE PROPOSED USE

This application seeks a development permit to use the land for 16 single storey attached units. This stage will complete the Millwood Village development.

The proposal is shown on a series of plans:

| PLAN NAME | DRAWING NUMBER | ISSUE |
|--------------------------------|----------------|-------|
| Site Plan and Setout | 501-WD01 | D |
| Typical Floor Plans All Blocks | 501-WD02 | B |
| Roof Plans | 501-WD03 | B |
| Section / Elevations | 501-WD04 | B |
| Kitchen / Bathroom Details | 501-WD05 | B |

See **Appendix 2** for the plans.

3. INTENT OF THE RELEVANT PLANNING SCHEME PRECINCT

The land is included in the Residential Medium Density Precinct (RM 1) in the Eastern Corridor Structure Plan.

3.1 PRECINCT INTENT

Land in this precinct is suitable for continued development for quality medium density housing. Maximum development densities do not exceed 70 - 75 dwellings per hectare or three storeys in height.

3.2 LEVEL OF ASSESSMENT

The Residential Precincts Development Assessment Table shows Attached Units are code assessable when they meet the building height limits for the precinct and the headworks contributions have been made. Otherwise the use requires impact assessment. The maximum development density of the site allowable is 70 - 75 dwellings per hectare. At 70 dwellings per hectare, the site could be developed for 66 units. Clearly the density is well below the maximum envisaged. The application complies with this parameter for it to be code assessed.

The building height limit for this precinct is 3 storeys. The development proposed is single storey. The second criterion for code assessment is also satisfied.

Finally, the water and sewerage headworks contributions of \$ 31,067.00 were paid when the application was lodged. The final criterion for code assessment is met.

3.3 PERFORMANCE CRITERIA AND STANDARDS FOR ATTACHED HOUSING

The application generally complies with the standards for Attached Housing in the transitional Ipswich Planning Scheme. Where a different standard is proposed, the reasons for and merit of the alternative are noted below.

| Scheme Measures | Measures proposed for this application |
|--|---|
| 1. Minimum road boundary setback - 6 m | Complies |
| 2. Side and rear setbacks – 1.5 metres | Complies |
| 3. Facing windows to be screened by boundary fence | Complies |
| 4. Habitable room windows facing directly into habitable rooms in other dwellings - minimum separation 3 m with screened fence and still height above 1.5 metres and 6 m with a landscape buffer | Complies |
| 5. 75 sq m of usable recreation space per three-bedroom unit | Complies |
| 6. Private open space | |
| - not include car parking clothes trying and garbage collection areas | Complies |
| - minimum dimensions 5 metres | Complies |
| - screened from external viewpoints by landscaping or screened fencing | Complies |
| - landscaped and maintained | Complies |
| - have usable slope | Complies |
| - situated adjacent to indoor living areas | Complies |
| 7. Communal open-space with visual and functional access for majority of dwellings | Complies |
| - minimum dimensions 10 metres | Complies |
| - screened by landscaping or fencing | Complies |
| - exclusive of driveways car parking, garbage collection points and clothes drying areas | Complies |
| - properly developed for recreational use | Complies |
| - landscaped to ensure privacy security and segregation of incompatible uses | Complies |
| - minimum dimensions 10 metres | Complies |
| 8. Minimum internal driveway width 5.6 m | The internal driveway width is 6.2m. |
| 9. Driveway also providing access to car parking spaces – Car Parking Code | Complies |
| 10. Internal driveway surface material varies from public road. | AC pavement is proposed. The shape of the site and the proposed entry treatment will allow the development access road to be distinguished from a public road. This will be reinforced by treating the crossover and the first 3 metres of the access way with coloured AC. |
| 11. Carport and garage setbacks | |
| - 6 m to road boundary | Complies |
| - 1.5 metres to other site boundary | Complies |
| 12. Open car parking space setback | |
| - 6 m but may be 3 m to road boundary | Complies |
| - 1.5 metres to other site boundary | Complies |

| Scheme Measures | Measures proposed for this application |
|--|--|
| - 1.5 metres to any residential building on-site | Complies |
| 13. Visitor parking - in discreet small clusters - no more than five spaces | Complies |
| - regularly along internal driveway system | Complies |
| - generally within 50 metres of each dwelling unit | Complies |
| 14. Pedestrian paths - connect dwellings to on-site facilities | Complies |
| - separate from internal roads and driveways | Complies |
| 15. Area for storage and removal of refuse located and screened satisfactorily | Complies |
| 16. Each unit has individual laundry and clothes trying facilities | Complies |
| 17. Lockable storage area with minimal floor area of 3 sq m exclusive of laundry area. | Complies – located in garage |
| 18. Landscaping and fencing in accordance with the landscaping and fencing code | Complies |
| 19. Landscaping and/or screened fences for all boundary setbacks | Complies |
| 20. Internal driveways and car parking areas have minimum 2 m high landscaped buffer or screened fence | The proposed screen fence is 1.8 m high. These fences will screen the view to driveways and car parking areas. |

3.5 PARKING CODE

The purpose of the Parking Code is to encourage the establishment of off-street parking areas that are both functional and attractive and allow for safe and efficient moving movement of vehicles and pedestrians. The code also contains standards and specifications including the number of car parking spaces required in connection with development.

From Part 3 - Design Principles, Criteria and Standards of the code, this report documents the applicable provisions and how the development intends to satisfy them.

| Code Measures | Measures proposed for this application |
|---|--|
| 1. Car parking | |
| - 2 spaces per unit, 1 covered, attached to the dwelling unit | Complies |
| - 0.5 space per unit for visitor parking in common area | Complies |
| - 0.5 space per unit for shared visitor and resident parking in common area | Complies |
| 2. Minimum aisle width for access to parking bays – 6.2m | Complies |
| 3. Suitable drainage | Refer to Civil details |
| - minimising pedestrian/vehicular conflicts | Complies |
| General Layout | |
| - Vehicles to in enter and leave the siting forward gear | Complies |
| Access to off-street car parking 3 – 6 metre driveway width | The proposed driveway and industrial crossing are 6.2 metres wide. |

3.6 SITE ACCESS

Access to the proposed townhouses will be from Mill Street. In October 2003 when preliminary inquiries were made about the development approval that is now lapsed, visibility at the point of access was raised as a matter to be further investigated.

Roger Brameld Consulting Pty Ltd has prepared a report that addresses:

- access driveway geometry, and
- sight distances for the proposed access driveway.

The report concludes that the proposed access arrangements and geometry satisfy both AS 2890.1 - 1993 and the AUSTRROADS standard.

See Appendix 3.

3.7 PARKLAND CONTRIBUTION

The lapsed approval required the provision of parkland and the construction of works within the parkland in connection with the development of the land for units. The contribution of parkland was made. The Council is legally prevented from requiring a second contribution where an initial contribution is made. Stage 5 will create the same demand for parkland now as it did in 1991. No further contribution is warranted.

3.8 LANDSCAPING

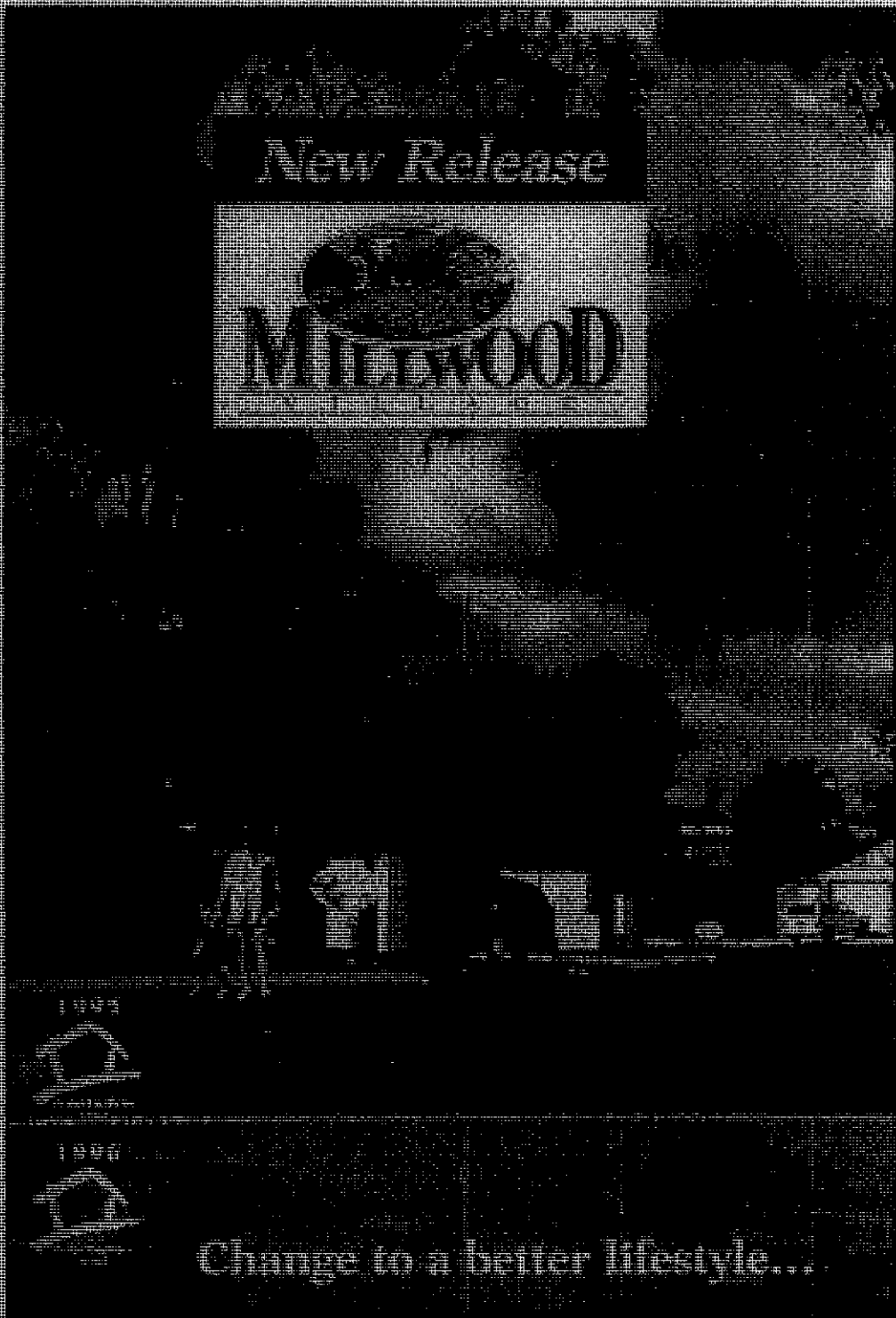
A landscape master plan was approved for the entire project. It has been implemented for the completed stages. Complimentary landscaping is proposed for stage 5. See Appendix 4.

4. CONCLUSION

The application complies with the purpose of the relevant codes for attached units.

Appendix 1

COMPLETED STAGE OF MILLWOOD VILLAGE



New Release

MILWOOD

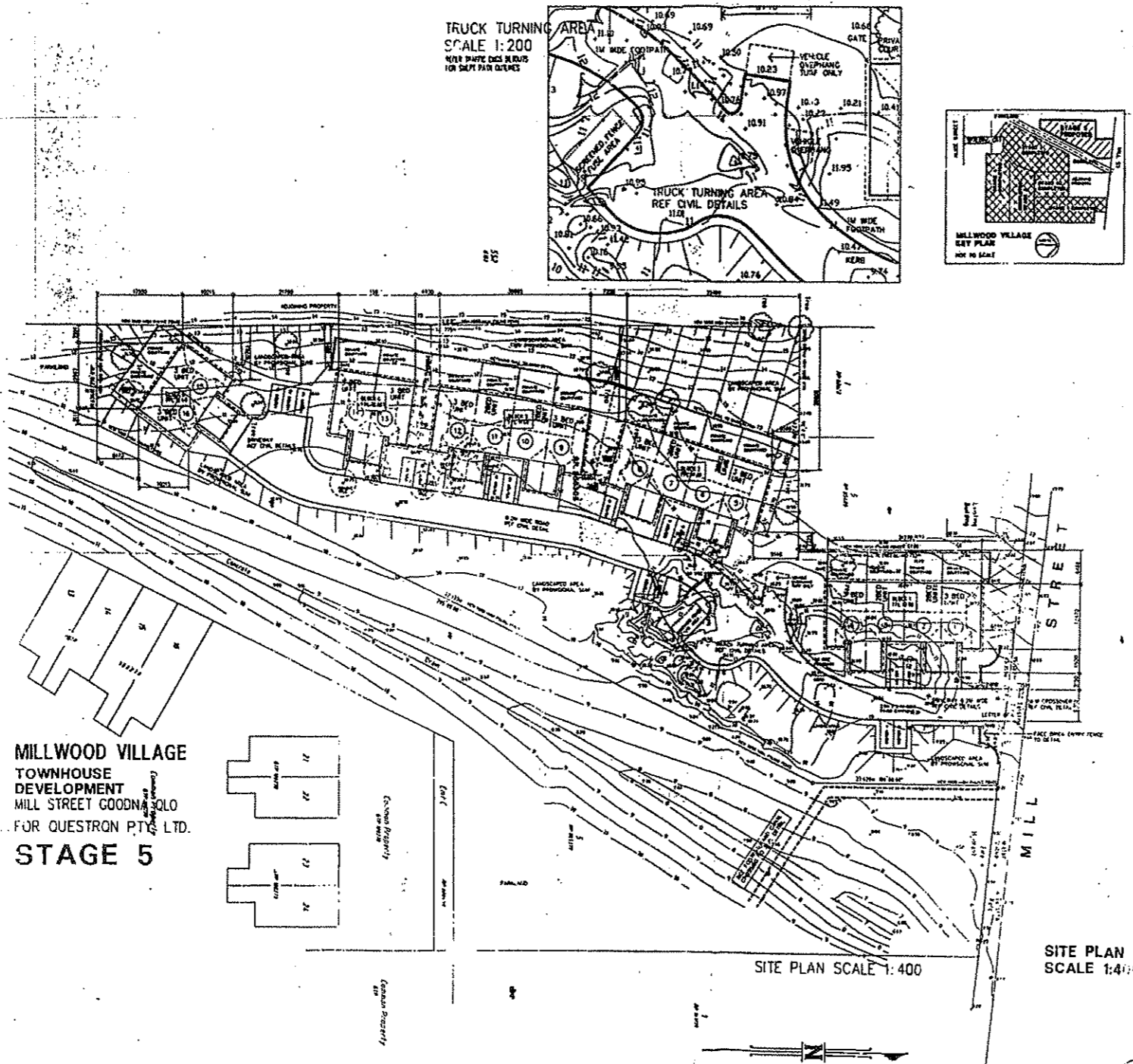
Change to a better lifestyle...

| | | |
|---|---|---|
| TOWN P LANNING S TRATEGIES  | Client: Questron Pty Ltd | Attachment 1 |
| | Date: Jan 2004 Material Change of Use Lot 1 of RP 855305 | Completed Stage of Millwood Village Date: March 2004 |

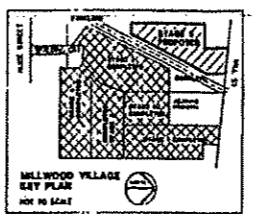
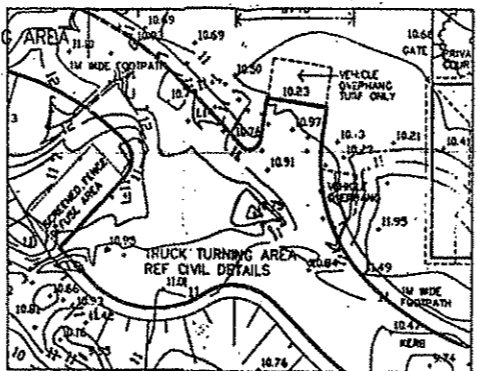
Appendix 2

PROPOSAL PLANS

| PLAN NAME | DRAWING NUMBER | ISSUE |
|--------------------------------|----------------|-------|
| Site Plan and Setout | 501-WD01 | D |
| Typical Floor Plans All Blocks | 501-WD02 | B |
| Roof Plans | 501-WD03 | B |
| Section / Elevations | 501-WD04 | B |
| Kitchen / Bathroom Details | 501-WD05 | B |



TRUCK TURNING AREA
SCALE 1:200
NOTE WHITE DOTS MARKS
FOR SLOPE PAIR CURVES



MILLWOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
MILL STREET GOODNA QLD
FOR QUESTRON PTY. LTD.
STAGE 5

SITE PLAN SCALE 1:400

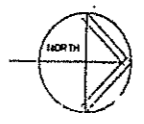
SITE PLAN SCALE 1:400

Do not scale
Contractors to check and verify
all dimensions in the job before
commencing any work

AutoCAD DRAWING
do not alter by hand

| | | | |
|--------------------|--------------------|-------|---------|
| D | PLANS | 1:400 | 1/10/01 |
| C | SECTION | 1:400 | 1/10/01 |
| B | DETAILS | 1:400 | 1/10/01 |
| A | SCALE FOR APPROVAL | 1:400 | 1/10/01 |
| DRAWN BY: [Name] | | | |
| CHECKED BY: [Name] | | | |
| DATE: 1/10/01 | | | |

SCALE 1:400 / AS SHOWN



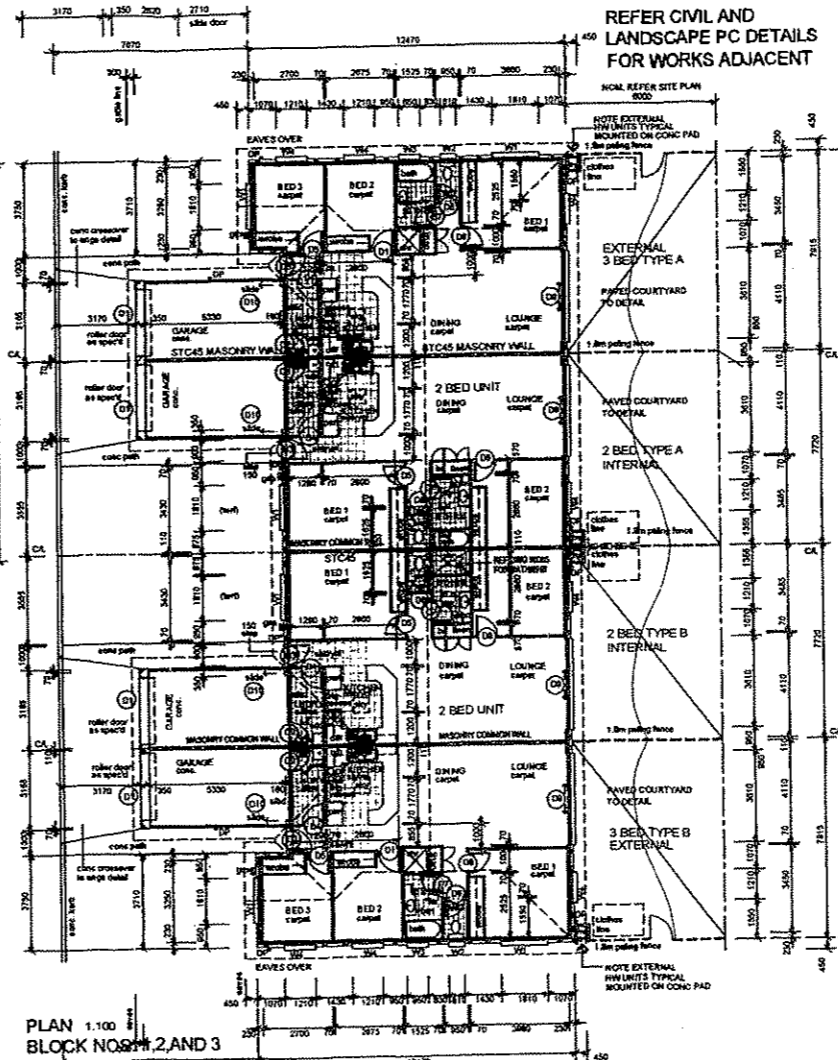
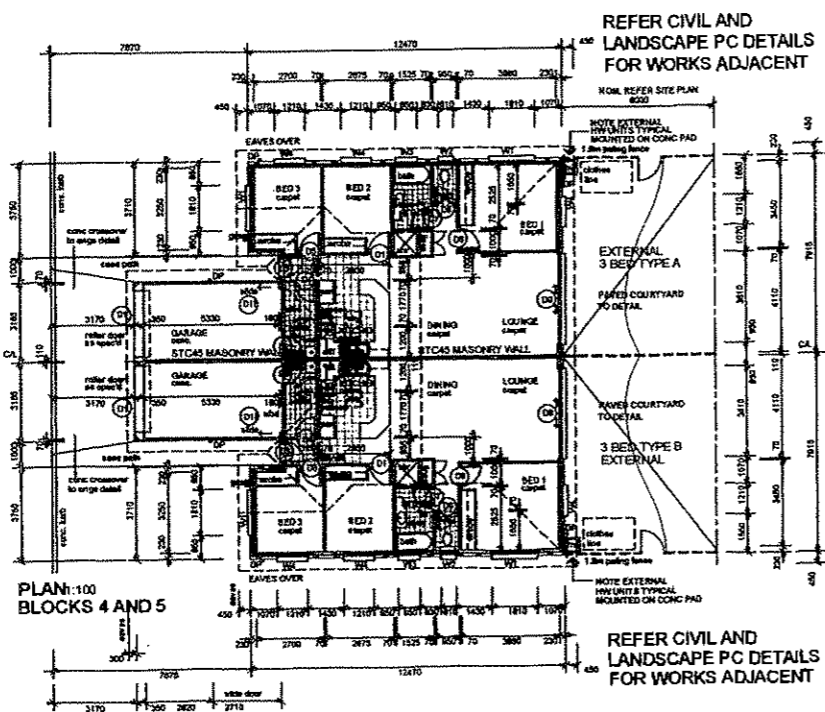
KUHN KANAS PTY LTD
ARCHITECTS
10 BELGRAVE ST. BONGOROOPILLY Q 4088
PH 07 3878 5088 FAX 07 3878 8008

Project
MILLWOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
MILL STREET GOODNA QLD
FOR QUESTRON PTY. LTD.
STAGE 5

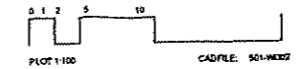
SITE PLAN AND SETOUT

Do not scale
Contractors to check and verify
all dimensions to the job before
commencing any work

AutoCAD DRAWING
do not alter by hand



NOTE: REFER CIVIL DWGS FOR ALL FIN. FLOOR LEVELS AND EXTERNAL FIN. LEVELS



| | | | |
|----------|----|---------------------------|------------|
| 24.03.08 | B | ISSUE FOR B.A. AND TENDER | 24.03.08 |
| 24.03.08 | A | ISSUE FOR APPROVAL | 29.03.07 |
| | | provided | Amendments |
| | DK | checked | DATE |
| | DK | OK | SEPT 07 |



KUHN KANAS PTY LTD
ARCHITECTS

10 BELGRAVE ST. MOOROOCHULLY QLD 4008
PH (07) 3078 5008 FAX (07) 3078 5008

project
MILL WOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
MILL STREET GOODNA QLD
FOR QUESTRON PTY. LTD.

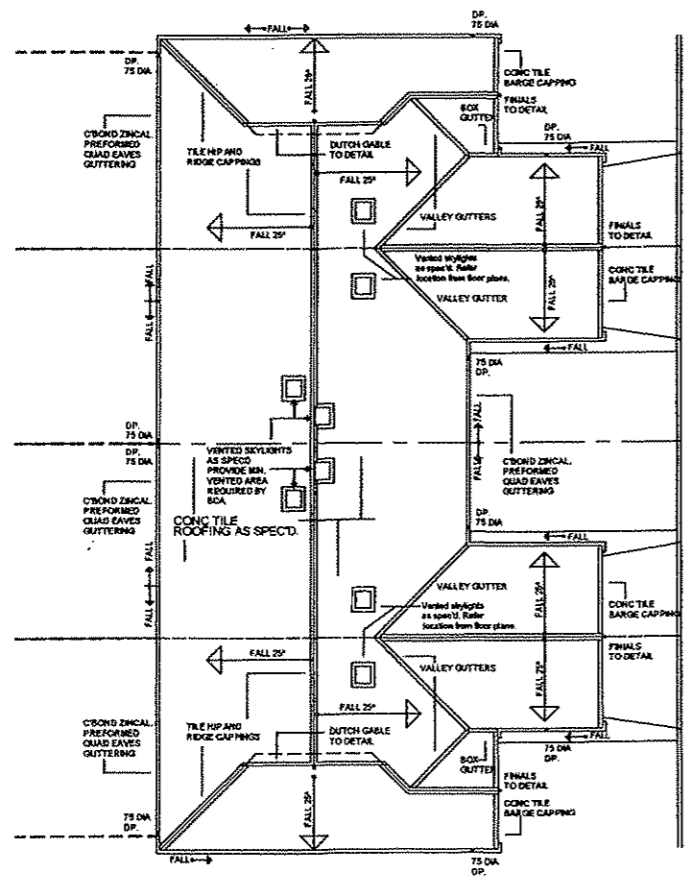
STAGE 5

TYPICAL FLOOR PLANS
ALL BLOCKS

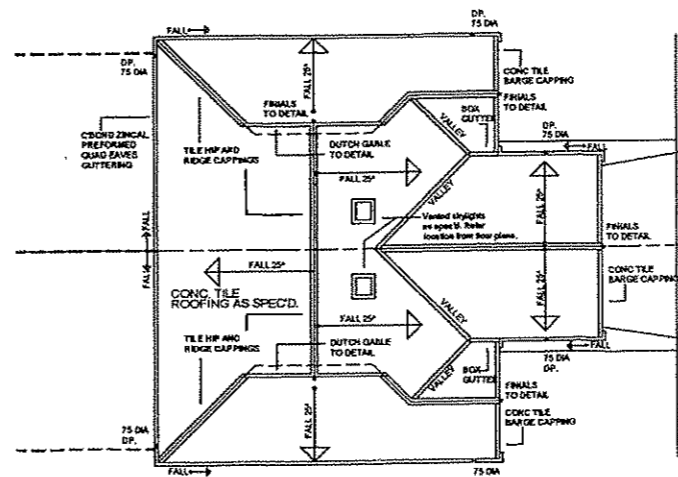
sheet no 501

dwg no 501-WD02 B

REFER DWG W005 FOR ALTERNATE BTHRM IN 2 BED UNITS

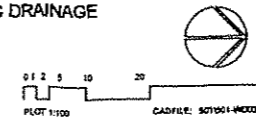


ROOF PLAN 1:100
BLOCK NOS. 1, 2, AND 3.



ROOF PLAN 1:100
BLOCKS 4 AND 5

NOTE
REFER TO HYDRAULIC DWGS
FOR VENT PIPE LOCATIONS
AND U/G DRAINAGE

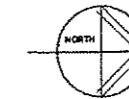


Do not scale
Contractor to check and verify
all dimensions to the job before
commencing any work

AutoCAD DRAWING
do not alter by hand

| Rev | Description | Date | By |
|-----|-------------------------|---------|----|
| B | ISSUE FOR RA AND TENDER | 20.08 | DK |
| A | ISSUE FOR APPROVAL | 30.07 | DK |
| 1 | ISSUE | SEPT 97 | DK |

1:100



KUHN KANAS PTY LTD
ARCHITECTS

10 BELGRAVE ST, INDOORoopLY QLD 4025
PH (07) 878 9068 FAX (07) 878 9000

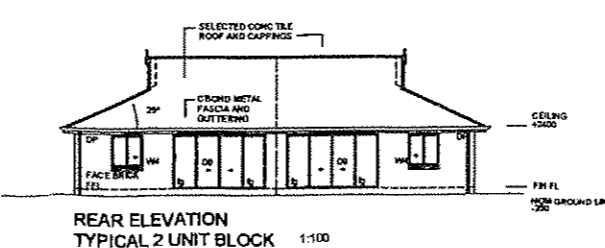
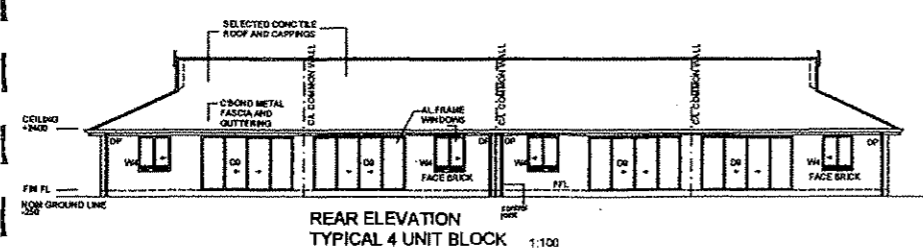
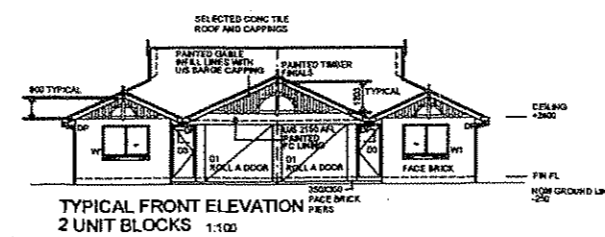
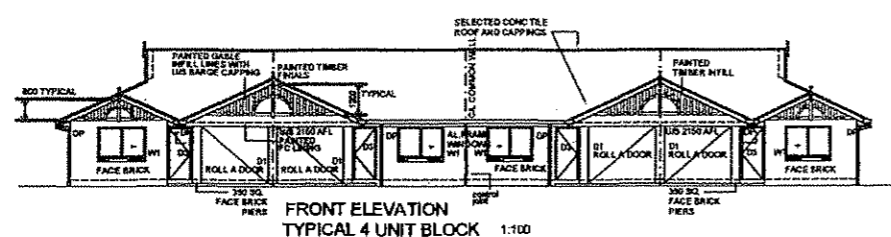
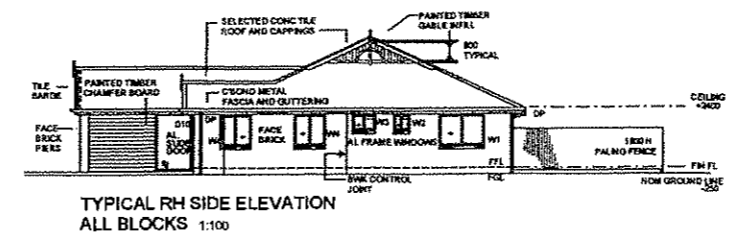
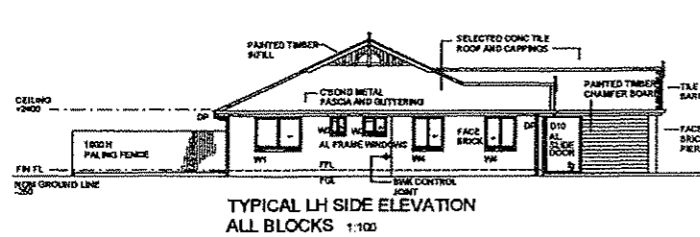
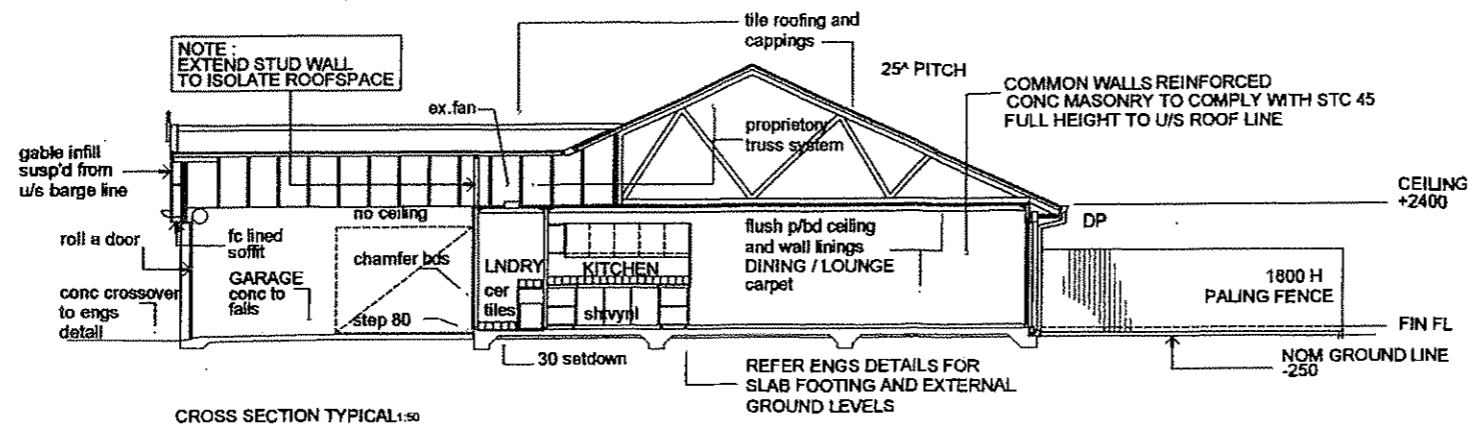
project
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DEVELOPMENT
MILL STREET GOODNA QLD
FOR QUESTRON PTY. LTD.

STAGE 5

drawing title

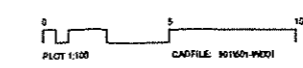
ROOF PLANS

sheet no 501 drawing no 501-WD03 sheet B



REFER ROOF / FLOOR PLANS FOR LOCATION OF VENTILATING SKYLIGHTS AT ROOF LINE

NOTE: REFER CIVIL DWGS FOR ALL FIN. FLOOR LEVELS AND EXTERNAL FIN. LEVELS



Do not scale
Contractors to check and verify
all dimensions to the job before
commencing any work

AutoCAD DRAWING
do not alter by hand

| | | | |
|-------|---------------------------------|----------|-----|
| B | APPLICATION FOR S.A. AND TENDER | 28.08.97 | OK |
| A | PRELIM FOR APPROVAL | 30.9.97 | OK |
| drawn | checked | date | sig |
| DC | DC | SEPT 97 | |
| scale | | | |
| 1:100 | | | |

NORTH

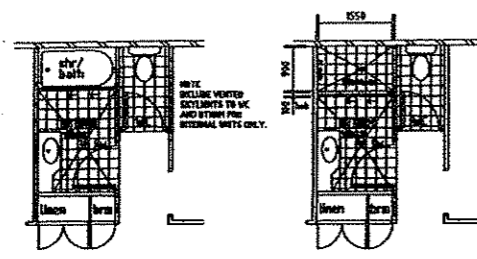
KUHN KANAS PTY LTD
ARCHITECTS
10 BELGRAVE ST, INDOOROOPLY QLD 4088
PH (07) 878 5088 FAX (07) 878 5088

MILLWOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
MILL STREET GOODNA QLD
FOR QUESTRON PTY. LTD.

STAGE 5

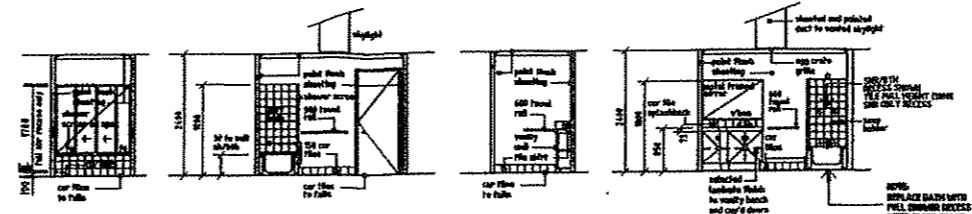
SECTION/ELEVATIONS

501 501-WD04 B

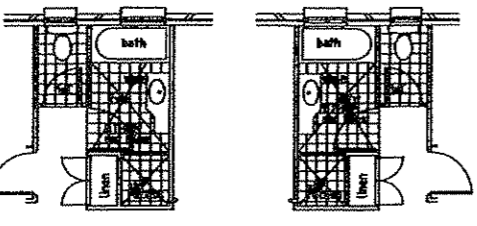


PLAN 150 BATHRM/WC BLOCK 4 MIRROR REVERSE TYPE B UNIT
 PLAN 150 BATHRM/WC BLOCKS 3 AND 6 MIRROR REVERSE TYPE B UNIT

TYPICAL 2 BED UNIT BATHROOMS

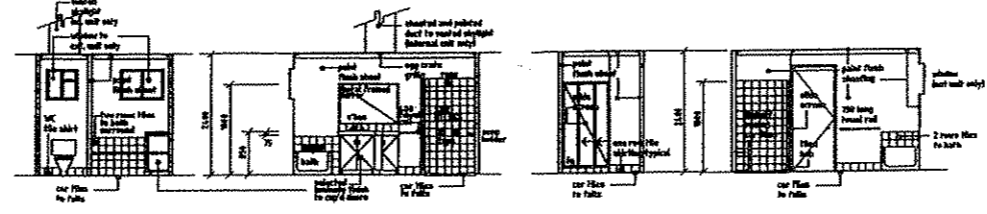


ELEV. A ELEV. B ELEV. C ELEV. D
 ELEVATIONS MIRROR REVERSE FOR TYPE B UNITS

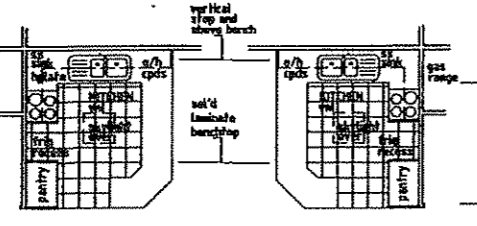


PLAN 150 BATHRM/WC 3 BED TYPE A UNIT
 PLAN 150 BATHRM/WC 3 BED TYPE B UNIT

TYPICAL 3 BED UNIT BATHROOMS

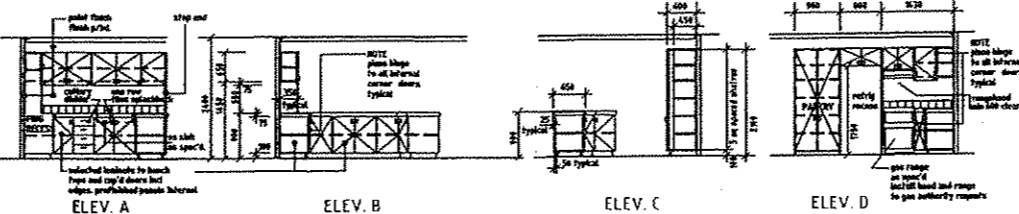


ELEV. A ELEV. B ELEV. C ELEV. D
 ELEVATIONS 3 BED TYPE A UNITS MIRROR REVERSE FOR TYPE B UNITS

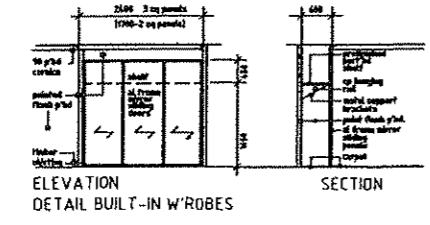


PLAN 150 KITCHEN TYPE A UNITS
 PLAN 150 KITCHEN TYPE B UNITS

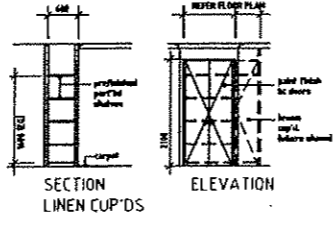
TYPICAL ALL UNITS - KITCHENS



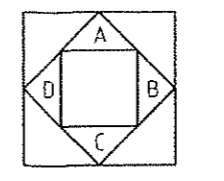
ELEV. A ELEV. B ELEV. C ELEV. D
 ELEVATIONS TYPE A UNITS MIRROR REVERSE FOR TYPE B UNITS



ELEVATION DETAIL BUILT-IN W'ROBES
 SECTION



SECTION LINEN CUP'DS
 ELEVATION

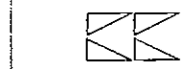
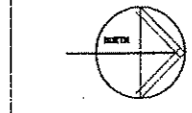


LEGEND FOR ELEVATIONS

Do not scale
 Contractors to check and verify
 all dimensions for the job before
 commencing any work.

AutoCAD DRAWING
 do not alter by hand

| | | |
|-----------------|------|----|
| DESIGNER | DATE | BY |
| PROJECT MANAGER | DATE | BY |
| CHECKED | DATE | BY |
| DATE | BY | |



KUHN KANAS PTY LTD
 ARCHITECTS
 10 BELGRAVE ST. INDOORPOOLLY G RD
 PH 07 3678 5288 FAX 07 3678 5006

MILLWOOD VILLAGE
 TOWNHOUSE
 DEVELOPMENT
 MILL STREET GOONAH QLD
 FOR QUESTRON PTY. LTD.

STAGE 5

Working Title
 KITCHEN/BATHROOM DETAILS

Job No 501
 Design 501-WD05
 Issue B

Appendix 3

ASSESSMENT OF SUITABILITY OF ACCESS TO THE SITE

B ROGER

BRAMELD CONSULTING PTY LTD
Civil, Traffic and Development Engineers

57 MISTERTON STREET
FORTITUDE VALLEY QLD 4006
Ph: (07) 3216 0949
Fax: (07) 3216 0942
Email: [REDACTED]

A.C.N. 009 941 397
A.B.N. 12 009 941 397

[REDACTED]
B.E.(Hons), M.Eng.Sc., B.Com.,
MIEAust CPEng, RPEQ

D2010 RHB:DAB

D2010(1) L/A97 MILLWOOD2:18/11/03

November 18, 2003

[REDACTED]
Questron Pty Ltd
C/- Town Planning Strategies
PO Box 743
REDCLIFFE QLD 4020

Dear Sir,

Re: **MILLWOOD VILLAGE : MILL ST, GOODNA**

I have examined the layout drawing No. 9181-C52(4) prepared by TTW Cosgrove (copy in Appendix A), inspected the site and report herewith on:

- (a) appropriateness of access geometry off Mill St;
- (b) adequacy of sight distances to and from proposed access.

1.0 THE PROPOSAL

The proposal involves development of 16 residential units in five blocks with two or three bedrooms (some with a study) and 2 parking spaces per unit.

Refuse collection is proposed via a refuse storage area on-site with appropriate turn-around facilities for either a refuse collection vehicle, or a heavy rigid furniture van 12.5m long.

Access to all units is proposed via a single access road with one access driveway crossing off the southern side of Mill St at Goodna. The access driveway is proposed to be 6m wide and just south of an access driveway for an hotel on the northern side of Mill St.

2.0 APPROPRIATENESS OF ACCESS DRIVEWAY GEOMETRY

The requirements for access driveways to off-street parking areas are set out in Section 3 of Australian Standard AS 2890.1-1993.

Mill St is a local road with a 60 km/h speed limit. It has a 12m wide bitumen carriageway as shown on Plates 1 and 2. Although traffic flow on the road is relatively low, the road could become a collector road in characteristics. Consequently its classification, for determining access geometry requirements of AS 2890.1, would be mid way between an "Arterial Road" and a "Local Road".

Table 3.1 of AS 2890.1 recommends the following driveway categories for a site with between 25 and 100 car parking spaces (the subject site requires 32 spaces):

 **benchmark**
IN QUALITY
AS/NZS ISO 9001 

- Category 1 if the frontage road is an Arterial Road;
- Category 2 if the frontage road is a Local Road.

Consequently a Category 1/2 driveway would be appropriate.

Table 3.2 of AS2890.1 recommends that Category 1 and Category 2 driveways be single driveways with the following width:

- Category 1 - 3m to 6m wide; and
- Category 2 - 6m to 9m wide.

Therefore the appropriate width for a Category 1/2 driveway is 6.0m.

As the width of the proposed access driveway off Mill St is 6.0m wide, it is appropriate in accordance with the Australian Standard.

Section 3.2.3 of AS 2890.1 sets out various criteria for location of Category 1 and 2 driveways, which indicate that driveways can be located directly opposite existing accesses, unless the intersection is signalised.

Consequently the location of the proposed driveway is in accordance with the constraints set out in AS 2890.1.

3.0 SIGHT DISTANCES TO/FROM THE PROPOSED ACCESS DRIVEWAY

Fig. 3.2 of AS 2890.1 sets out the sight distance requirements to/from the egresses of an access driveway. In general they are in accordance with the AUSTROADS (Part 5 – Intersections At Grade) requirements for Safe Intersection Sight Distances (SISD) and Approach Sight Distances (ASD). For a 60 km/h speed on an urban frontage road (Mill St), the requirements are:

- (i) SISD – 105m measured 1.15m to 1.15m; and
- (ii) ASD – 55m measured 1.15m to 0m, but plus 5m for an 8% down grade giving a total ASD of 60m.

Sight distance measurements undertaken by me on 11th November (measured to the proposed driveway) are:

- (i) SISD – to/from west
 - 115m (approx.) cf. the AUSTROADS minimum of 105m; and
 - to/from east - extensive
- (ii) ASD – to/from west
 - 92m (approx.) cf. the AUSTROADS minimum of 60m; and
 - to/from east - extensive

These sight distances are illustrated on Plates 1 and 2.

Therefore the access driveway's location is in accordance with the sight distance requirements of the AS 2890.1 and the AUSTROADS standards for safe operation.



SIGHT DISTANCE TO THE LEFT (WEST)
FROM PROPOSED ACCESS DRIVEWAY

PLATE 1



SIGHT DISTANCE TO THE RIGHT (EAST)
FROM PROPOSED ACCESS DRIVEWAY

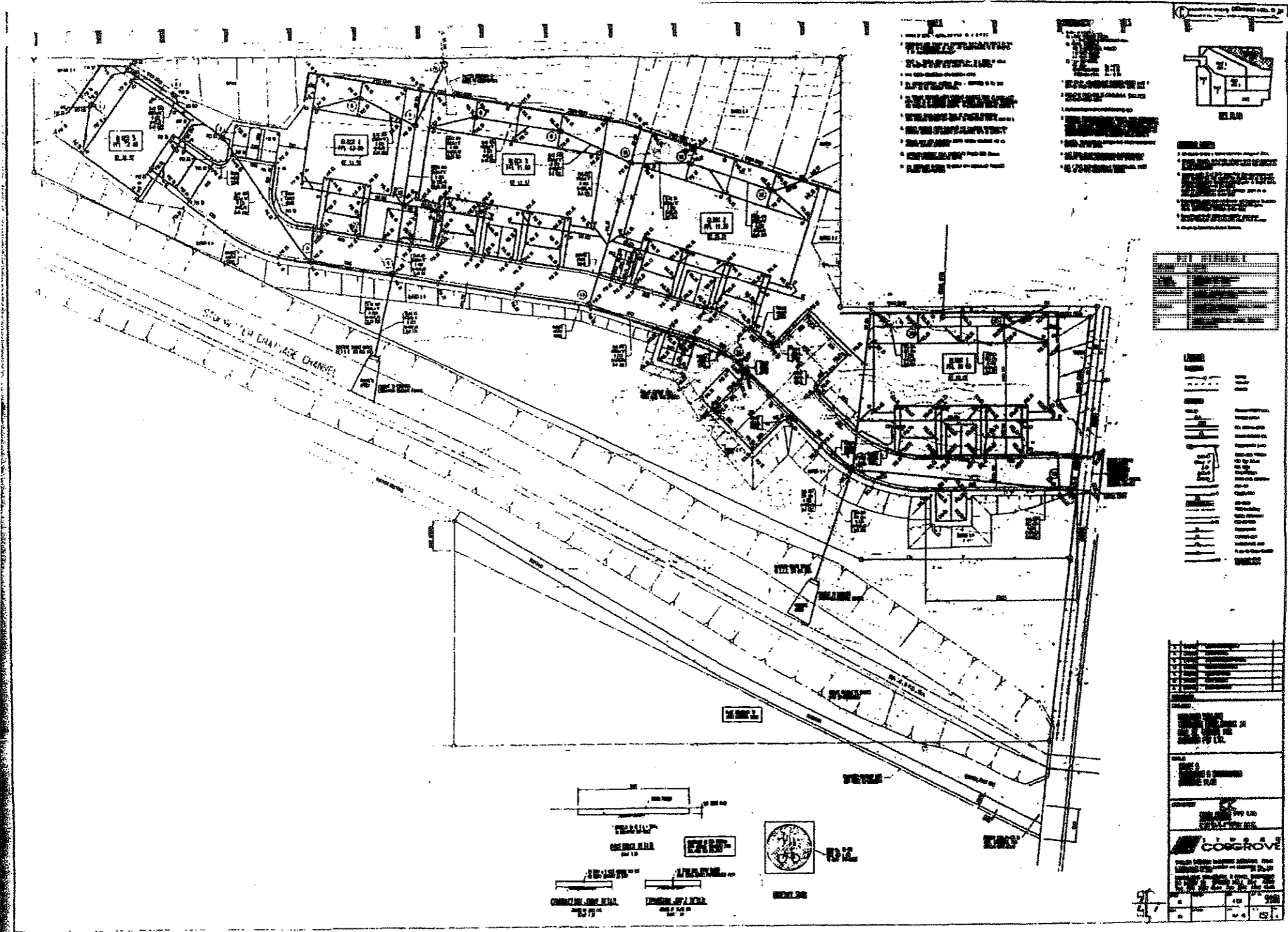
PLATE 2

MILL STREET, GOODNA

APPENDIX A

Copy of Drawing No. 9181-C52(4) prepared by TTW Cosgrove.

DataWorks Document Number: 965829



LEGEND

- [Symbol] BUILDING FOOTPRINT
- [Symbol] EXTERIOR WALL
- [Symbol] INTERIOR WALL
- [Symbol] WINDOW
- [Symbol] DOOR
- [Symbol] ROOF
- [Symbol] DRIVEWAY
- [Symbol] PARKING SPACE
- [Symbol] DRIVEWAY
- [Symbol] SIDEWALK
- [Symbol] UTILITY LINE
- [Symbol] DRAINAGE CHANNEL
- [Symbol] TREE
- [Symbol] FENCE

TITLE BLOCK

COOKROVE

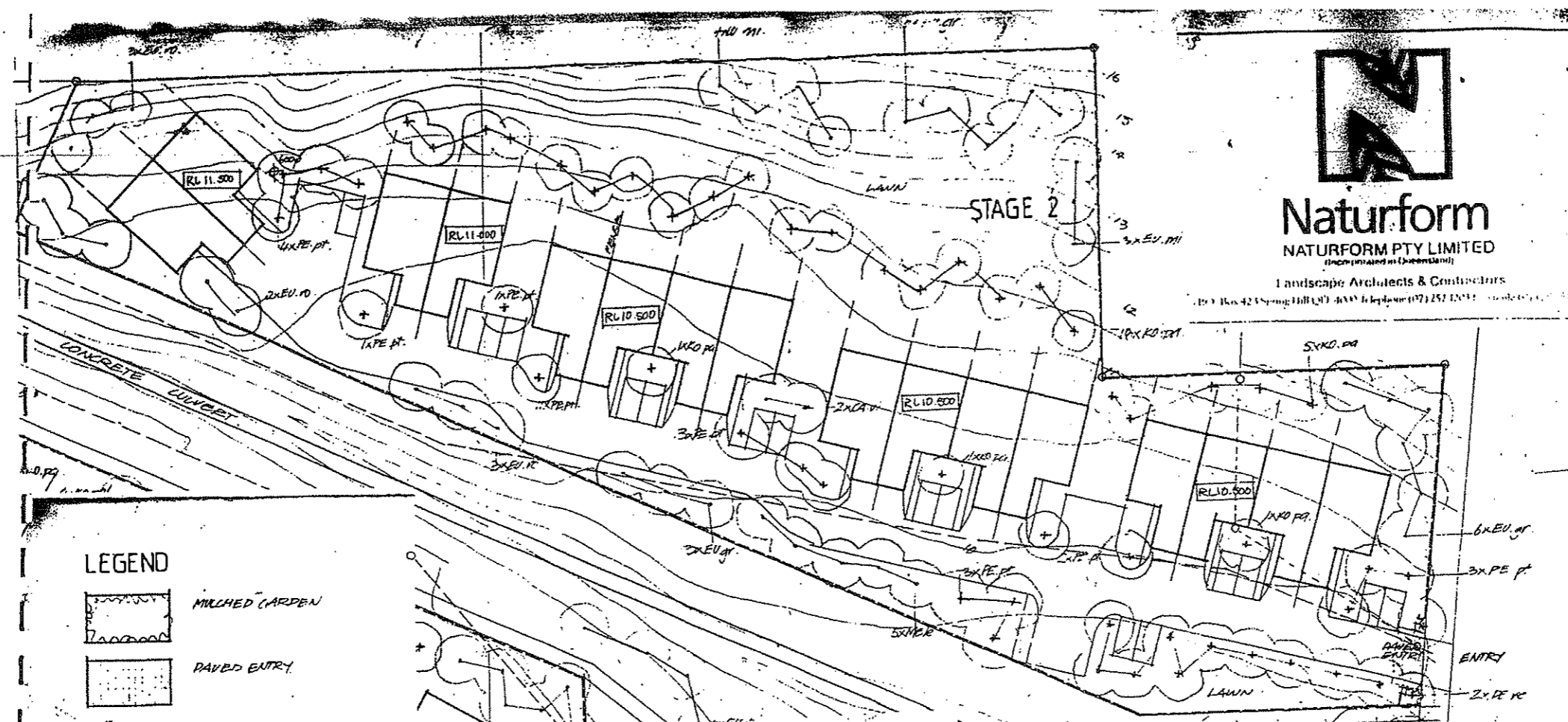
PROJECT NO. 965829

DATE: 12/15/2023

SCALE: 1/8" = 1'-0"

Appendix 4

LANDSCAPE PLAN



Naturform
 NATURFORM PTY LIMITED
(Incorporated in Queensland)

Landscape Architects & Contractors
 191 Box 42 Spring Hill QLD 4000 Telephone (07) 252 1231

DataWorks Document Number: 965829

LEGEND

- MULCHED GARDEN
- PAVED ENTRY
- FEATURE TREE PLANTING
- TREE PLANTING
- EXISTING EUCALYPTUS
- 180MM TIMBER BOUNDARY FENCE
- PROPOSED SEWER
- SEWER INSPECTION CHAMBER
- SEWER MANHOLE
- EXISTING SEWER
- EXISTING SEWER MANHOLE

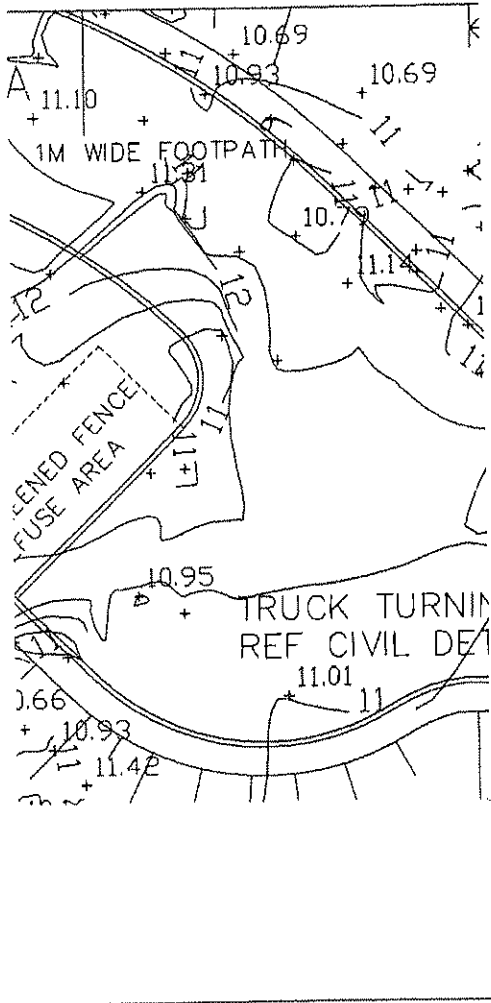
PLANT SCHEDULE

| NO. | ABV. | BOTANICAL NAME | COMMON NAME | POT. SIZE | Ht. AT Maturity (m) |
|-----|---------|-------------------------|-------------------|-----------|---------------------|
| 5 | Bu. ce. | Buckinghamia celiciccia | Ivory curl | 200mm | 6.0 |
| 33 | Ce. fe. | Caecalyptia ferrea | Leopardwood | 300mm | 10.0 |
| 33 | Ca. vi. | Callistemon viminalis | Bottlebrush | 200mm | 5.0 |
| 13 | De. re. | Delonix regia | Poinciana | 451 | 6.0 |
| 19 | Eu. gr. | Eucalyptus grandis | Flooded Gum | 200mm | 30.0 |
| 7 | Ku. sa. | Eucalyptus sauculata | Spotted Gum | 200mm | 20.0 |
| 28 | Eu. sa. | Eucalyptus microcoris | Tallow Wood | 200mm | 30.0 |
| 32 | Eu. ro. | Eucalyptus robusta | Swamp Mahogany | 200mm | 12.0 |
| 46 | Ja. si. | Jacaranda alcoxifolia | Jacaranda | 451 | 15.0 |
| 56 | Ko. pa. | Koeleraria paniculata | Golden rain tree | 300mm | 8.0 |
| 48 | Me. le. | Melaleuca leucadendron | Keeping Paperbark | 200mm | 9.0 |
| 13 | Me. qu. | Melaleuca quinquenervia | Paperbark | 200mm | 8.0 |
| 9 | Me. az. | Melle azedarach | White Cedar | 300mm | 6.0 |
| 28 | Pe. pt. | Peltophorum pterocarpus | Yellow Poinciana | 300mm | 9.0 |
| 28 | Sp. ca. | Spathodes campanulata | African Tulip | 300mm | 9.0 |
| 63 | Tr. co. | Tristania conferta | Brush Box | 200mm | 12.0 |

LANDSCAPE MASTER PLAN

PROJECT: TOWNHOUSES MILL ST. GOODNA RR QUESTRON PTY. LTD.

| | | | |
|--------------|---------------|----------------|-------------|
| SCALE: 1:500 | DATE: FEB '92 | DRAWN BY: IW-B | DWG. NO. L1 |
|--------------|---------------|----------------|-------------|



Do not scale
Contractors to check and verify
all dimensions to the job before
commencing any work

AutoCAD DRAWING
do not alter by hand

WILEY STREET SUBDIVISION
FOR QUESTRON PTY. LTD.
STAGE 5

drawing title

SITE PLAN AND SETOUT

| | | |
|---------------|--------------------|------------|
| job no 501 | dwg no 501-WD01 | issue D |
|---------------|--------------------|------------|

RP 14171

Annexure BD - 2

2058/04 Brett Davey

13 July 2004

MEMORANDUM

TO: TEAM CO-ORDINATOR - EAST
FROM: DEVELOPMENT PLANNER -- BRETT DAVEY
RE: DEVELOPMENT APPLICATION - IMPACT ASSESSMENT
INTEGRATED PLANNING ACT 1997 - SECTION 3.2.1(1)

Appn No: 2058/04
Applicant: Town Planning Strategies
Real Property Description: Lot 1 on RP 856305
Property Location: 15 Mill Street, Goodna
Division: 2

| Proposal | Development | Approval Type Requested |
|-----------------------------|---|--------------------------------|
| Attached Housing (16 Units) | Making a material change of use of premises | Development Permit. |

Date Received: 24 March 2004
Start Date for Decision Stage: 25 March 2004
Stat. Date for Determination: 23 April 2004

Site Area: 9,595 m²

Strategic Plan Designation: Urban Development Area

Zone: Particular Development 70 (Development in accordance with the Eastern Corridor Structure Plan)

Precinct: Residential Medium Density (RM1)

2004 Planning Scheme: Residential Medium Density (RM2)

SUMMARY



In summary, it is considered that the proposal to permit the development of seventeen (16) Attached Housing units is suitable for the subject site and should be approved, subject to the conditions detailed below.

The purpose of the application is to construct sixteen (16) Attached Housing units. The development consists of ten (10) 3 bedroom units and six (6) 2 bedroom units. Each three (3) bedroom unit has access to 47.49 m² of private open space and each two (2) bedroom unit has access to 46.32 m² of private recreation space. Additionally, each unit has access to a number of communal recreation areas distributed throughout the development.

This proposal is stage 5 of the Millwood Village Estate. Stages 1-4 are already constructed and have commenced on-site. The zoning of this land (ie. Residential Medium Density (RM1)) was based upon historic zoning commitments of the subject site.

The subject site is affected by both the Q20 and the Q100 flood event. The Planning Scheme recommends that new development in flood affected land be sited and designed to be 250 mm above the adopted flood level. However, based on the historic approvals over the subject site, the development of attached housing (16 Units) is considered appropriate in this instance based upon the height of the Q20 flood level.

The proposal generally complies with the Ipswich Eastern Corridor Structure Plan, the Residential Development Code, the Parking Code and the Landscaping and Fencing Code.

Public notification of this application is not required under the *Integrated Planning Act 1997*.

A. BACKGROUND

28 August 1991 – Council approved a Town Planning Consent to establish 100 multiple units on the subject property in 5 stages. Each stage was subject to conditions stipulating that the approval would lapse unless exercised in accordance with the conditions of approval. The first four (4) stages were completed under this approval. As the final stage (Stage 5) did not substantially commence, the part of the consent relating to Stage 5 lapsed. Notwithstanding, parkland was dedicated as a part of the initial approval. Full credit applies in relation to parkland and in this instance, no further contribution is applicable.

This application relates to the development of Stage 5. This land was zoned Residential Medium density (RM1) as a result of the previous development commitment mentioned above.

B. PURPOSE OF APPLICATION

The purpose of the application is to construct sixteen (16) Attached Housing units. The development consists of ten (10) 3 bedroom units and six (6) 2 bedroom units. Each three (3) bedroom unit has access to 47.49 m² of private open space and each two (2) bedroom unit has access to 46.32 m². Additionally, each unit has access to a number of communal recreation areas distributed throughout the development.

1. Supporting Material Lodged with Application

The following supporting material was submitted with this application:-

- (a) Town Planning Report prepared by Town Planning Strategies dated March 2004; and
- (b) Proposal Plan dated prepared by Kuhn Kanas Architects Pty Ltd 3 (Ref No 501-WD02 to WD05 Rev B dated 26 October 200), Floor Plan and Elevations prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 Revision D dated 26 June 1998);

2. Information Requests

No additional information was sought with respect to this application.

C. EVALUATION OF PROPOSED DEVELOPMENT

1. Section 6.1.29 of the Integrated Planning Act 1997 - Transitional Planning Schemes

(a) State Planning Policies

There are no statements of State Planning Policy which are specifically relevant to this application.

(b) Significant Effects on the Environment

The proposal is unlikely to have any further significant deleterious effect of any significance on the environment.

(c) **Matters for Consideration in respect of certain Applications**

The proposal would not have required a Planning Scheme Amendment, a Subdivision or a Stage Subdivision application to be made under the *Local Government (Planning and Environment) Act 1990*.

(d) **Engineering Comments**

Allotments

The subject land is described as Lot 1 RP 856305 with an area of 9,595m² and naturally slopes from the western to eastern property boundary. The subject property is vacant land. The developer proposes to construct 16 residential units (consisting of six (6) two-bedroom units and ten (10) three-bedroom units).

Roads/Traffic/Parking

External

The property has frontage to Mill Street on the northern property boundary. Mill Street is an 11.0 m wide bitumen sealed pavement with a kerb and channel on both sides.

There is a 1.2 m wide concrete footpath on the southern side of Mill Street.

Internal

The development contains a 6.0m wide internal driveway.

Access

The Australian Standard 2890.1-1993 Off-Street Parking identifies that the driveway width for the provision of less than 25 off street parking spaces from an arterial or local road is to be within the range of 3.0 m to 6.0 m. The appropriate width should be determined on a case-by-case basis subject to consideration of traffic volumes. As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e. minimum width of 5.5 m. One dwelling unit allows for 8 vehicular movements per day. The proposed 16 dwelling units for this development suggests a total of 128 vehicular movements per day therefore it will be necessary to allow two vehicles to pass on the driveway. The Ipswich City Council Parking Code identifies that access from a major road for the provision of less than 25 off-street parking spaces is to be in the range of 6.0 m to 9.0 m wide and for a minor road, 3.0 m to 6.0 m wide. Mill Street is considered to be a major road therefore the acceptable driveway width is in the range of 6.0 m to 9.0 m. It is considered that the Developer will be required to provide a 6.0 m wide driveway from the property boundary to the layback.

A traffic report prepared by Roger Brameld Consulting Pty Ltd dated 18 November 2003 identifies that the location of the access is in accordance with the sight distance requirements of the AS 2890 series and Austroads publications for safe operation. Council's Senior Development Engineer has reviewed and has raised no objection to the recommendations of this report.

Future Road System

Based on the Ipswich City Road Transportation Study, it is unlikely that any part of the land will be required for any future road system.

Stormwater

Council's records indicate that the site is mostly inundated by the Q100 regional flood event from the Brisbane River and is within the flood plain of the Woogaroo Creek. Council's Works Department has provided the Q100 flood level for the site, which is RL 14.7m. The Planning Scheme generally requires that habitable floor levels should be a minimum of 250mm above the adopted Q100 flood level (RL14.7m). However, based upon the historical development commitments for the development of this site, it is appropriate to consider the proposal on the basis of the Q20 flood level. Notwithstanding, the Developer should provide a Q20 flood analysis which demonstrates that the development does not have any detrimental affect to the adjoining properties or flood levels. The developer will be required to provide a certificate from a structural engineer that the proposed buildings will withstand static and dynamic loads associated with a Q100 flood event and all building materials and electrical installations will not be susceptible to water damage.

The developer proposes to discharge the stormwater runoff from the roof and sealed areas of the development to the drainage system along the eastern property boundary of the subject property. The Developer should maintain pre-development flows.

Sewerage

The property is in a sewerred area. A 150mm diameter VC sewer main traverses the site. The Developer proposes to build over the sewer.

Water Supply

The Property is in a water supply area. A 100mm diameter AC water main is located across the frontage of the site on the southern side of Mill Street. The current water meter arrangement shall be altered in accordance with Ipswich Water's current policy "Metering of Multi-unit & Townhouse Development and Duplexes".

2. Referral Agencies

(a) Concurrence Agencies

There are no concurrence agencies applicable to this application.

The application did not require referral coordination pursuant to Section 3.3.5 and/or Section 6.1.35C.

(b) Advice Agencies

There are no advice agencies applicable to this application.

(c) Additional Third Party Advice or Comment

There were no further referrals undertaken pursuant to Section 3.2.7.

3. **Applicable Codes**

This application has been assessed against the following codes:-

- (a) Ipswich Planning Scheme (Parts 1-6, including Strategic Plan and Zoning Scheme);

Strategic Plan

The subject site is within the Urban Development Area in the Strategic Designation. Land uses usually included in Urban Development Areas are those *"Associated with urban areas including residential (including park residential), commercial, commerce and trade, educational and light and service type industrial development together with park, recreation and sporting type uses and public utility services."*

The proposed development is therefore considered to be generally consistent with the intent of the Strategic Plan.

Zone

The subject land is within the Particular Development 70 Zone – Development in accordance with the Ipswich Eastern Corridor Structure Plan, discussed below.

- (b) Ipswich Eastern Corridor Structure Plan;

The subject land is within the Residential Low Density Precinct (RM1) of the Ipswich Eastern Corridor Structure Plan. The intention of this precinct is for the development of medium to high density housing not exceeding 70-75 dwelling units per hectare or three storeys in height. This proposal is generally consistent with the intent of this precinct.

Notwithstanding the above, the subject site is affected by the Q100 flood level. This is explored in detail below (item (f)).

- (c) Residential Development Code;

The proposal generally complies with provisions of the Residential Development Code.

- (d) Parking Code;

The proposal generally complies with provisions of the Residential Development Code.

- (e) Landscaping and Fencing Code;

The proposed development is considered to be generally consistent with the abovementioned codes.

- (f) Planning Scheme Policy for Flood Liable and Drainage Problem Land;

The subject site is affected by the Q100 flood level to a height of 14.7 metres AHD. The site itself ranges from an AHD of between 10 and 15 metres.

The proposed units are to be sited and constructed to achieve floor levels of between 10.9 metres and 12.4 metres AHD. The floor level of the units will therefore be between 2.3 and 3.8 metres below the adopted flood level.

The Planning Scheme Policy for flood liable and drainage problem land recommends that *'the floor level of any habitable rooms of a proposed dwelling shall be a minimum of 250 mm above the adopted flood level and is to be established by a Registered Surveyor or Professional Engineer unless determined otherwise by the Responsible Officer'*.

In this particular instance, the masterplan establishing the proposed estate was based upon the Q20 flood level (10 metres AHD). The proposed dwellings are sited and proposed to be constructed above the ARI 20 year flood level. On the basis that the original approval was based on historic flood levels and that the current proposal is consistent with the previously approved layout, it is appropriate to consider this application on its merits based upon the effect of the Q20 flood level rather than the Q100 flood level.

Notwithstanding the above, the following is recommended to be included in conditions of approval to ensure that each of the proposed dwelling units is designed and sited appropriately:

The developer shall provide a certificate from a structural engineer (RPEQ) that the proposed buildings will withstand static and dynamic loads associated with a Q100 flood event and all building materials and electrical installations will not be susceptible to water damage. Furthermore, such certification shall include verification that the floor level of each proposed dwelling unit is greater than or equal to 250mm above the Q20 flood level. Such certification shall be to the satisfaction of the Development Manager.

(g) Planning Scheme Policy for Ipswich Social Infrastructure Contributions;

| Contribution | Seam/Catchment | Rate | Proposal | Calculation |
|-----------------------|----------------|-----------------|------------------------------------|-------------|
| Social Infrastructure | Goodna – Gales | \$312.19 / unit | 16 units Less 1 Dwelling Credit | \$4,468.20 |

(h) Planning Scheme Policy for Ipswich Open Space (Parks) Infrastructure Contribution;

Credits apply to the subject site as a result of parkland dedication. No further contributions apply.

(i) Planning Scheme Policy for Water Supply and Sewerage Infrastructure Contributions;

| Contribution | Seam/Catchment | Rate | Proposal | Calculation |
|--------------|------------------|---------------|-------------------|-------------|
| Water Supply | Goodna including | \$606.99 / EP | 16 Units (6 units | N/A Paid at |

| | | | | |
|---------------------------------------|------------------------------|---------------|--|--------------------------------|
| Infrastructure Contributions | Redbank Industrial | | at 1.5 EP @ 10 units 1.75 EP)* | time of lodgement. |
| Sewerage Infrastructure Contributions | Goodna Excluding Springfield | \$650.76 / EP | 16 Units (6 units at 1.5 EP @ 10 units 1.75 EP)* | N/A Paid at time of lodgement. |

*Credit of 1 detached dwelling or 3.3 Equivalent Persons is applied to the subject allotment.

(j) Planning Scheme Policy for Ipswich Roadworks Infrastructure Contributions;

| Contribution | Code/Calculation | Rate | Proposed | Calculation |
|-----------------------------------|------------------|----------------------------|--|-------------------------------------|
| Road Infrastructure Contributions | Goodna | \$4,092.85 / Dwelling Unit | 16 units (14.5 Equivalent Dwelling Units) Less 1 Dwelling unit Credit | \$ 55,253.48 \$ 55,253.00 |

- (k) Ipswich City Council Engineering Works Manual;
- (l) Queensland Urban Drainage Manual;
- (m) Queensland Streets;
- (n) Ipswich City Council Standards Drawings;

The proposal generally complies with or has been conditioned to comply with the above codes.

RECOMMENDATION

A. That the Developer be advised that Development Application No. 2058/04 is determined as outlined in the table below and is subject to the conditions specified below.

| Proposal | Development | Decision | Approval Type |
|-----------------------------|---|----------|---------------------|
| Attached Housing (16 Units) | Making a material change of use of premises | Approved | Development Permit. |

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

Conditions of Assessment Manager (Ipswich City Council)

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. To this end, the use of any of the proposed structures associated with the proposed Attached Housing (16 Units), inclusive of car parking and any associated outdoor areas on site, are not permitted to be used for any other purpose, unless, in the opinion of the Development Manager, such use is ancillary and incidental to the predominant use of the site for Attached Housing.

4. Site Development

The proposed development of the subject site shall be undertaken generally in accordance with:

- (a) Town Planning Report prepared by Town Planning Strategies dated March 2004; and
- (b) Proposal Plan dated prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 to WD05 Rev B dated 26 October 2003), except that the plan is to be amended to provide for the access to the premises to be relocated 6 metres to the west [as noted on the approved plan].

An amended development plan shall be submitted and approved by the Development Manager prior to approval of any Building Works application associated with the site.

- (c) Floor Plan and Elevations prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 Revision D dated 26 June 1998);

5. Hours of Construction

Unless otherwise approved in writing by the Development Manager hours of construction shall be:

Monday to Saturday 6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

6. Health and Environmental Protection Requirements

Conditions 7 – 8, unless otherwise stated, shall be completed to the satisfaction of the Chief Environmental Health Officer.

7. Waste Storage & Collection

- (a) An adequate domestic waste service shall be provided.
- (b) A minimum of 1 'wheelie bin' for waste for every 2 tenements of a Unit, Flat or Townhouse complex shall be provided.
- (c) A minimum of 1 'wheelie bin' for recyclables for every 2 tenements of a Unit, Flat or Townhouse complex of a maximum of 6 tenements, and a minimum of 1 'wheelie bin' for recyclables for every 3 tenements or part thereof, of a Unit, Flat or Townhouse complex of greater than 6 tenements shall be provided.
- (d) The 'wheelie bins' shall be serviced from the dedicated, suitably screened bin enclosure as shown on Drawing No. 501-WD01 Issue D.
- (e) The area on which the bin/s is to be accessed by refuse collection vehicles shall be level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.
- (f) A bin washdown facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway.
- (g) Allow access to the refuse containers and forward motion entry and exit to and from the site. The following dimensions are given as a minimum of front-, rear- and side-loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

| | <i>Front/Load</i> | <i>Rear/Load</i> | <i>Side/Load</i> |
|---|--------------------|------------------|------------------|
| <i>Length overall</i> | <i>10.9 m</i> | <i>8.2 m</i> | <i>8.7 m</i> |
| <i>Length when loading</i> | <i>12.6 m</i> | <i>9.5 m</i> | <i>3.0 m</i> |
| <i>Travelling overhead clearance required</i> | <i>4.0 m</i> | <i>3.0 m</i> | <i>3.5 m</i> |
| <i>Loading overhead clearance required</i> | <i>6.5m x 10m*</i> | <i>3.0 m</i> | <i>3.0 m</i> |
| <i>Access width required</i> | <i>3.8 m</i> | <i>3.8 m</i> | <i>4.0 m</i> |
| <i>Turning radius</i> | <i>14 m</i> | <i>8.0 m</i> | <i>11.1 m</i> |
| <i>Gross vehicle mass (GVM)</i> | <i>28 tonne</i> | <i>13.6 t</i> | <i>13.6 t</i> |

**from the back of the bin*

- (h) Prior to the commencement of the use, submit to the Health and Environmental Protection Manager certification from a Civil Engineer (RPEQ) which demonstrates that the necessary access has been incorporated into the development.

8. Vehicle Washing Bays

A carwash facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway. The design and siting of such is to be to the satisfaction of the Environmental Protection Coordinator.

9. Engineering Requirements

The following engineering requirements, detailed in Conditions 10 – 21 shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

10. Access/Parking

- (a) Design and construction of all access and parking shall be in accordance with the provisions of the Ipswich City Council Parking Code and the Australian Standards (2890 series).
- (b) Parking and manoeuvring areas shall accommodate the largest anticipated vehicle to use the site.
- (c) Adequate facilities for servicing the development shall be provided on site to ensure loading and/or unloading activities do not occur on-street.
- (d) Provision shall be made for all vehicles to enter and exit the site in forward gear.
- (e) All parking, access and manoeuvring areas shall be constructed of concrete, bitumen or pavers and shall be linemarked in accordance with the relevant Australian Standard.
- (f) A concrete layback and driveway slab a minimum of 6 m wide, from the kerb to the property boundary, shall be constructed for access to the development in accordance with Council's Standard Drawing No. SR.13.

11. Sewerage

- (a) In the positioning of buildings on the subject property, the Developer shall comply with one of the following:
 - (i) All structures shall be a minimum of 1.2 m clear of the outer edge of the existing sewers;
or
 - (ii) Should it be impractical for the structures to be constructed clear of the existing sewer, then the Developer shall either:
 - Relay the sewer around the proposed structures, or

-Replace the existing sewer in polyethylene wrapped cement lined ductile iron (DICL) pipe for the length to be overbuilt, with access chambers constructed at both ends of the DICL section, unless approved otherwise by Ipswich Water.

- (b) Approval to build over sewers shall be obtained from the Senior Development Engineer. The following requirements are to be met:
 - (i) The part of the sewer to be built over shall be straight for the whole distance under the building;
 - (ii) Access chambers shall be positioned on the sewer outside the building. Access to access chambers shall be provided at all times;
 - (iii) Whenever a footing crosses a sewer or is located within 1.2 m of the sewer, the footing shall be designed with a minimum of 450 mm diameter piers each side of the sewer, penetrating to a level of 300 mm below the invert of the sewer. No footing shall impose a load on the sewer; and
 - (iv) The existing sewer shall be replaced with polyethylene wrapped cement lined ductile iron pipe, with upstream and downstream access chamber connections to the existing sewer, unless approved otherwise by Ipswich Water.
- (c) If applicable, the Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (d) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

12. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (b) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
 - (i) provide a suitable metered water connection for the proposed development;
 - (ii) amend the existing connection if necessary; and
 - (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to commencement of use of the development.

13. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems)

shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

- (b) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses.
- (c) No ponding or redirection of stormwater shall occur onto adjoining land, except as indicated here in and specifically approved by Council in consultation with the owner of the adjoining land.
- (d) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer. In this instance, stormwater discharge from all impervious areas shall be to the existing drainage system along the eastern property boundary of the subject property.
- (e) Stormwater drainage plans and calculations are to be submitted to and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (f) The floor level of all habitable rooms of the proposed development shall be a minimum of 250 mm above the Q20 flood level of RL 10 m AHD and shall be established by a Registered Surveyor or Professional Engineer.
- (g) Structures below the Q100 flood level shall be designed by a Structural Engineer and certified to be capable of withstanding the flood and debris loadings applicable to a rainfall and run off event of an Average Recurrence Interval of 100 years. The level for the event of an Average Recurrence Interval of 100 years for the subject property is Australian Height Datum Reduced level 14.7m. The certificate shall be submitted in conjunction with the Building Application.
- (h) The developer shall provide a certificate from a structural engineer (RPEQ) that the proposed buildings will withstand static and dynamic loads associated with a Q100 flood event and all building materials and electrical installations will not be susceptible to water damage.
- (i) Subject to the requirements of the supply authority, all electrical wiring, power outlets, switches, etc, shall to the maximum extent possible be located above the adopted flood level. All electrical wiring installed below the adopted flood level shall be suitably treated to withstand continuous submergence in water.
- (j) Prior to the issue of operational works and building approval, the Developer shall provide a flood analysis with regard to structures and filling of land below the Q20 flood level for the proposed development. The analysis shall demonstrate that the structures and placement of fill will not have any detrimental affects on the adjoining properties or flow paths associated with the Q20 storm event.

Note: It is understood that a Q20 flood study was undertaken for the original application. It may therefore be appropriate for an addendum to this report be prepared in order to address the above.

14. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities during any construction associated with the development. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) If the Senior Development Engineer determines that the downstream drainage system has become silted, as a consequence of the construction of this development then the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer. Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

15. Roadworks

The Developer shall provide right turn lanes in accordance with Council's Standards, Austroads Publications, relevant roadworks design standards and other documentation deemed appropriate by Council for an amended access point to the subject development and the existing Mill Street access to Lot 1 RP 217243. The design of the right turn lanes shall be submitted in conjunction with the Operational Works application.

The design shall be supported by a traffic report undertaken by a RPEQ experienced in traffic engineering to address the operation of the turning lanes for the subject development and the existing development on Lot 1 RP 217243. The report shall provide recommendation of specific measures to undertake to improve the alignment sight distances and signage to ensure safe movements of light and heavy vehicles, and reduce delays and queuing distances."

16. Operational Works – Municipal Works
(ie Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) All engineering drawings submitted to Council shall be in accordance with Council's Engineering Works Manual and Standard Drawings, and shall include as a minimum the following:
 - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
 - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
 - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and

standards, relevant development conditions of approval, and sound engineering practice.

- (c) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
 - (d) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
 - (e) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
 - (f) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
 - (g) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
 - (h) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.
 - (i) Prior to the commencement of any municipal works the developer shall provide a bond equivalent to not less than 10% (minimum of \$1,000.00) of the value of the works as security for the performance of the various construction obligations (including the provision of engineering certification and "As Constructed" information). The bond shall be reduced to an amount of not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" and shall be retained by Council during the maintenance period as security for the performance of the maintenance obligations. The bond shall be returned upon formal acceptance of the works "Off Maintenance".
17. Operational Works – Internal Works
(ie Works not being handed over to Council)
- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be

submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.

- (b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.
- (c) The drawings shall be submitted as three A3 size sets and one full size set. Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.
- (c) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to this Operational Works approval.
- (e) A certificate shall be submitted to Council by a RPEQ certifying that the completed works have been constructed in accordance with Council's requirements and standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

18. General

- (a) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (b) All disturbed verge areas shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development.
- (c) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (d) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (e) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (f) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.

- (g) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.
- (h) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.

19. Contributions

In accordance with the current Council Policies in relation to headworks contributions, the Developer shall pay, prior to commencement of use, the following monies to Council:

- (i) Water Headworks = Paid in full at Lodgement
- (ii) Sewerage Headworks = Paid in full at Lodgement
- (iii) Road Contributions = \$ 55,253.00 (RD-WAQ)
- (iv) Social Contributions = \$ 4,468.00 (SI-VAN)

The contributions above shall be applicable for a period of twelve months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates applicable at the date when payment is made.

20. Lighting

The provision of security and flood lighting shall be designed, constructed, located and maintained to the satisfaction of the Development Manager so as not to cause disturbance to the occupants of nearby properties or passing traffic.

21. Visual Privacy

The private open spaces and living rooms of adjacent dwelling units are to be protected from direct overlooking by dwelling layout, screening devices, distance or landscaping. To this end, at minimum, windows of one dwelling are not to be located opposite the windows of another dwelling unless direct views are controlled by blinds or other screening devices, or by sufficient distance or height to discourage overlooking, to the satisfaction of the Development Manager.

22. Letter Boxes

Unless otherwise approved by the Development Manager, one letter box shall be provided per unit plus one letter box for use by the body corporate or management where appropriate. Such letter boxes shall form an integral part of the design of the development and shall be located within six (6) metres of the road frontage to which the site has been allocated its street address, unless otherwise approved by the Development Manager.

23. Landscaping/Fencing Plan

- (a) A landscape/fencing plan which conforms to the approved development plan and Council's Landscaping Guidelines shall be submitted to and approved by the Development Manager prior to the issue of a development permit for Operational

Works. Such plan shall include, amongst other necessary items, the following features:

- (i) extent of landscaped areas, including buffers;
 - (ii) location and name of existing trees;
 - (iii) soil type;
 - (iv) location of drainage, sewerage and other underground services and overhead powerlines;
 - (v) details of landscaping structures;
 - (vi) contours and spot levels;
 - (vii) proposed surface treatments;
 - (viii) means of drainage;
 - (ix) fence size and type of material; and
 - (x) schedule of plant species size and attributes.
- (b) The Developer shall complete landscaping and fencing works in accordance with the approved landscape plans to the satisfaction of the Development Manager prior to the commencement of the use of the land, unless Council determines otherwise. Such landscaping and fencing shall be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.

24. Laundering, Storage and Refuse Facilities

- (a) Each dwelling unit within the development shall be provided with individual laundry and clothes drying facilities. Alternatively, communal facilities shall be provided and located to the satisfaction of the Development Manager not more than 100 metres from any dwelling unit.
- (b) Each dwelling unit within the development shall be provided with a lockable storage area with a minimum floor area of 3m². This area may be provided as part of a garage, but shall be exclusive of the laundry area, or may be otherwise located to the satisfaction of the Development Manager.

25. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to commencement of the proposed change of use of the site or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

26. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

- (a) If the applicant does not appeal the decision to the court - when the submitter's appeal period ends; or
- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

27. When Approval Lapses

- (a) The currency period for this approval is 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of the currency period, otherwise the approval will lapse.
- (b) An extended currency period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the currency period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

NOTE: Operational Works application(s) required to be submitted must be approved and works completed within the currency period stated above.

B. The Developer be further advised of the following:-

1. Fire Ants

In accordance with the *Plant Protection Act 1989* and the *Plant Protection Regulation 1990*, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website www.dpi.qld.gov.au.

The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

2. Portable Long Service Leave

From 1 January 2001, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a decision notice without receipt of details that the levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

- C. That the Decision Notice advise the Developer that there were no properly made submissions received with respect to this application.


Brett Davey
DEVELOPMENT PLANNER

I have this day adopted the recommendation specified in this report.

Such action was taken pursuant to the delegation entitled "Determination of a Development Application, including Negotiated Decisions" granted to me by the Chief Executive Officer dated 16 August 2001 and 22 August 2001.


DEVELOPMENT TEAM
CO-ORDINATOR - EAST

Date: 9 August 2004.

Annexure BD - 3

TOWN PLANNING



STRATEGIES

Pty Ltd ABN 98 055 893 073 ACN 055 893 073

2058/04

Our Ref: 3057/plans showing levels

Your Ref: 205 8/04

17 May
~~2 April~~ 2004

The Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich QLD 4305



| |
|-------------|
| RECEIVED |
| 18 MAY 2004 |
| Doc. No. |

To: B Davey

Attention: Brett Davey

Dear Sir,

RE: ATTACHED UNIT DEVELOPMENT AT 15 MILL STREET GOODNA

We spoke recently about Council's progress with assessment of this application. The application has a particular set of circumstances relating to building development levels. The application seeks to complete a small final stage of a comprehensive development, which was commenced over 10 years ago. Because this is the final stage of the development, the Council is prepared to consider approval of the application with floor levels lower than would be accepted for development, which did not have the same particular circumstances.

We note that the application is in the decision stage. From our conversation, the applicant can further assist with assessment of the application, we submit a copy of two of the engineering drawings prepared for the development in 1996. The drawing entitled "Stage 5 Bulk Earthworks Plan" shows the existing surface contours, the Bulk Earthworks level and the Bulk Earthworks platform. We have included notes on this plan about other details shown on it that are now superseded. The second drawing shows Siteworks and Stormwater Drainage. It shows the existing sites contours, the finished pavement levels and the final sites contours.

We thank you for the opportunity to assist with the assessment of this application and look forward to its positive determination subject conditions at your earliest possible convenience.

Yours faithfully
TOWN PLANNING STRATEGIES PTY LTD



Encl.

PO Box 743 Redcliffe

Queensland 4020

37 King Street Woody Point

Queensland 4019

Telephone: 07 3284 1337

Facsimile: 07 3284 0017

Mobile: 0417 774 644



PROJ. T.

MILLWOOD VILLAGE
TOWNHOUSE DEVELOPMENT AT
MILL ST, GOODNA FOR
QUESTRON PTY LTD.

TITLE.

STAGE 5
BULK EARTHWORKS PLAN

ARCHITECT



KUHN KANAS PTY LTD
ARCHITECTS

10 RIVERVALE ST. INDROOGIPILLI QLD 4866
PH. (07) 3878 5088 FAX. (07) 3878 5008



T T W
COSGROVE

TAYLOR THOMSON WHITTING COSGROVE (Qld)

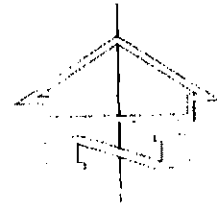
A DIVISION OF MARTIN COSGROVE and ASSOCIATES PTY. LTD.
(INCORPORATED IN QLD) ACN 052933224

CONSULTING STRUCTURAL & CIVIL ENGINEERS
93 WARRY St. SPRING HILL Qld. 4000
Tel. (07) 3252 4644 Fax. (07) 3252 4649

| | | | |
|--------|----------|---------|---------|
| DESIGN | VERIFIED | SCALE | JOB NO. |
| MC | | 1:200 | 9181 |
| DRAWN | APPROVED | DATE | PRG NO. |
| MM | | MAY. 96 | C51 |
| | | | REV B. |

Notes:

- The configuration and dimensions of the refuse storage, collection and refuse truck turning area on this plan were changed for development application 2058/04. The contemporary details are shown on the drawings that accompany the application. The details for refuse collection shown on this plan are redundant.
- The driveway width shown on this plan will change as a result of contemporary development approval conditions in 2004.
- Driveway surface treatment proposed from the kerb on Mill Street to 6 m within the property proposed is part of development application 2058/04 is not shown on this plan.



PROJECT.

MILLWOOD VILLAGE
TOWNHOUSE DEVELOPMENT AT
MILL ST, GOODNA FOR
QUESTRON PTY LTD.

TITLE.

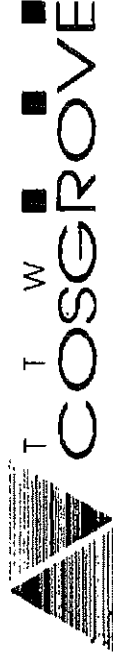
STAGE 5
SITEWORKS & STORMWATER
DRAINAGE PLAN

ARCHITECT



KUHN KANAS PTY LTD
ARCHITECTS

10 BELGRAVE ST. INDUSTRICAL, E 311 4088
PH (07) 3878 5088 FAX (07) 3878 5088

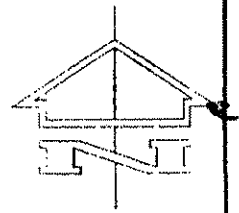
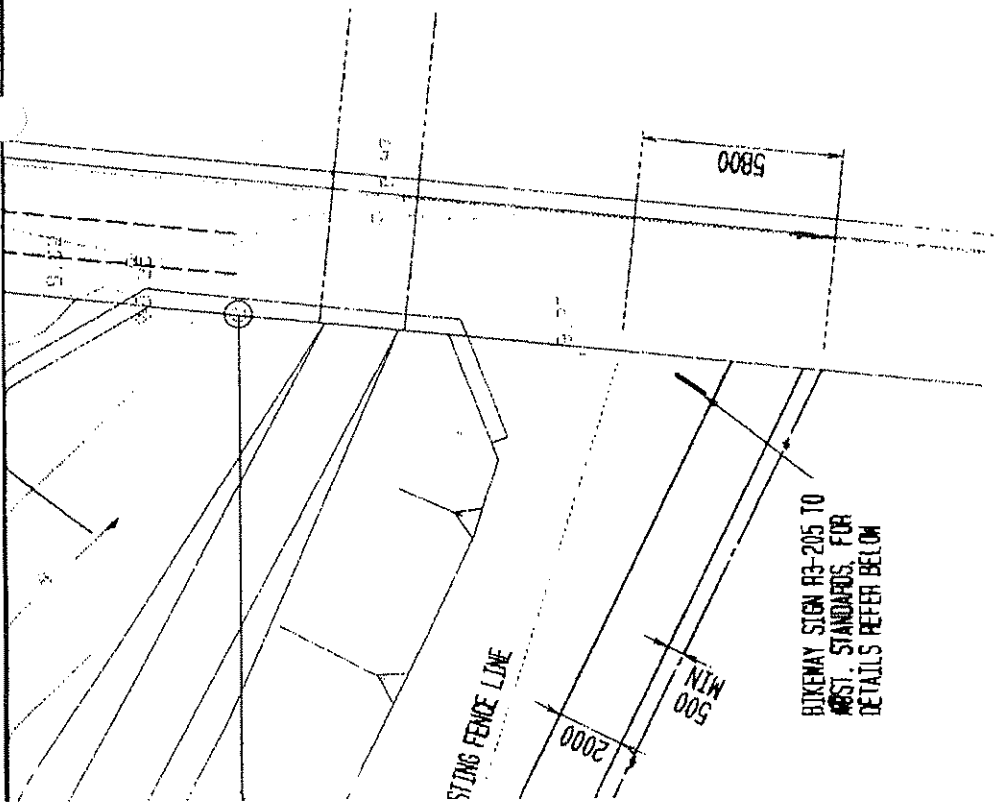


TAYLOR THOMSON WHITTING COSGROVE (Qld)

A DIVISION OF MARTIN COSGROVE & ASSOCIATES PTY LTD
(Incorporated in Qld) ACN 052933222

CONSULTING STRUCTURAL & CIVIL ENGINEERS
93 WARRY St. SPRING HILL Qld. 4000
Tel. (07) 3252 4644 Fax. (07) 3252 4649

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| DESIGN | VERIFIED | SCALE | JOB NO |
| MC | | 1:200 | 9181 |
| DRAWN | APPROVED | DATE | REV. |
| WR | | MAY. 96 | C52 6 |



Annexure BD - 4

2058/04 BJD:KGR

3810 6258

10 August 2004

INTEGRATED PLANNING ACT 1997
DEVELOPMENT APPLICATION DECISION NOTICE

Application Details

Application No: 2058/04

Real Property Description: Lot 1 on RP856305

Property Location: 15 Mill Street, Goodna

Names and Addresses of all Referral Agencies: N/A

Decision Date: 10 August 2004

Decision: Approved subject to the conditions detailed below.

Decision Authority: Team Co-ordinator - East

Approval Details:

| Proposal | Development | Decision | Approval Type |
|-----------------------------|---|----------|---------------------|
| Attached Housing (16 Units) | Making a material change of use of premises | Approved | Development Permit. |

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

Conditions**Assessment Manager (Ipswich City Council)*****Conditions applicable to this approval under Integrated Planning Act:***1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. To this end, the use of any of the proposed structures associated with the proposed Attached Housing (16 Units), inclusive of car parking and any associated outdoor areas on site, are not permitted to be used for any other purpose, unless, in the opinion of the Development Manager, such use is ancillary and incidental to the predominant use of the site for Attached Housing.

4. Site Development

The proposed development of the subject site shall be undertaken generally in accordance with:

- (a) Town Planning Report prepared by Town Planning Strategies dated March 2004; and
- (b) Proposal Plan dated prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 to WD05 Rev B dated 26 October 2003), except that the plan is to be amended to provide for the access to the premises to be relocated 6 metres to the west [as noted on the approved plan].

An amended development plan shall be submitted and approved by the Development Manager prior to approval of any Building Works application associated with the site.

- (c) Floor Plan and Elevations prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 Revision D dated 26 June 1998);

5. Hours of Construction

Unless otherwise approved in writing by the Development Manager hours of construction shall be:

Monday to Saturday 6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

6. Health and Environmental Protection Requirements

Conditions 7 – 8, unless otherwise stated, shall be completed to the satisfaction of the Chief Environmental Health Officer.

7. Waste Storage & Collection

- (a) An adequate domestic waste service shall be provided.
- (b) A minimum of 1 'wheelie bin' for waste for every 2 tenements of a Unit, Flat or Townhouse complex shall be provided.
- (c) A minimum of 1 'wheelie bin' for recyclables for every 2 tenements of a Unit, Flat or Townhouse complex of a maximum of 6 tenements, and a minimum of 1 'wheelie bin' for recyclables for every 3 tenements or part thereof, of a Unit, Flat or Townhouse complex of greater than 6 tenements shall be provided.
- (d) The 'wheelie bins' shall be serviced from the dedicated, suitably screened bin enclosure as shown on Drawing No. 501-WD01 Issue D.
- (e) The area on which the bin/s is to be accessed by refuse collection vehicles shall be level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.
- (f) A bin washdown facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway.
- (g) Allow access to the refuse containers and forward motion entry and exit to and from the site. The following dimensions are given as a minimum of front-, rear- and side- loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

| | <i>Front/Load</i> | <i>Rear/Load</i> | <i>Side/Load</i> |
|---|--------------------|------------------|------------------|
| <i>Length overall</i> | <i>10.9 m</i> | <i>8.2 m</i> | <i>8.7 m</i> |
| <i>Length when loading</i> | <i>12.6 m</i> | <i>9.5 m</i> | <i>3.0 m</i> |
| <i>Travelling overhead clearance required</i> | <i>4.0 m</i> | <i>3.0 m</i> | <i>3.5 m</i> |
| <i>Loading overhead clearance required</i> | <i>6.5m x 10m*</i> | <i>3.0 m</i> | <i>3.0 m</i> |

| | | | |
|---------------------------------|-----------------|---------------|---------------|
| <i>Access width required</i> | <i>3.8 m</i> | <i>3.8 m</i> | <i>4.0 m</i> |
| <i>Turning radius</i> | <i>14 m</i> | <i>8.0 m</i> | <i>11.1 m</i> |
| <i>Gross vehicle mass (GVM)</i> | <i>28 tonne</i> | <i>13.6 t</i> | <i>13.6 t</i> |

**from the back of the bin*

- (h) Prior to the commencement of the use, submit to the Health and Environmental Protection Manager certification from a Civil Engineer (RPEQ) which demonstrates that the necessary access has been incorporated into the development.

8. Vehicle Washing Bays

A carwash facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway. The design and siting of such is to be to the satisfaction of the Environmental Protection Coordinator.

9. Engineering Requirements

The following engineering requirements, detailed in Conditions 10 – 21 shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

10. Access/Parking

- (a) Design and construction of all access and parking shall be in accordance with the provisions of the Ipswich City Council Parking Code and the Australian Standards (2890 series).
- (b) Parking and manoeuvring areas shall accommodate the largest anticipated vehicle to use the site.
- (c) Adequate facilities for servicing the development shall be provided on site to ensure loading and/or unloading activities do not occur on-street.
- (d) Provision shall be made for all vehicles to enter and exit the site in forward gear.
- (e) All parking, access and manoeuvring areas shall be constructed of concrete, bitumen or pavers and shall be linemarked in accordance with the relevant Australian Standard.

- (f) A concrete layback and driveway slab a minimum of 6 m wide, from the kerb to the property boundary, shall be constructed for access to the development in accordance with Council's Standard Drawing No. SR.13.

11. Sewerage

- (a) In the positioning of buildings on the subject property, the Developer shall comply with one of the following:
- (i) All structures shall be a minimum of 1.2 m clear of the outer edge of the existing sewers;
or
 - (ii) Should it be impractical for the structures to be constructed clear of the existing sewer, then the Developer shall either:
 - Relay the sewer around the proposed structures, or
 - Replace the existing sewer in polyethylene wrapped cement lined ductile iron (DICL) pipe for the length to be overbuilt, with access chambers constructed at both ends of the DICL section, unless approved otherwise by Ipswich Water.
- (b) Approval to build over sewers shall be obtained from the Senior Development Engineer. The following requirements are to be met:
- (i) The part of the sewer to be built over shall be straight for the whole distance under the building;
 - (ii) Access chambers shall be positioned on the sewer outside the building. Access to access chambers shall be provided at all times;
 - (iii) Whenever a footing crosses a sewer or is located within 1.2 m of the sewer, the footing shall be designed with a minimum of 450 mm diameter piers each side of the sewer, penetrating to a level of 300 mm below the invert of the sewer. No footing shall impose a load on the sewer; and
 - (iv) The existing sewer shall be replaced with polyethylene wrapped cement lined ductile iron pipe, with upstream and downstream access chamber connections to the existing sewer, unless approved otherwise by Ipswich Water.
- (c) If applicable, the Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (d) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

12. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense, unless arranged otherwise with Ipswich Water.

- (b) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
- (i) provide a suitable metered water connection for the proposed development;
 - (ii) amend the existing connection if necessary; and
 - (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to commencement of use of the development.

13. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.
- (b) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses.
- (c) No ponding or redirection of stormwater shall occur onto adjoining land, except as indicated here in and specifically approved by Council in consultation with the owner of the adjoining land.
- (d) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer. In this instance, stormwater discharge from all impervious areas shall be to the existing drainage system along the eastern property boundary of the subject property.
- (e) Stormwater drainage plans and calculations are to be submitted to and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (f) The floor level of all habitable rooms of the proposed development shall be a minimum of 250 mm above the Q20 flood level of RL 10 m AHD and shall be established by a Registered Surveyor or Professional Engineer.
- (g) Structures below the Q100 flood level shall be designed by a Structural Engineer and certified to be capable of withstanding the flood and debris loadings applicable to a rainfall and run off event of an Average Recurrence Interval of 100 years. The level for the event of an Average Recurrence Interval of 100 years for the subject property is Australian Height Datum Reduced level 14.7m. The certificate shall be submitted in conjunction with the Building Application.
- (h) The developer shall provide a certificate from a structural engineer (RPEQ) that the proposed buildings will withstand static and dynamic loads associated with a Q100 flood event and all building materials and electrical installations will not be susceptible to water damage.

- (i) Subject to the requirements of the supply authority, all electrical wiring, power outlets, switches, etc, shall to the maximum extent possible be located above the adopted flood level. All electrical wiring installed below the adopted flood level shall be suitably treated to withstand continuous submergence in water.
- (j) Prior to the issue of operational works and building approval, the Developer shall provide a flood analysis with regard to structures and filling of land below the Q20 flood level for the proposed development. The analysis shall demonstrate that the structures and placement of fill will not have any detrimental affects on the adjoining properties or flow paths associated with the Q20 storm event.

Note: It is understood that a Q20 flood study was undertaken for the original application. It may therefore be appropriate for an addendum to this report be prepared in order to address the above.

14. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities during any construction associated with the development. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) If the Senior Development Engineer determines that the downstream drainage system has become silted, as a consequence of the construction of this development then the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer. Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

15. Roadworks

The Developer shall provide right turn lanes in accordance with Council's Standards, Austroads Publications, relevant roadworks design standards and other documentation deemed appropriate by Council for an amended access point to the subject development and the existing Mill Street access to Lot 1 RP 217243. The design of the right turn lanes shall be submitted in conjunction with the Operational Works application.

The design shall be supported by a traffic report undertaken by a RPEQ experienced in traffic engineering to address the operation of the turning lanes for the subject development and the existing development on Lot 1 RP 217243. The report shall provide recommendation of specific measures to undertake to improve the alignment sight distances and signage to ensure safe movements of light and heavy vehicles, and reduce delays and queuing distances."

16. Operational Works – Municipal Works (ie Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.

- (b) All engineering drawings submitted to Council shall be in accordance with Council's Engineering Works Manual and Standard Drawings, and shall include as a minimum the following:
- (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
 - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
 - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (c) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (d) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (e) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (f) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (g) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (h) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.
- (i) Prior to the commencement of any municipal works the developer shall provide a bond equivalent to not less than 10% (minimum of \$1,000.00) of the value of the works as security for the performance of the various construction obligations (including the provision of engineering certification and "As Constructed" information). The bond shall be reduced to an amount of not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" and shall be retained by Council during the maintenance period as security

for the performance of the maintenance obligations. The bond shall be returned upon formal acceptance of the works "Off Maintenance".

17. Operational Works – Internal Works

(ie Works not being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.
- (c) The drawings shall be submitted as three A3 size sets and one full size set. Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.
- (c) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to this Operational Works approval.
- (e) A certificate shall be submitted to Council by a RPEQ certifying that the completed works have been constructed in accordance with Council's requirements and standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

18. General

- (a) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (b) All disturbed verge areas shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development.
- (c) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (d) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.

- (e) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (f) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (g) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.
- (h) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.

19. Contributions

In accordance with the current Council Policies in relation to headworks contributions, the Developer shall pay, prior to commencement of use, the following monies to Council:

- | | |
|---------------------------|-----------------------------|
| (i) Water Headworks | = Paid in full at Lodgement |
| (ii) Sewerage Headworks | = Paid in full at Lodgement |
| (iii) Road Contributions | = \$ 55,253.00 (RD-WAQ) |
| (iv) Social Contributions | = \$ 4,468.00 (SI-VAN) |

The contributions above shall be applicable for a period of twelve months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates applicable at the date when payment is made.

20. Lighting

The provision of security and flood lighting shall be designed, constructed, located and maintained to the satisfaction of the Development Manager so as not to cause disturbance to the occupants of nearby properties or passing traffic.

21. Visual Privacy

The private open spaces and living rooms of adjacent dwelling units are to be protected from direct overlooking by dwelling layout, screening devices, distance or landscaping. To this end, at minimum, windows of one dwelling are not to be located opposite the windows of another dwelling unless direct views are controlled by blinds or other screening devices, or by sufficient distance or height to discourage overlooking, to the satisfaction of the Development Manager.

22. Letter Boxes

Unless otherwise approved by the Development Manager, one letter box shall be provided per unit plus one letter box for use by the body corporate or management where appropriate. Such letter boxes shall form an integral part of the design of the development and shall be located within six (6) metres of the road frontage to which the site has been allocated its street address, unless otherwise approved by the Development Manager.

23. Landscaping/Fencing Plan

- (a) A landscape/fencing plan which conforms to the approved development plan and Council's Landscaping Guidelines shall be submitted to and approved by the Development Manager prior to the issue of a development permit for Operational Works. Such plan shall include, amongst other necessary items, the following features:
- (i) extent of landscaped areas, including buffers;
 - (ii) location and name of existing trees;
 - (iii) soil type;
 - (iv) location of drainage, sewerage and other underground services and overhead powerlines;
 - (v) details of landscaping structures;
 - (vi) contours and spot levels;
 - (vii) proposed surface treatments;
 - (viii) means of drainage;
 - (ix) fence size and type of material; and
 - (x) schedule of plant species size and attributes.
- (b) The Developer shall complete landscaping and fencing works in accordance with the approved landscape plans to the satisfaction of the Development Manager prior to the commencement of the use of the land, unless Council determines otherwise. Such landscaping and fencing shall be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.

24. Laundering, Storage and Refuse Facilities

- (a) Each dwelling unit within the development shall be provided with individual laundry and clothes drying facilities. Alternatively, communal facilities shall be provided and located to the satisfaction of the Development Manager not more than 100 metres from any dwelling unit.
- (b) Each dwelling unit within the development shall be provided with a lockable storage area with a minimum floor area of 3m². This area may be provided as part of a garage, but shall be exclusive of the laundry area, or may be otherwise located to the satisfaction of the Development Manager.

25. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to commencement of the proposed change of use of the site or as determined by the Development Manager.

- (b) All conditions shall be completed to the satisfaction of the Development Manager.

26. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

- (a) If the applicant does not appeal the decision to the court - when the submitter's appeal period ends; or
- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

27. When Approval Lapses

- (a) The currency period for this approval is 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of the currency period, otherwise the approval will lapse.
- (b) An extended currency period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the currency period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

NOTE: Operational Works application(s) required to be submitted must be approved and works completed within the currency period stated above.

Advice

*The following advices are offered for your information only
and should not be viewed as mandatory conditions of this approval.*

Assessment Manager (Ipswich City Council)

1. Fire Ants

In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website www.dpi.qld.gov.au.

The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

2. Portable Long Service Leave

From 1 January 2001, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a decision notice without receipt of details that the levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

There were no properly made submissions received with respect to this application.

Pursuant to the provisions of the *Integrated Planning Act 1997*, I also enclose herewith a copy of Section 4.1.27 concerning the institution of an appeal.

Yours faithfully

Brendan Nelson
DEVELOPMENT MANAGER

Annexure BD - 5

13 October 2004

MEMORANDUM

TO: DEVELOPMENT MANAGER
FROM: DEVELOPMENT TEAM COORDINATOR EAST
RE: **NEGOTIATED DECISION NOTICE REQUEST - CODE ASSESSMENT
 INTEGRATED PLANNING ACT 1997 - SECTION 3.5.16**

Appn. No: 2058/2004
Applicant: Questron Pty Ltd
Real Property Description: Lot 1 RP 856305
Property Location: 15 Mill Street, Goodna
Division: 2

| Proposal | Development | Approval Type Requested |
|---|---|--------------------------------|
| 16 Accommodation Buildings (Attached Housing) | Making a material change of use of premises | Development Permit. |

Date Original Decision Notice Issued: 10 August 2004
Date Received: 19 August 2004
Site Area: 9,595 m²
Strategic Plan Designation: Urban Development Area
Zone: Residential Medium Density (RM2)

SUMMARY

An application for material change of use of the land for Attached Housing (16 units) was approved by Decision Notice dated 10 August 2004.

Conditions 4(b) and 15 addressed the issue of access from Mill Street to the site and the Weeroona Hotel on the northern side of Mill Street. Condition 4(b) required the site plan to be amended to allow relocation of the access point (relocation being necessary to implement

Condition 15). Condition 15 required provision of turning lanes into the subject site and to the Weeroona Hotel on the northern side of Mill Street.

Further discussions with the developer substantially support the concerns raised and no objection is held to deletion of Condition 15, consequential amendment of condition 4 and renumbering of conditions after Condition 15.

In summary, it is considered that the negotiated decision notice request to amend the approval of 10 August 2004 for a development permit for a material change of use for Attached Housing (16 units) is suitable for the subject site and should be approved.

Nature of Change

Deletion of Condition 15 *Roadworks*, consequential amendment of Condition 4 *Site Development* and renumbering of conditions after Condition 15 as indicated in *italics* and strike-through below.

A. BACKGROUND

An application for material change of use of the land for Attached Housing (16 units) was approved by Decision Notice dated 10 August 2004.

Conditions 4(b) and 15 addressed the issue of access from Mill Street to the site and the Weeroona Hotel on the northern side of Mill Street. Condition 4(b) required the site plan to be amended to take into the requirement for a relocation of the access point as required by Condition 15. Condition 15 stated as follows:

15. Roadworks

The Developer shall provide right turn lanes in accordance with Council's Standards, Austroads Publications, relevant roadworks design standards and other documentation deemed appropriate by Council for an amended access point to the subject development and the existing Mill Street access to Lot 1 RP 217243. The design of the right turn lanes shall be submitted in conjunction with the Operational Works application.

The design shall be supported by a traffic report undertaken by a RPEQ experienced in traffic engineering to address the operation of the turning lanes for the subject development and the existing development on Lot 1 RP 217243. The report shall provide recommendation of specific measures to undertake to improve the alignment sight distances and signage to ensure safe movements of light and heavy vehicles, and reduce delays and queuing distances."

By correspondence dated 18 August the developer has sought a negotiated decision on the above conditions on grounds that the condition is uncertain, is not warranted by the nature of the development and existing road conditions and would be onerous as it would reduce development capability of the site.

B. EVALUATION OF PROPOSED DEVELOPMENT

Further discussions with the developer substantially support the concerns raised and no objection is held to deletion of Condition 15, consequential amendment of condition 4 and renumbering of conditions after Condition 15.

C. PUBLIC NOTIFICATION AND SUBMITTERS

N/A.

RECOMMENDATION

- A. That the Developer be advised that the request to negotiate Development Application No. 2058/2004, as detailed in Decision Notice dated 10 August 2004 is determined as follows:

Nature of Change:

Deletion of Condition 15 *Roadworks*, consequential amendment of Condition 4 *Site Development* and renumbering of conditions after Condition 15 as indicated in *italics* and strike-through below.

Approval Details:

| Proposal | Development | Decision | Approval Type |
|------------------------------|---|-----------------|----------------------|
| Attached Housing (16 Units). | Making a material change of use of premises | Approved | Development Permit. |

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

Conditions

Assessment Manager (Ipswich City Council)

Conditions applicable to this approval under Integrated Planning Act:

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. To this end, the use of any of the proposed structures associated with the proposed Attached Housing (16 Units), inclusive of car parking and any associated outdoor areas on site, are not permitted to be used for any other purpose,

unless, in the opinion of the Development Manager, such use is ancillary and incidental to the predominant use of the site for Attached Housing.

4 Site Development

~~The proposed development of the subject site shall be undertaken generally in accordance with:~~

- ~~(a) Town Planning Report prepared by Town Planning Strategies dated March 2004; and~~
- ~~(b) Proposal Plan dated prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 to WD05 Rev B dated 26 October 2003), except that the plan is to be amended to provide for the access to the premises to be relocated 6 metres to the west [as noted on the approved plan].~~

~~An amended development plan shall be submitted and approved by the Development Manager prior to approval of any Building Works application associated with the site.~~

- ~~(c) Floor Plan and Elevations prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 Revision D dated 26 June 1998);~~

The proposed development of the subject site shall be undertaken generally in accordance with:

- (a) Town Planning Report prepared by Town Planning Strategies dated March 2004; and**
- (b) Proposal Plan dated prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 to WD05 Rev B dated 26 October 2003).**
- (c) Floor Plan and Elevations prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 Revision D dated 26 June 1998).**

5. Hours of Construction

Unless otherwise approved in writing by the Development Manager hours of construction shall be:

Monday to Saturday 6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

6. Health and Environmental Protection Requirements

Conditions 7 – 8, unless otherwise stated, shall be completed to the satisfaction of the Chief Environmental Health Officer.

7. Waste Storage & Collection

- (a) An adequate domestic waste service shall be provided.

- (b) A minimum of 1 'wheelie bin' for waste for every 2 tenements of a Unit, Flat or Townhouse complex shall be provided.
- (c) A minimum of 1 'wheelie bin' for recyclables for every 2 tenements of a Unit, Flat or Townhouse complex of a maximum of 6 tenements, and a minimum of 1 'wheelie bin' for recyclables for every 3 tenements or part thereof, of a Unit, Flat or Townhouse complex of greater than 6 tenements shall be provided.
- (d) The 'wheelie bins' shall be serviced from the dedicated, suitably screened bin enclosure as shown on Drawing No. 501-WD01 Issue D.
- (e) The area on which the bin/s is to be accessed by refuse collection vehicles shall be level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.
- (f) A bin washdown facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway.
- (g) Allow access to the refuse containers and forward motion entry and exit to and from the site. The following dimensions are given as a minimum of front-, rear- and side-loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

| | <i>Front/Load</i> | <i>Rear/Load</i> | <i>Side/Load</i> |
|---|--------------------|------------------|------------------|
| <i>Length overall</i> | <i>10.9 m</i> | <i>8.2 m</i> | <i>8.7 m</i> |
| <i>Length when loading</i> | <i>12.6 m</i> | <i>9.5 m</i> | <i>3.0 m</i> |
| <i>Travelling overhead clearance required</i> | <i>4.0 m</i> | <i>3.0 m</i> | <i>3.5 m</i> |
| <i>Loading overhead clearance required</i> | <i>6.5m x 10m*</i> | <i>3.0 m</i> | <i>3.0 m</i> |
| <i>Access width required</i> | <i>3.8 m</i> | <i>3.8 m</i> | <i>4.0 m</i> |
| <i>Turning radius</i> | <i>14 m</i> | <i>8.0 m</i> | <i>11.1 m</i> |
| <i>Gross vehicle mass (GVM)</i> | <i>28 tonne</i> | <i>13.6 t</i> | <i>13.6 t</i> |

**from the back of the bin*

- (h) Prior to the commencement of the use, submit to the Health and Environmental Protection Manager certification from a Civil Engineer (RPEQ) which demonstrates that the necessary access has been incorporated into the development.

8. Vehicle Washing Bays

A carwash facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway. The design and siting of such is to be to the satisfaction of the Environmental Protection Coordinator.

9. Engineering Requirements

The following engineering requirements, detailed in Conditions 10 – 21 shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

10. Access/Parking

- (a) Design and construction of all access and parking shall be in accordance with the provisions of the Ipswich City Council Parking Code and the Australian Standards (2890 series).
- (b) Parking and manoeuvring areas shall accommodate the largest anticipated vehicle to use the site.
- (c) Adequate facilities for servicing the development shall be provided on site to ensure loading and/or unloading activities do not occur on-street.
- (d) Provision shall be made for all vehicles to enter and exit the site in forward gear.
- (e) All parking, access and manoeuvring areas shall be constructed of concrete, bitumen or pavers and shall be linemarked in accordance with the relevant Australian Standard.
- (f) A concrete layback and driveway slab a minimum of 6 m wide, from the kerb to the property boundary, shall be constructed for access to the development in accordance with Council's Standard Drawing No. SR.13.

11. Sewerage

- (a) In the positioning of buildings on the subject property, the Developer shall comply with one of the following:
 - (i) All structures shall be a minimum of 1.2 m clear of the outer edge of the existing sewers;
or
 - (ii) Should it be impractical for the structures to be constructed clear of the existing sewer, then the Developer shall either:
 - Relay the sewer around the proposed structures, or
 - Replace the existing sewer in polyethylene wrapped cement lined ductile iron (DICL) pipe for the length to be overbuilt, with access chambers constructed at both ends of the DICL section, unless approved otherwise by Ipswich Water.
- (b) Approval to build over sewers shall be obtained from the Senior Development Engineer. The following requirements are to be met:
 - (i) The part of the sewer to be built over shall be straight for the whole distance under the building;

- (ii) Access chambers shall be positioned on the sewer outside the building. Access to access chambers shall be provided at all times;
 - (iii) Whenever a footing crosses a sewer or is located within 1.2 m of the sewer, the footing shall be designed with a minimum of 450 mm diameter piers each side of the sewer, penetrating to a level of 300 mm below the invert of the sewer. No footing shall impose a load on the sewer; and
 - (iv) The existing sewer shall be replaced with polyethylene wrapped cement lined ductile iron pipe, with upstream and downstream access chamber connections to the existing sewer, unless approved otherwise by Ipswich Water.
- (c) If applicable, the Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
 - (d) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

12. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (b) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
 - (i) provide a suitable metered water connection for the proposed development;
 - (ii) amend the existing connection if necessary; and
 - (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to commencement of use of the development.

13. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.
- (b) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses.
- (c) No ponding or redirection of stormwater shall occur onto adjoining land, except as indicated here in and specifically approved by Council in consultation with the owner of the adjoining land.

- (d) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer. In this instance, stormwater discharge from all impervious areas shall be to the existing drainage system along the eastern property boundary of the subject property.
- (e) Stormwater drainage plans and calculations are to be submitted to and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (f) The floor level of all habitable rooms of the proposed development shall be a minimum of 250 mm above the Q20 flood level of RL 10 m AHD and shall be established by a Registered Surveyor or Professional Engineer.
- (g) Structures below the Q100 flood level shall be designed by a Structural Engineer and certified to be capable of withstanding the flood and debris loadings applicable to a rainfall and run off event of an Average Recurrence Interval of 100 years. The level for the event of an Average Recurrence Interval of 100 years for the subject property is Australian Height Datum Reduced level 14.7m. The certificate shall be submitted in conjunction with the Building Application.
- (h) The developer shall provide a certificate from a structural engineer (RPEQ) that the proposed buildings will withstand static and dynamic loads associated with a Q100 flood event and all building materials and electrical installations will not be susceptible to water damage.
- (i) Subject to the requirements of the supply authority, all electrical wiring, power outlets, switches, etc, shall to the maximum extent possible be located above the adopted flood level. All electrical wiring installed below the adopted flood level shall be suitably treated to withstand continuous submergence in water.
- (j) Prior to the issue of operational works and building approval, the Developer shall provide a flood analysis with regard to structures and filling of land below the Q20 flood level for the proposed development. The analysis shall demonstrate that the structures and placement of fill will not have any detrimental affects on the adjoining properties or flow paths associated with the Q20 storm event.

Note: It is understood that a Q20 flood study was undertaken for the original application. It may therefore be appropriate for an addendum to this report be prepared in order to address the above.

14. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities during any construction associated with the development. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) If the Senior Development Engineer determines that the downstream drainage system has become silted, as a consequence of the construction of this development then the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer. Should the Developer fail to complete the works determined by the Senior Development Engineer within

the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

15. ~~Roadworks~~

~~The Developer shall provide right turn lanes in accordance with Council's Standards, Austroads Publications, relevant roadworks design standards and other documentation deemed appropriate by Council for an amended access point to the subject development and the existing Mill Street access to Lot 1 RP 217243. The design of the right turn lanes shall be submitted in conjunction with the Operational Works application.~~

~~The design shall be supported by a traffic report undertaken by a RPEQ experienced in traffic engineering to address the operation of the turning lanes for the subject development and the existing development on Lot 1 RP 217243. The report shall provide recommendation of specific measures to undertake to improve the alignment sight distances and signage to ensure safe movements of light and heavy vehicles, and reduce delays and queuing distances."~~

1615. Operational Works – Municipal Works
(ie Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) All engineering drawings submitted to Council shall be in accordance with Council's Engineering Works Manual and Standard Drawings, and shall include as a minimum the following:
 - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
 - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
 - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (c) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (d) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed

substandard works for Council in the past, Council reserves the right to reject the nominated contractor.

- (e) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (f) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (g) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (h) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.
- (i) Prior to the commencement of any municipal works the developer shall provide a bond equivalent to not less than 10% (minimum of \$1,000.00) of the value of the works as security for the performance of the various construction obligations (including the provision of engineering certification and "As Constructed" information). The bond shall be reduced to an amount of not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" and shall be retained by Council during the maintenance period as security for the performance of the maintenance obligations. The bond shall be returned upon formal acceptance of the works "Off Maintenance".

1716. Operational Works – Internal Works
(ie Works not being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.
- (c) The drawings shall be submitted as three A3 size sets and one full size set. Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.
- (c) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.

- (d) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to this Operational Works approval.
- (e) A certificate shall be submitted to Council by a RPEQ certifying that the completed works have been constructed in accordance with Council's requirements and standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

1817. General

- (a) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (b) All disturbed verge areas shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development.
- (c) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (d) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (e) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (f) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (g) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.
- (h) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.

1918. Contributions

In accordance with the current Council Policies in relation to headworks contributions, the Developer shall pay, prior to commencement of use, the following monies to Council:

- (i) Water Headworks = Paid in full at Lodgement
- (ii) Sewerage Headworks = Paid in full at Lodgement

- | | |
|---------------------------|-------------------------|
| (iii) Road Contributions | = \$ 55,253.00 (RD-WAQ) |
| (iv) Social Contributions | = \$ 4,468.00 (SI-VAN) |

The contributions above shall be applicable for a period of twelve months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates applicable at the date when payment is made.

2019. Lighting

The provision of security and flood lighting shall be designed, constructed, located and maintained to the satisfaction of the Development Manager so as not to cause disturbance to the occupants of nearby properties or passing traffic.

2120. Visual Privacy

The private open spaces and living rooms of adjacent dwelling units are to be protected from direct overlooking by dwelling layout, screening devices, distance or landscaping. To this end, at minimum, windows of one dwelling are not to be located opposite the windows of another dwelling unless direct views are controlled by blinds or other screening devices, or by sufficient distance or height to discourage overlooking, to the satisfaction of the Development Manager.

2221. Letter Boxes

Unless otherwise approved by the Development Manager, one letter box shall be provided per unit plus one letter box for use by the body corporate or management where appropriate. Such letter boxes shall form an integral part of the design of the development and shall be located within six (6) metres of the road frontage to which the site has been allocated its street address, unless otherwise approved by the Development Manager.

2322. Landscaping/Fencing Plan

- (a) A landscape/fencing plan which conforms to the approved development plan and Council's Landscaping Guidelines shall be submitted to and approved by the Development Manager prior to the issue of a development permit for Operational Works. Such plan shall include, amongst other necessary items, the following features:
- (i) extent of landscaped areas, including buffers;
 - (ii) location and name of existing trees;
 - (iii) soil type;
 - (iv) location of drainage, sewerage and other underground services and overhead powerlines;
 - (v) details of landscaping structures;
 - (vi) contours and spot levels;
 - (vii) proposed surface treatments;

- (viii) means of drainage;
 - (ix) fence size and type of material; and
 - (x) schedule of plant species size and attributes.
- (b) The Developer shall complete landscaping and fencing works in accordance with the approved landscape plans to the satisfaction of the Development Manager prior to the commencement of the use of the land, unless Council determines otherwise. Such landscaping and fencing shall be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.

2423. Laundry, Storage and Refuse Facilities

- (a) Each dwelling unit within the development shall be provided with individual laundry and clothes drying facilities. Alternatively, communal facilities shall be provided and located to the satisfaction of the Development Manager not more than 100 metres from any dwelling unit.
- (b) Each dwelling unit within the development shall be provided with a lockable storage area with a minimum floor area of 3m². This area may be provided as part of a garage, but shall be exclusive of the laundry area, or may be otherwise located to the satisfaction of the Development Manager.

2524. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to commencement of the proposed change of use of the site or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

2625. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

- (a) If the applicant does not appeal the decision to the court - when the submitter's appeal period ends; or
- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

2726. When Approval Lapses

- (a) The currency period for this approval is 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of the currency period, otherwise the approval will lapse.
- (b) An extended currency period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the currency period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

NOTE: Operational Works application(s) required to be submitted must be approved and works completed within the currency period stated above.


**DEVELOPMENT TEAM CO-
ORDINATOR EAST**

I have this day adopted the recommendation specified in this report.

Such action was taken pursuant to the delegation entitled "Implementation of the Planning and Development Program" granted to me by the Chief Executive Officer dated 16 August 2001 and 22 August 2001.

Brendan Nelson
DEVELOPMENT MANAGER

Date:

1678

Do not scale
Dimensions to check and verify
all dimensions to this plan before
commencing any work

AUTOCAD DRAWING
do not alter by hand

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| 1 | NO. 1 | DATE | 1/18/2004 |
| 2 | NO. 2 | DATE | 1/18/2004 |
| 3 | NO. 3 | DATE | 1/18/2004 |
| 4 | NO. 4 | DATE | 1/18/2004 |
| 5 | NO. 5 | DATE | 1/18/2004 |
| 6 | NO. 6 | DATE | 1/18/2004 |
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| 9 | NO. 9 | DATE | 1/18/2004 |
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| 18 | NO. 18 | DATE | 1/18/2004 |
| 19 | NO. 19 | DATE | 1/18/2004 |
| 20 | NO. 20 | DATE | 1/18/2004 |



KUHN KANAS PTY LTD
ARCHITECTS
10 BELGRAVE ST ROOBOOROOK WA 6008
PH 08 9378 5088 FAX 08 9378 6008

MILLWOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
1111 E. STREET - COOPHA QLD
FOR QUESTROM PTY. LTD.

STAGE 5

SITE PLAN AND SETOUT

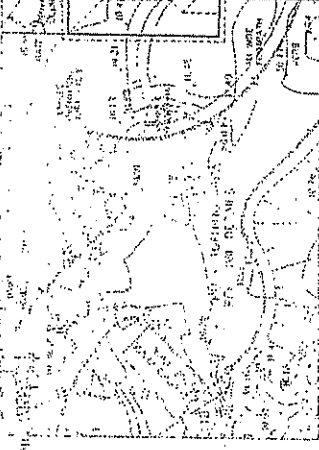
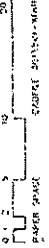
SCALE 1:501
SCALE 1:501 - VERTICAL

Compliance to Section 3.5.15(5)
of the Integrated Planning Act,
this plan forms part of Council's
approval for

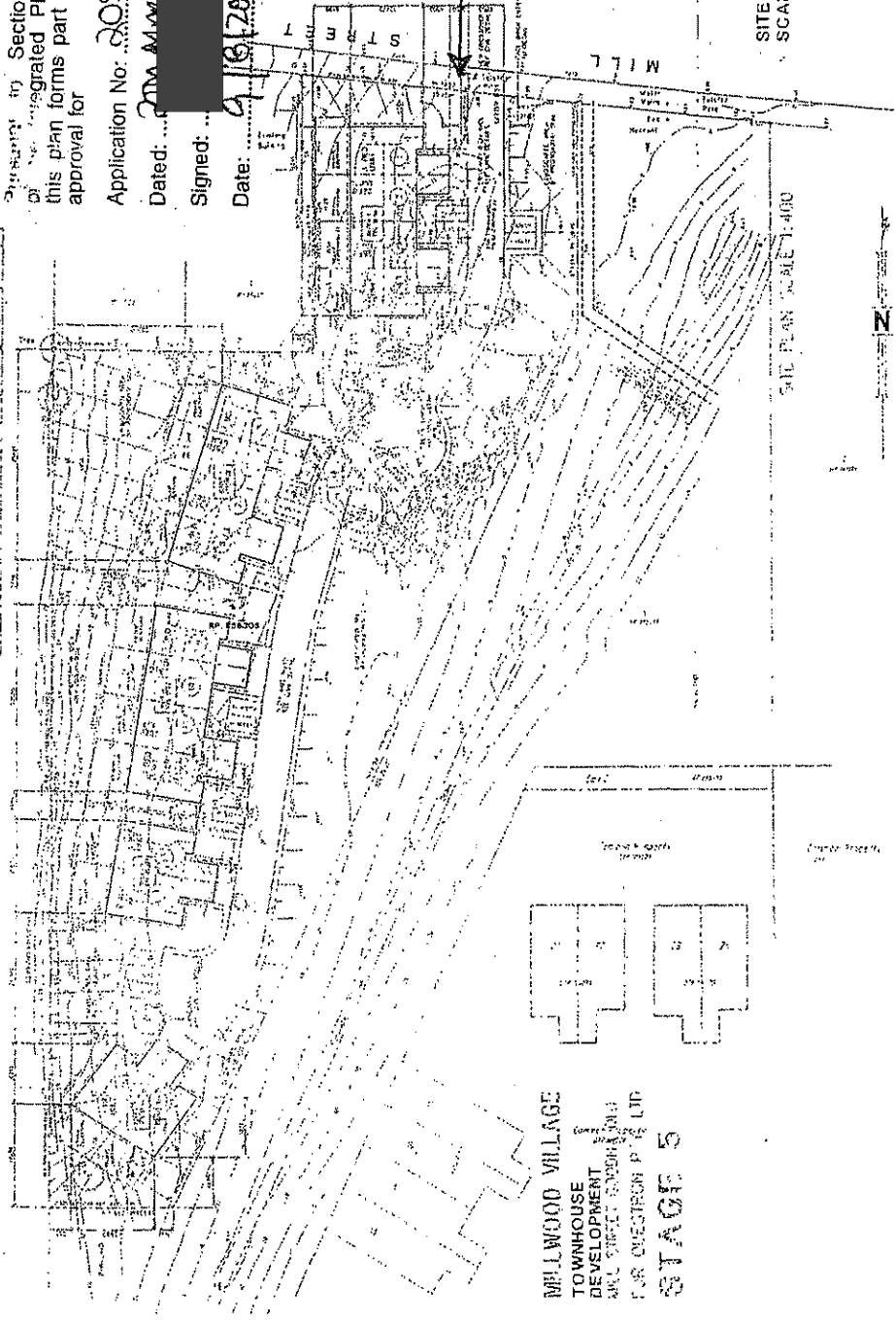
Application No: 2008/04
Dated: 20 MARCH 2004
Signed: [Redacted]
Date: 9/18/2004

**Point
Of
Access
To Be
RELOCATED
6 METRES
TO THE
WEST.**

**SITE PLAN
SCALE 1:400**



1:5000
1:5000
1:5000
1:5000



MILLWOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
1111 E. STREET - COOPHA QLD
FOR QUESTROM PTY. LTD.
STAGE 5

1678

Do not scale
Dimensions in check and verify
all dimensions to the plot before
commencing any work

AUTOCAD DRAWING
do not alter by hand

| | | | | |
|-----|------|------|----|-----------------------|
| NO. | REV. | DATE | BY | DESCRIPTION |
| 1 | | | | ISSUED FOR PERMITTING |
| 2 | | | | ISSUED FOR PERMITTING |
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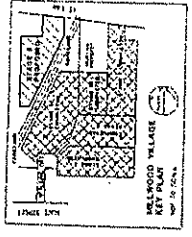
KUHN KINAS PTY LTD
ARCHITECTS
10 BELGRAVE ST. MOORESBURY Q. 4068
PH 07 3875 5048 FAX 07 3878 6005

MILLWOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
111-113 BELLE-GUERRE-GLEN
FOR QUESTRON PTY. LTD.

STAGE 5

SITE PLAN AND SETOUT

PROJECT NO. 501 1301-10-10



Reference to Section 3.5.15(5)
of the Integrated Planning Act
this plan forms part of Council's
approval for

Application No: 2058/04

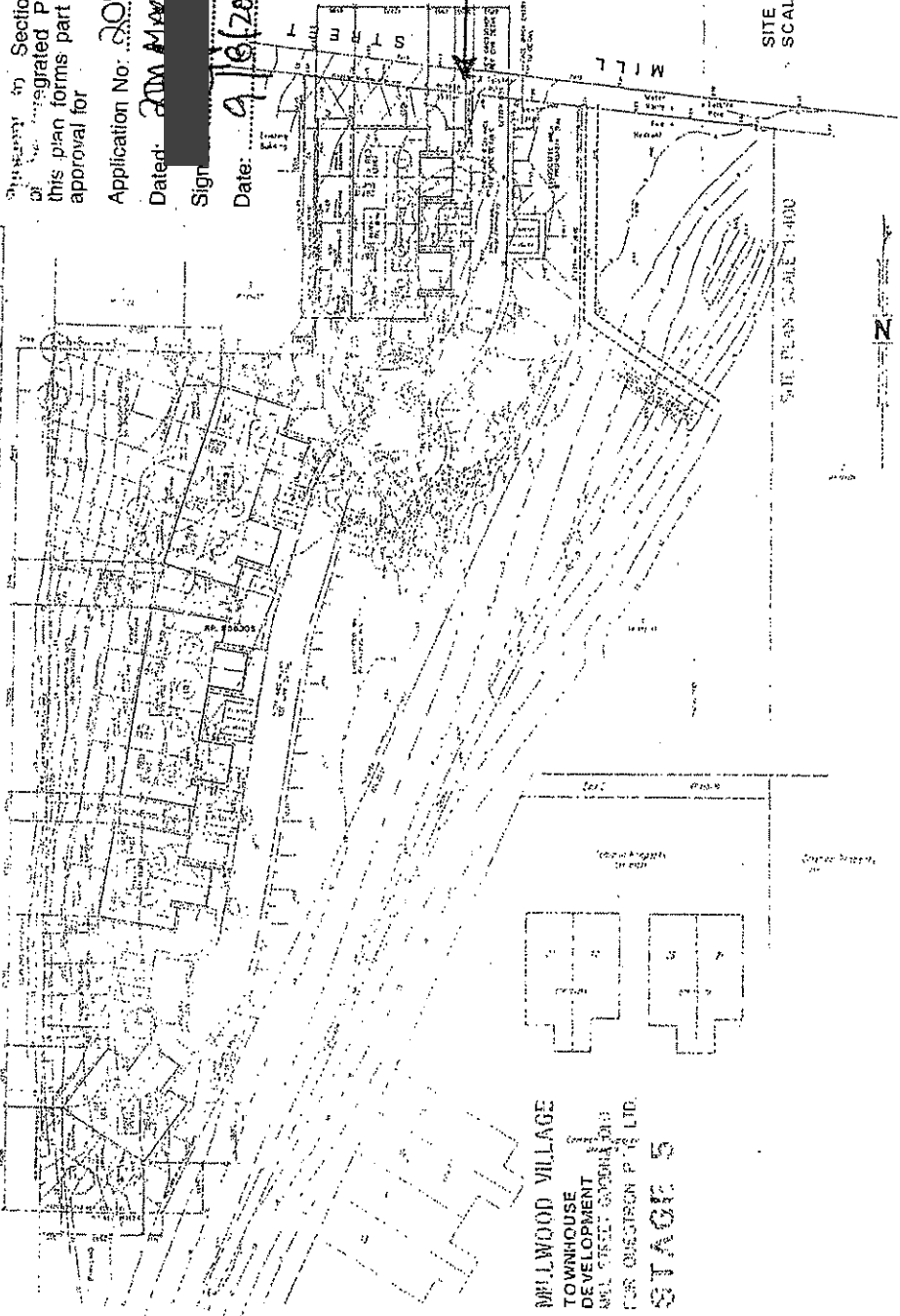
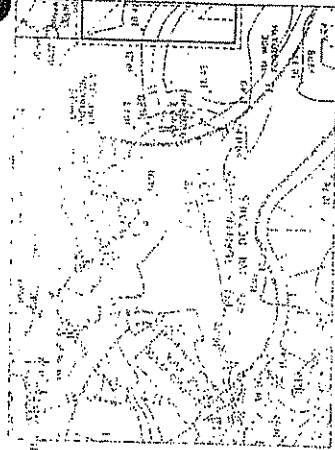
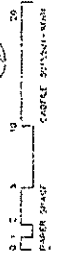
Dated: 20 MARCH 2004

Sign: [Redacted]

Date: 9/6/2004

Point
Of
Access
To Be
Relocated
6 METRES
TO THE
WEST.

SITE PLAN
SCALE 1:400



MILLWOOD VILLAGE
TOWNHOUSE
DEVELOPMENT
111-113 BELLE-GUERRE-GLEN
FOR QUESTRON PTY. LTD.
STAGE 5

SITE PLAN SCALE 1:400

N

Annexure BD - 6

2058/04 JJW:JAF
James Wheeler
3810 6861

25 October 2004

INTEGRATED PLANNING ACT 1997

DEVELOPMENT APPLICATION NEGOTIATED DECISION NOTICE

*Note: This Negotiated Decision Notice replaces Council's previous
Decision Notice dated 10 August 2004*

Application Details

Appn No: 2058/04

Real Property Description: Lot 1 RP856305

Property Location: 15 Mill Street, Goodna

Names and Addresses of all Referral Agencies: N/A

Negotiated Decision Date: 21 October 2004

Decision: Approved subject to the conditions detailed below.

Decision Authority: Development Manager

Nature of Change: Deletion of Condition 15 *Roadworks*, consequential amendment of Condition 4 *Site Development* and renumbering of conditions after Condition 15 as indicated in *italics* and strike-through below.

Town Planning Strategies Pty Ltd
Att: [REDACTED]
PO Box 743
REDCLIFFE QLD 4020

Approval Details:

| Proposal | Development | Decision | Approval Type |
|-----------------------------|---|----------|---------------------|
| Attached Housing (16 Units) | Making a material change of use of premises | Approved | Development Permit. |

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

Conditions**Assessment Manager (Ipswich City Council)****Conditions applicable to this approval under *Integrated Planning Act*:**1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. To this end, the use of any of the proposed structures associated with the proposed Attached Housing (16 Units), inclusive of car parking and any associated outdoor areas on site, are not permitted to be used for any other purpose, unless, in the opinion of the Development Manager, such use is ancillary and incidental to the predominant use of the site for Attached Housing.

4. Site Development

~~The proposed development of the subject site shall be undertaken generally in accordance with:~~

- ~~(a) Town Planning Report prepared by Town Planning Strategies dated March 2004; and~~
- ~~(b) Proposal Plan dated prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 to WD05 Rev B dated 26 October 2003), except that the plan is to be amended to provide for the access to the premises to be relocated 6 metres to the west [as noted on the approved plan].~~

~~An amended development plan shall be submitted and approved by the Development Manager prior to approval of any Building Works application associated with the site.~~

- (c) ~~Floor Plan and Elevations prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 Revision D dated 26 June 1998);~~

The proposed development of the subject site shall be undertaken generally in accordance with:

- (a) **Town Planning Report prepared by Town Planning Strategies dated March 2004; and**
- (b) **Proposal Plan dated prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 to WD05 Rev B dated 26 October 2003).**
- (c) **Floor Plan and Elevations prepared by Kuhn Kanas Architects Pty Ltd (Ref No 501-WD02 Revision D dated 26 June 1998).**

5. Hours of Construction

Unless otherwise approved in writing by the Development Manager hours of construction shall be:

Monday to Saturday 6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

6. Health and Environmental Protection Requirements

Conditions 7 – 8, unless otherwise stated, shall be completed to the satisfaction of the Chief Environmental Health Officer.

7. Waste Storage & Collection

- (a) An adequate domestic waste service shall be provided.
- (b) A minimum of 1 'wheelie bin' for waste for every 2 tenements of a Unit, Flat or Townhouse complex shall be provided.
- (c) A minimum of 1 'wheelie bin' for recyclables for every 2 tenements of a Unit, Flat or Townhouse complex of a maximum of 6 tenements, and a minimum of 1 'wheelie bin' for recyclables for every 3 tenements or part thereof, of a Unit, Flat or Townhouse complex of greater than 6 tenements shall be provided.
- (d) The 'wheelie bins' shall be serviced from the dedicated, suitably screened bin enclosure as shown on Drawing No. 501-WD01 Issue D.
- (e) The area on which the bin/s is to be accessed by refuse collection vehicles shall be level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.

- (f) A bin washdown facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway.
- (g) Allow access to the refuse containers and forward motion entry and exit to and from the site. The following dimensions are given as a minimum of front-, rear- and side- loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

| | <i>Front/Load</i> | <i>Rear/Load</i> | <i>Side/Load</i> |
|---|--------------------|------------------|------------------|
| <i>Length overall</i> | <i>10.9 m</i> | <i>8.2 m</i> | <i>8.7 m</i> |
| <i>Length when loading</i> | <i>12.6 m</i> | <i>9.5 m</i> | <i>3.0 m</i> |
| <i>Travelling overhead clearance required</i> | <i>4.0 m</i> | <i>3.0 m</i> | <i>3.5 m</i> |
| <i>Loading overhead clearance required</i> | <i>6.5m x 10m*</i> | <i>3.0 m</i> | <i>3.0 m</i> |
| <i>Access width required</i> | <i>3.8 m</i> | <i>3.8 m</i> | <i>4.0 m</i> |
| <i>Turning radius</i> | <i>14 m</i> | <i>8.0 m</i> | <i>11.1 m</i> |
| <i>Gross vehicle mass (GVM)</i> | <i>28 tonne</i> | <i>13.6 t</i> | <i>13.6 t</i> |

**from the back of the bin*

- (h) Prior to the commencement of the use, submit to the Health and Environmental Protection Manager certification from a Civil Engineer (RPEQ) which demonstrates that the necessary access has been incorporated into the development.

8. Vehicle Washing Bays

A carwash facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway. The design and siting of such is to be to the satisfaction of the Environmental Protection Coordinator.

9. Engineering Requirements

The following engineering requirements, detailed in Conditions 10 – 21 shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

10. Access/Parking

- (a) Design and construction of all access and parking shall be in accordance with the provisions of the Ipswich City Council Parking Code and the Australian Standards (2890 series).
- (b) Parking and manoeuvring areas shall accommodate the largest anticipated vehicle to use the site.
- (c) Adequate facilities for servicing the development shall be provided on site to ensure loading and/or unloading activities do not occur on-street.
- (d) Provision shall be made for all vehicles to enter and exit the site in forward gear.
- (e) All parking, access and manoeuvring areas shall be constructed of concrete, bitumen or pavers and shall be linemarked in accordance with the relevant Australian Standard.
- (f) A concrete layback and driveway slab a minimum of 6 m wide, from the kerb to the property boundary, shall be constructed for access to the development in accordance with Council's Standard Drawing No. SR.13.

11. Sewerage

- (a) In the positioning of buildings on the subject property, the Developer shall comply with one of the following:
 - (i) All structures shall be a minimum of 1.2 m clear of the outer edge of the existing sewers;
or
 - (ii) Should it be impractical for the structures to be constructed clear of the existing sewer, then the Developer shall either:
 - Relay the sewer around the proposed structures, or
 - Replace the existing sewer in polyethylene wrapped cement lined ductile iron (DICL) pipe for the length to be overbuilt, with access chambers constructed at both ends of the DICL section, unless approved otherwise by Ipswich Water.
- (b) Approval to build over sewers shall be obtained from the Senior Development Engineer. The following requirements are to be met:
 - (i) The part of the sewer to be built over shall be straight for the whole distance under the building;
 - (ii) Access chambers shall be positioned on the sewer outside the building. Access to access chambers shall be provided at all times;
 - (iii) Whenever a footing crosses a sewer or is located within 1.2 m of the sewer, the footing shall be designed with a minimum of 450 mm diameter piers each side of the sewer, penetrating to a level of 300 mm below the invert of the sewer. No footing shall impose a load on the sewer;
and

- (iv) The existing sewer shall be replaced with polyethylene wrapped cement lined ductile iron pipe, with upstream and downstream access chamber connections to the existing sewer, unless approved otherwise by Ipswich Water.
- (c) If applicable, the Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (d) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

12. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (b) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
 - (i) provide a suitable metered water connection for the proposed development;
 - (ii) amend the existing connection if necessary; and
 - (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to commencement of use of the development.

13. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.
- (b) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses.
- (c) No ponding or redirection of stormwater shall occur onto adjoining land, except as indicated here in and specifically approved by Council in consultation with the owner of the adjoining land.
- (d) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer. In this instance, stormwater discharge from all impervious areas shall be to the existing drainage system along the eastern property boundary of the subject property.

- (e) Stormwater drainage plans and calculations are to be submitted to and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (f) The floor level of all habitable rooms of the proposed development shall be a minimum of 250 mm above the Q20 flood level of RL 10 m AHD and shall be established by a Registered Surveyor or Professional Engineer.
- (g) Structures below the Q100 flood level shall be designed by a Structural Engineer and certified to be capable of withstanding the flood and debris loadings applicable to a rainfall and run off event of an Average Recurrence Interval of 100 years. The level for the event of an Average Recurrence Interval of 100 years for the subject property is Australian Height Datum Reduced level 14.7m. The certificate shall be submitted in conjunction with the Building Application.
- (h) The developer shall provide a certificate from a structural engineer (RPEQ) that the proposed buildings will withstand static and dynamic loads associated with a Q100 flood event and all building materials and electrical installations will not be susceptible to water damage.
- (i) Subject to the requirements of the supply authority, all electrical wiring, power outlets, switches, etc, shall to the maximum extent possible be located above the adopted flood level. All electrical wiring installed below the adopted flood level shall be suitably treated to withstand continuous submergence in water.
- (j) Prior to the issue of operational works and building approval, the Developer shall provide a flood analysis with regard to structures and filling of land below the Q20 flood level for the proposed development. The analysis shall demonstrate that the structures and placement of fill will not have any detrimental affects on the adjoining properties or flow paths associated with the Q20 storm event.

Note: It is understood that a Q20 flood study was undertaken for the original application. It may therefore be appropriate for an addendum to this report be prepared in order to address the above.

14. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities during any construction associated with the development. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) If the Senior Development Engineer determines that the downstream drainage system has become silted, as a consequence of the construction of this development then the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer. Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

15. Roadworks

~~The Developer shall provide right turn lanes in accordance with Council's Standards, Austroads Publications, relevant roadworks design standards and other documentation deemed appropriate by Council for an amended access point to the subject development and the existing Mill Street access to Lot 1 RP 217243. The design of the right turn lanes shall be submitted in conjunction with the Operational Works application.~~

~~The design shall be supported by a traffic report undertaken by a RPEQ experienced in traffic engineering to address the operation of the turning lanes for the subject development and the existing development on Lot 1 RP 217243. The report shall provide recommendation of specific measures to undertake to improve the alignment sight distances and signage to ensure safe movements of light and heavy vehicles, and reduce delays and queuing distances."~~

1615. Operational Works – Municipal Works
(ie Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) All engineering drawings submitted to Council shall be in accordance with Council's Engineering Works Manual and Standard Drawings, and shall include as a minimum the following:
- (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
 - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
 - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (c) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (d) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.

- (e) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (f) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (g) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (h) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.
- (i) Prior to the commencement of any municipal works the developer shall provide a bond equivalent to not less than 10% (minimum of \$1,000.00) of the value of the works as security for the performance of the various construction obligations (including the provision of engineering certification and "As Constructed" information). The bond shall be reduced to an amount of not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" and shall be retained by Council during the maintenance period as security for the performance of the maintenance obligations. The bond shall be returned upon formal acceptance of the works "Off Maintenance".

1716. Operational Works – Internal Works
(ie Works not being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.
- (c) The drawings shall be submitted as three A3 size sets and one full size set. Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.
- (d) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (e) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to this Operational Works approval.

- (f) A certificate shall be submitted to Council by a RPEQ certifying that the completed works have been constructed in accordance with Council's requirements and standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

1817. General

- (a) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (b) All disturbed verge areas shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development.
- (c) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (d) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (e) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (f) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (g) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.
- (h) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.

1918. Contributions

In accordance with the current Council Policies in relation to headworks contributions, the Developer shall pay, prior to commencement of use, the following monies to Council:

- | | |
|---------------------------|-----------------------------|
| (i) Water Headworks | = Paid in full at Lodgement |
| (ii) Sewerage Headworks | = Paid in full at Lodgement |
| (iii) Road Contributions | = \$ 55,253.00 (RD-WAQ) |
| (iv) Social Contributions | = \$ 4,468.00 (SI-VAN) |

The contributions above shall be applicable for a period of twelve months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates applicable at the date when payment is made.

2019. Lighting

The provision of security and flood lighting shall be designed, constructed, located and maintained to the satisfaction of the Development Manager so as not to cause disturbance to the occupants of nearby properties or passing traffic.

2120. Visual Privacy

The private open spaces and living rooms of adjacent dwelling units are to be protected from direct overlooking by dwelling layout, screening devices, distance or landscaping. To this end, at minimum, windows of one dwelling are not to be located opposite the windows of another dwelling unless direct views are controlled by blinds or other screening devices, or by sufficient distance or height to discourage overlooking, to the satisfaction of the Development Manager.

2221. Letter Boxes

Unless otherwise approved by the Development Manager, one letter box shall be provided per unit plus one letter box for use by the body corporate or management where appropriate. Such letter boxes shall form an integral part of the design of the development and shall be located within six (6) metres of the road frontage to which the site has been allocated its street address, unless otherwise approved by the Development Manager.

2322. Landscaping/Fencing Plan

- (a) A landscape/fencing plan which conforms to the approved development plan and Council's Landscaping Guidelines shall be submitted to and approved by the Development Manager prior to the issue of a development permit for Operational Works. Such plan shall include, amongst other necessary items, the following features:
- (i) extent of landscaped areas, including buffers;
 - (ii) location and name of existing trees;
 - (iii) soil type;
 - (iv) location of drainage, sewerage and other underground services and overhead powerlines;
 - (v) details of landscaping structures;
 - (vi) contours and spot levels;
 - (vii) proposed surface treatments;
 - (viii) means of drainage;
 - (ix) fence size and type of material; and

- (x) schedule of plant species size and attributes.
- (b) The Developer shall complete landscaping and fencing works in accordance with the approved landscape plans to the satisfaction of the Development Manager prior to the commencement of the use of the land, unless Council determines otherwise. Such landscaping and fencing shall be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.

2423. Laundering, Storage and Refuse Facilities

- (a) Each dwelling unit within the development shall be provided with individual laundry and clothes drying facilities. Alternatively, communal facilities shall be provided and located to the satisfaction of the Development Manager not more than 100 metres from any dwelling unit.
- (b) Each dwelling unit within the development shall be provided with a lockable storage area with a minimum floor area of 3m². This area may be provided as part of a garage, but shall be exclusive of the laundry area, or may be otherwise located to the satisfaction of the Development Manager.

2524. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to commencement of the proposed change of use of the site or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

2625. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

- (a) If the applicant does not appeal the decision to the court - when the submitter's appeal period ends; or
- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

2726. When Approval Lapses

- (a) The currency period for this approval is 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of the currency period, otherwise the approval will lapse.
- (b) An extended currency period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the currency period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

NOTE: Operational Works application(s) required to be submitted must be approved and works completed within the currency period stated above.

Advice

*The following advices are offered for your information only
and should not be viewed as mandatory conditions of this approval.*

Assessment Manager (Ipswich City Council)

1. Fire Ants

In accordance with the *Plant Protection Act 1989* and the *Plant Protection Regulation 1990*, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website www.dpi.qld.gov.au.

The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

2. Portable Long Service Leave

From 1 January 2001, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a decision notice without receipt of details that the levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

Pursuant to the provisions of the *Integrated Planning Act 1997*, I also enclose herewith a copy of Section 4.1.27 concerning the institution of an appeal.

Yours faithfully

Brendan Nelson
DEVELOPMENT MANAGER

Annexure BD - 7

Martin
COSGROVE
and Associates Pty Ltd
Consulting Structural and Civil Engineers

06176C2

01 March, 2007

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Job No: 06127

ATTENTION: Chief Executive Officer

LOCAL AUTHORITY STRUCTURAL DESIGN CERTIFICATION - FLOODING
STAGE 5, MILLWOOD VILLAGE, GOODNA (6891/2006/BW)

We, Martin Cosgrove and Associates Pty Ltd, being 'Registered Professional Engineers' within the meaning of the Registered Engineers Act 1929-1975, hereby certify the following in response to items 1, 2 and 3 on Ipswich City Council's 'Development Application Information Request 6891/2006/BW' dated 16 February 2007 regarding the Stage 5 development of 15 Mill St, Goodna:

ITEM 1, ITEM 2

- The Q100 flood level for the property is RL 14.7 m AHD (refer C02-B).
- The floor levels for the residences vary from RL 10.9 to RL 12.0.
- The flood study for this catchment (Blain Johnson Pty Ltd, 1991) states that local flows for the 1 in 100 ARI storm event are contained in the trapezoidal channel below RL 10.0. Therefore, the proposed residences are not inundated by dynamic flows for the 1 in 100 ARI event.
- The design flood level of RL 14.7 is the backwater flood level from the Brisbane River and Woogaroo Creek, and is static flood water. The proposed residences for the 1 in 100 ARI flood event would be inundated throughout with static flood waters. The structural framing as documented on Martin Cosgrove & Associates Pty Ltd drawings S01, S02, S03 will be adequate to withstand the static flood level of RL14.7.
- As flood waters recede, the outflow from the catchment is limited by the Mill Street culvert. This would result in low velocity flows only above RL 10.0 (dynamic flows will be contained in the trapezoidal channel below RL 10.0).

ITEM 3

- The Q20 flood level (including backwaters) for the development is RL 10.0 m AHD.
- There are no structures proposed below the Q20 flood level.
- There is a small area of the asphalt access driveway at the North end of the site which is being filled above RL 10.0. The current and proposed RL 10.0 m contours are shown on drawing C02-B.
- The proposed total volume of fill below RL 10.0 is approximately 57 m³.
- The impact of this on the Q20 flood level would be a negligible rise of 7 mm from RL 10.000 to RL 10.007 for the backwater from the Mill Street culvert to the Southern boundary of the proposed development. Therefore, all Q20 flood waters would still be contained in the drainage channel.
- There will be no detrimental effect on surrounding properties.
- There will be no detrimental effect on the channel flow as the filled area is above the battered banks of the existing low flow channel (RL 9.0) at the fill location.
- Please note that the access driveway needs to remain above RL 10.00 to enable resident access to the property during the Q20 flood event.

I trust the above information is satisfactory for Ipswich City Council's requirements.


 BE M/EAust RPEQ #8026
MARTIN COSGROVE AND ASSOCIATES

Annexure BD - 8

AML CONSULTING SURVEYORS PTY LTD

FLOOD STUDY

MILL STREET, GOODNA

23 NOVEMBER 1990



BLAIN JOHNSON PTY LTD

1.0

FLOOD STUDY MILL STREET GOODNA

The local catchment 1 in 20 and 1 in 100 year flood levels in the area of the proposed development have been determined. A drainage channel to mitigate the effects of local flooding has also been designed.

2.0

DESIGN FLOWS

The design flows from the local catchment were determined by the main roads rational method. The catchment was found to have an area of 2.5 km², a mainstream length of 2.7 km and an equal area slope of 1.0%. This data was used to determine the catchment time of concentration of 2.5 hrs. The 1 in 100 year rainfall intensity for a storm of 2.5 hrs duration is 59 mm/hr and the intensity of a 1 in 20 year storm 43 mm/hr. These intensities produce a 1 in 100 year runoff of 26.4 m³/s and a 1 in 20 year runoff of 18.0 m³/s. Figure 1 shows the extent of inundation of a 1 in 20 year flow and Figure 2 the extent of a 1 in 100 year flow. The extent of flooding shown in these figures is controlled by the capacity of the existing culvert (2400 x 2400 RCBC) under Mill Street.

3.0

WOOGAROO CREEK BACKWATER

A flood record search by the Ipswich City Council has revealed that a 1 in 20 year storm on the Woogaroo Creek catchment produces a back up water level in the gully at Mill Street of 10 m AHD. Should this backup occur while water is flowing from the local gully catchment flow will not drain freely at the Mill Street culvert, therefore increasing the extent of inundation shown in Figures 1 and 2.

4.0

DESIGN EVENT

While the backwater effect of Woogaroo Creek is not caused by local flow it would be injudicious not to consider its effects upon this catchment. It is proposed to accept the design event as that caused by the coincidence of a 1 in 20 year Woogaroo backwater and a 1 in 100 year local flow. Preliminary discussion with Mr L Kemp of the Ipswich City Council indicates that this is an acceptable design case.

Figure 3 shows the extent of inundation caused by the above design case. Comparison of Figures 2 and 3 shows that consideration of Woogaroo backwater does not cause a large reduction in developable area.

5.0 INUNDATION MITIGATION CHANNEL

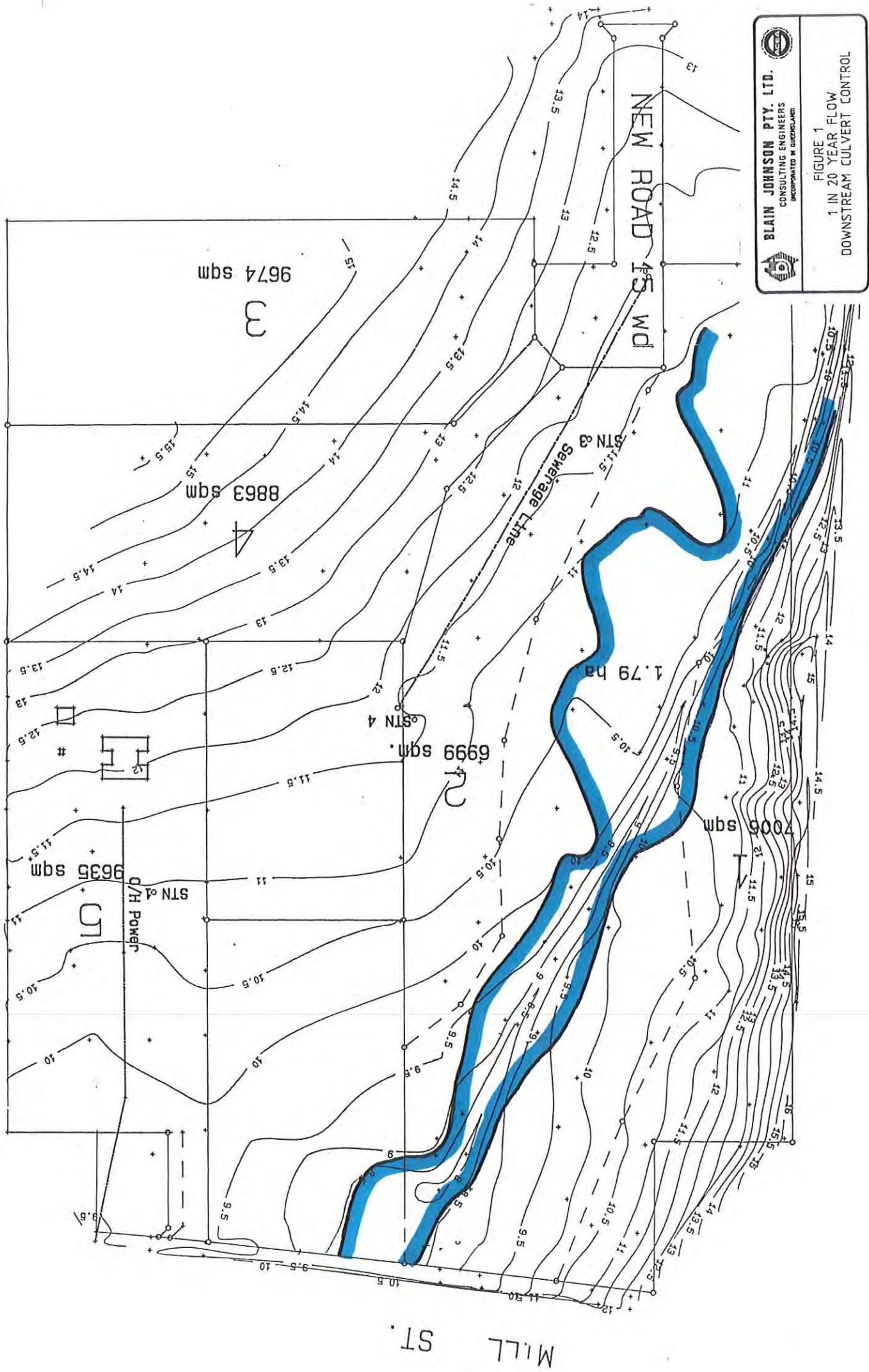
The backwater effect of Woogaroo Creek will cause inundation of all areas below 10.0 m AHD and it can be concluded that the construction of a channel downstream of Section A-A, Figure 4 will not lead to more developable land. The extent of flooding above Section A-A may be reduced by construction of a channel to contain flow. A trapezoidal channel with a 6 m base width and 1 on 4 grassed side slopes is proposed. If the channel is constructed at the invert levels shown in Figure 5 the extent of inundation caused by a 100 year flow will be confined to limits shown in Figure 4. As the velocity of a 1 in 100 year flow in this channel is limited to 2 m/s a grassed channel bed is hydraulically sufficient. However a concrete invert is recommended to minimise the potential for scour and facilitate silt removal.

6.0 BRISBANE RIVER FLOOD LEVEL

The flood search by the Ipswich City Council indicated that the 1974 Brisbane River flood (approximately 1 in 100 year event) produced a water level in this area of 18.4 m AHD.

7.0 CONCLUSION

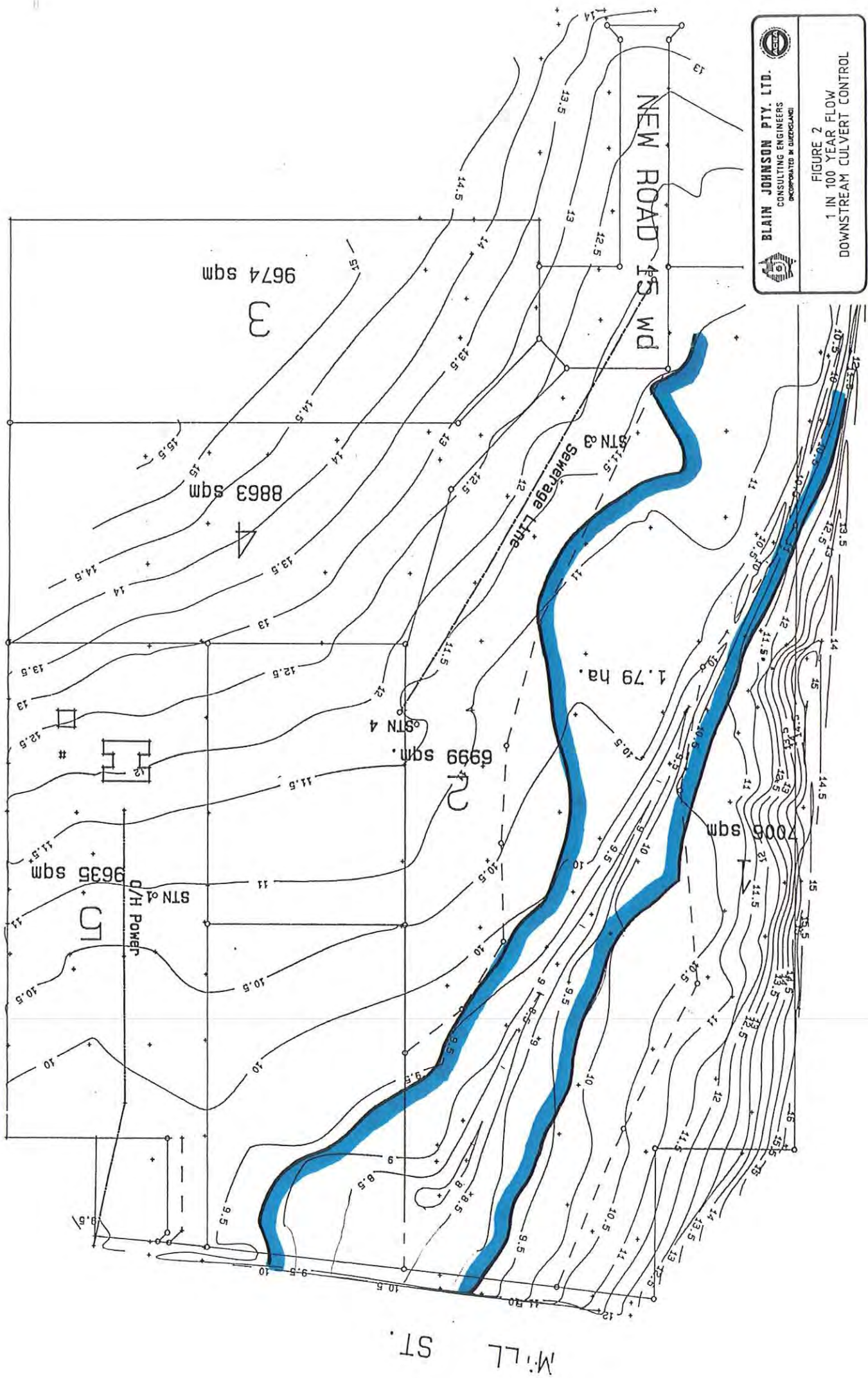
It is our recommendation that the proposed 6 m trapezoidal channel be constructed and that no development be carried out within extent of the inundation indicated by Figure 4.





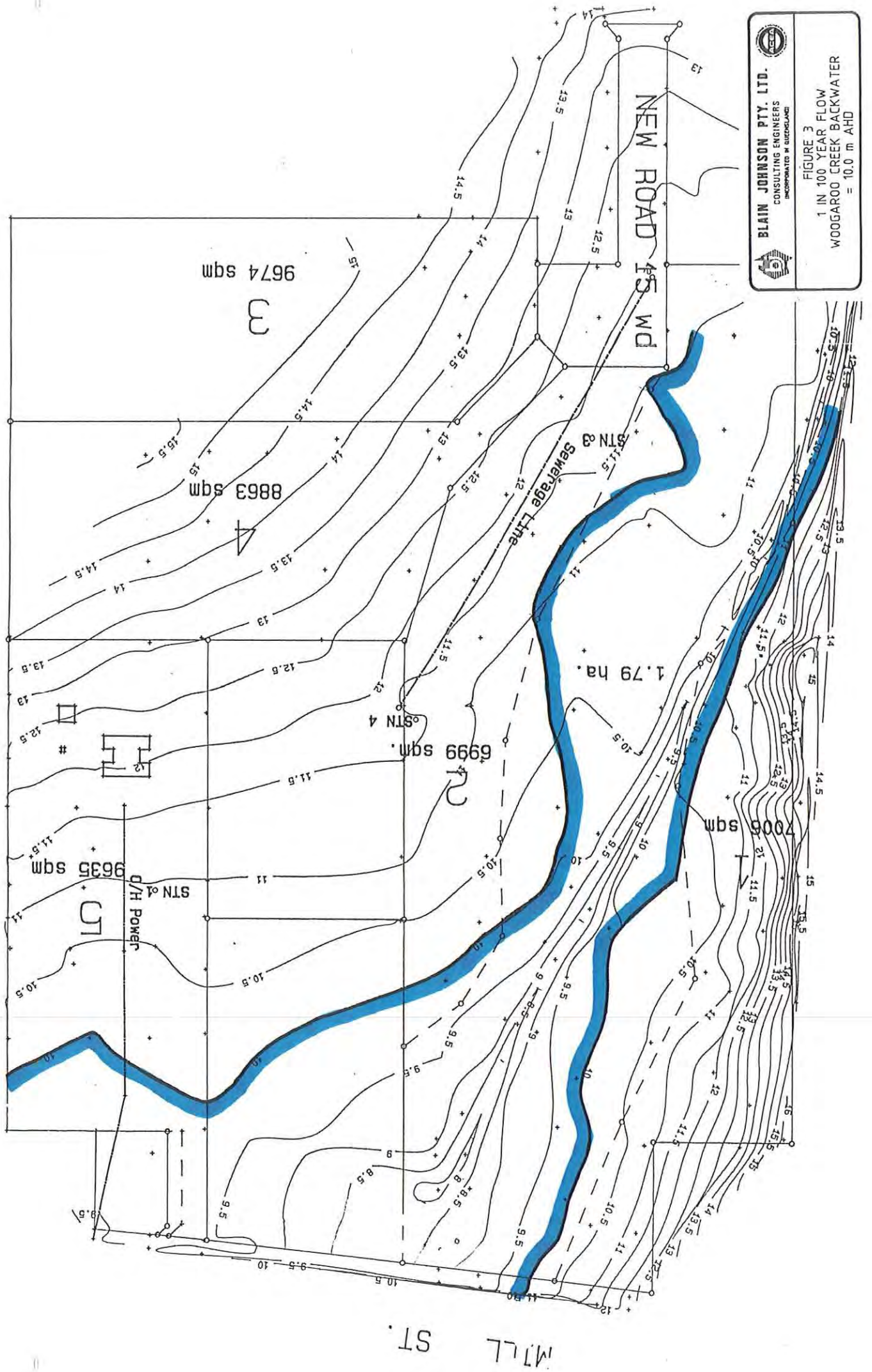
BLAIN JOHNSON PTY. LTD.
 CONSULTING ENGINEERS
INCORPORATED IN AUSTRALIA

FIGURE 1
 1 IN 20 YEAR FLOW
 DOWNSTREAM CULVERT CONTROL



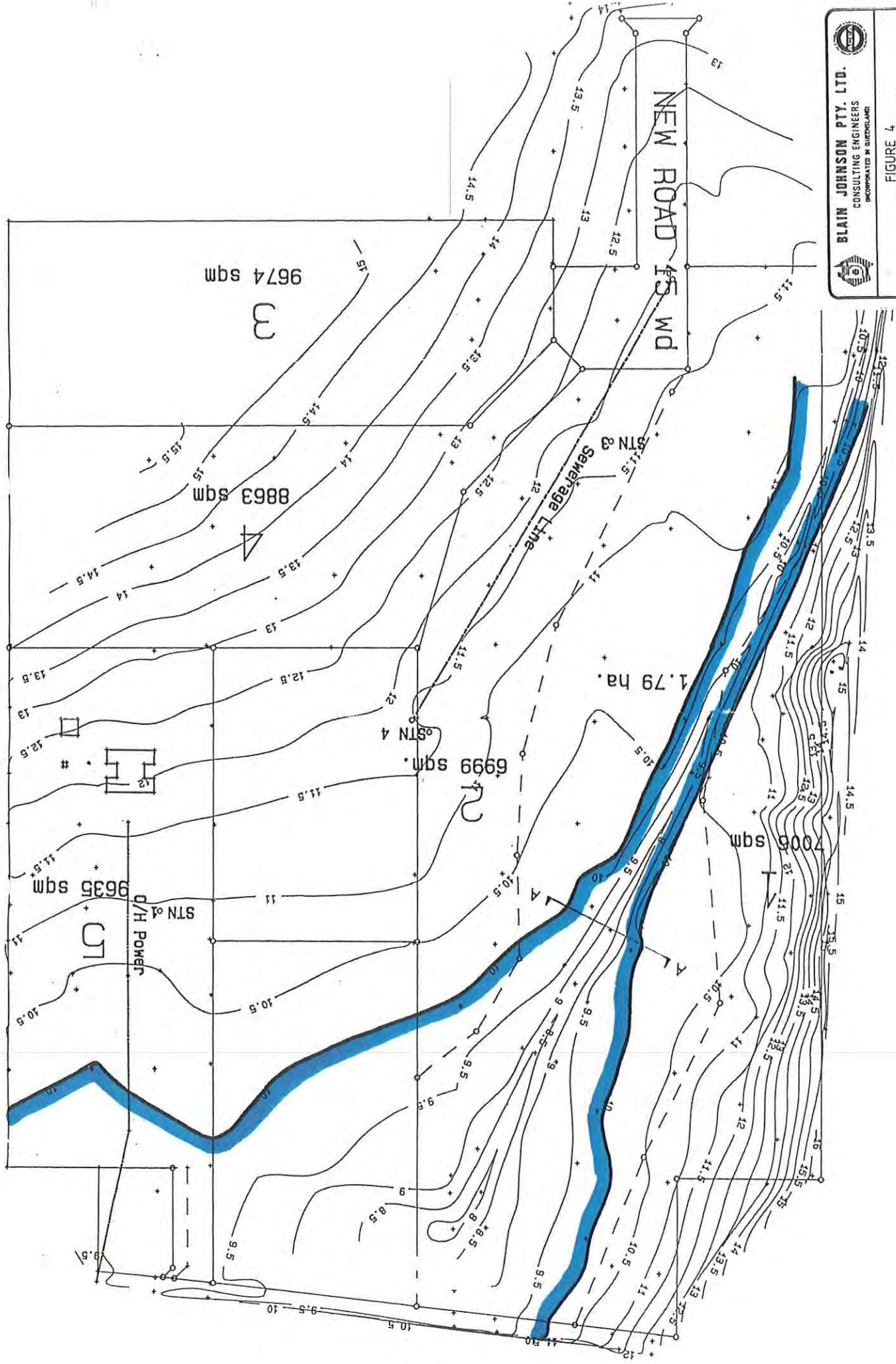

BLAIN JOHNSON PTY. LTD.
 CONSULTING ENGINEERS
INCORPORATED IN QUEENSLAND

FIGURE 2
1 IN 100 YEAR FLOW
DOWNSTREAM CULVERT CONTROL



BLAIN JOHNSON PTY. LTD.
 CONSULTING ENGINEERS
 INCORPORATED IN AUSTRALIA

FIGURE 3
 1 IN 100 YEAR FLOW
 WOOGAROO CREEK BACKWATER
 = 10.0 m AHD




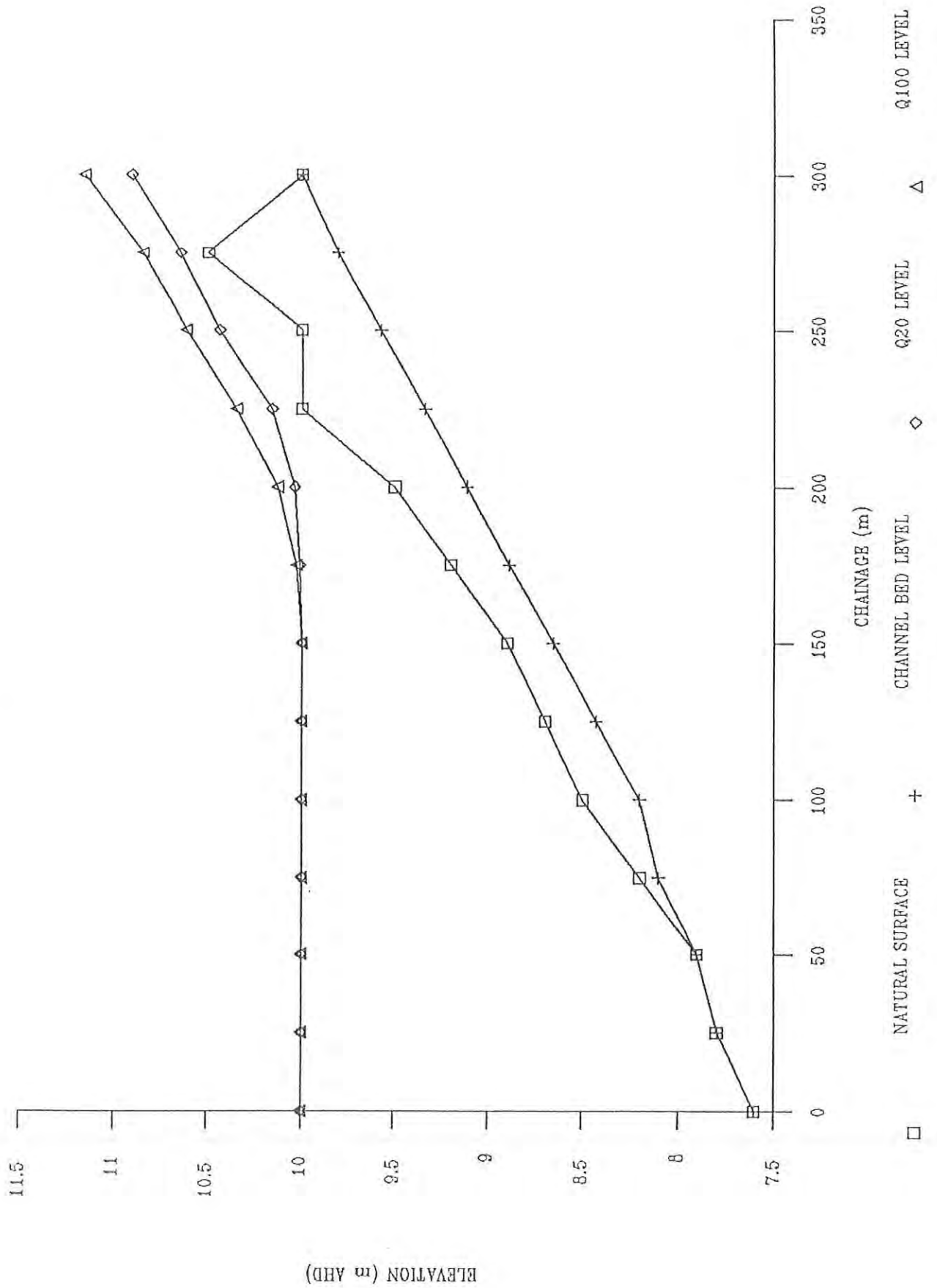

BLAIN JOHNSON PTY. LTD.
 CONSULTING ENGINEERS
INCORPORATED IN AUSTRALIA

FIGURE 4
1 IN 100 YEAR FLOW
WOOGAROO CREEK BACKWATER
 = 10.0 m AHD

MILL STREF™ GOODNA

DESIGN CHANNEL WATER PROFILES





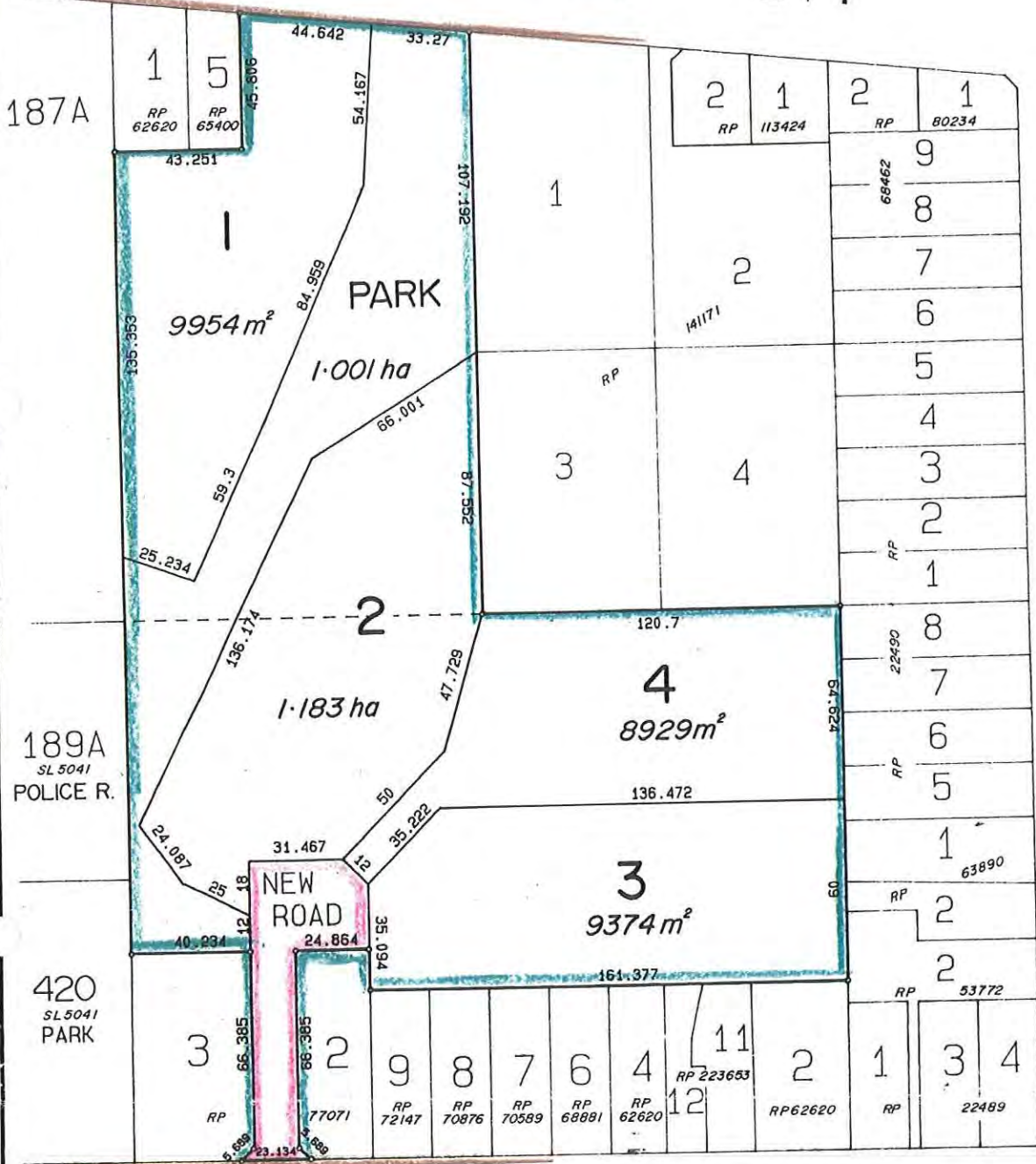

BLAIN JOHNSON PTY. LTD.
 CONSULTING ENGINEERS
(INCORPORATED IN QUEENSLAND)


FIGURE 5

MILL ST.



187A

189A
SL 5041
POLICE R.

420
SL 5041
PARK

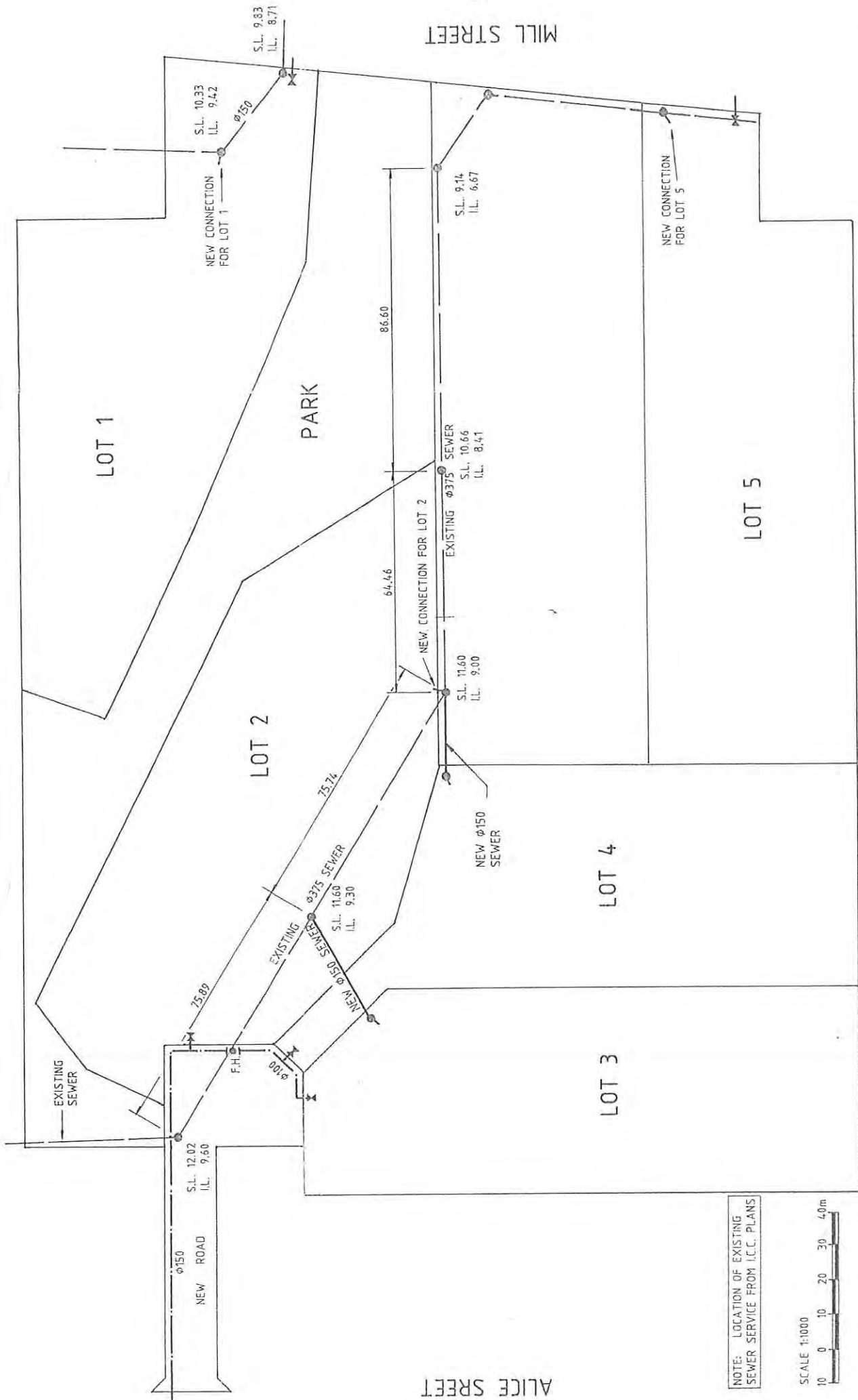
BERTHA ST

ALICE ST.

No of Lots: 4
 Length of New Road: 104m
 Area of New Road: 2241m²
 Area of Park: 1.001 ha
 Total Area: 5.23 ha

Areas & dimensions are approximate only & subject to survey.

| | | |
|--|---|--------------|
| <p>PROPOSED SUBDIVISION</p> <p>of</p> <p>Lot II on RP 74301 & Lot I on RP 77071</p> | <p>AML CONSULTING SURVEYORS </p> <p>Licensed & Engineering Surveyors</p> <p>1/76 BERRY STREET SPRING HILL, 4000. P.O. BOX 132 SPRING HILL, QLD 4004</p> <p>PH. (07) 839 2011 FAX (07) 839 3042</p> | Surv'd |
| | | F/Book |
| <p>PARISH GOODNA COUNTY STANLEY</p> | <p>CLIENT: DESNOE PTY. LTD.</p> | L/Book |
| | | Scale 1:1500 |
| | | Date 14/3/91 |
| | | Ref 980 |



ALICE STREET

MILL STREET

NOTE: LOCATION OF EXISTING SEWER SERVICE FROM I.C.C. PLANS



| NO. | REVISIONS | DATE |
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| OFFICE OF ISSUE |
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BLAIN JOHNSON PTY. LTD.
CONSULTING ENGINEERS
INCORPORATED IN AUSTRALIA

| | |
|----------|------|
| DESIGNED | DATE |
| DRAWN | |
| CHECKED | |
| APPROVED | |
| A.K.O. | |

A.M.L. SURVEY CONSULTANTS
SUBDIVISION AT MILL & ALICE STS. GOODNA
PROPOSED LAYOUT
SEWERAGE & WATER SERVICES

BLAIN JOHNSON PTY. LTD.
DRAWING NUMBER
1367-00

Annexure BD - 9

30-1562-0015-41 KTD:MTW

280 9824

2 April 1991

Dear Sir

72886

| | |
|------------------------|-----------------|
| 2 - APR 1991 | |
| RESPONSE CO-ORDINATION | |
| THESE OFFICERS ARE | ACTION OFFICERS |
| TO FORWARD THEIR | |
| RESPONSES TO | |
| THE RESPONSE | |
| COORDINATOR. | |
| | |
| | |

Flood Study Mill Street Goodna
for Desnoe Pty Ltd

I refer to the above Study dated 23 November 1990 and comment thereon as follows:

- (i) The time of concentration appears to have been significantly over estimated for the catchment.

It appears that the 150 minutes has been derived by dividing the mainstream length by an average velocity and the average velocity has been obtained from Table 5.6 of A R & R D (catchment slopes up to 1.5%). It also appears that the "equal area slope" of the mainstream has been taken as the "average slope" of the catchment and these are not necessarily the same thing.

- (ii) If the Brensby Williams formula is used and the equal area slope of 1% is taken for the mainstream length of 2.7 km then a time of concentration of 90 minutes results.

- (iii) Based on the formula used for Eastern New South Wales a time of concentration of 65 minutes is obtained.

- (iv) The Council's design for the culvert under Alice Street was based on a time of concentration of 60 minutes however this is considered to be conservative.

- (v) Based on a modified Friend formula and given a reasonable chezy's coefficient the time of concentration would be 50 minutes (Ch = 25 based on $R_s \approx 1.5$ m and $n = 0.040$).

- (vi) Improvements such as formed concrete channels with concrete inverts will decrease the time of concentration in the mid to long term.

.../2.

Blain Johnson Pty Ltd
Consulting Engineer
I B M Centre
348 Edward Street
BRISBANE QLD 4000

B/C: Desnoe Pty Ltd
C/- AML Consulting Surveyors P/L
75 Berry Street
SPRINGHILL QLD 4000

- (vii) If a time of concentration of 60 minutes was adopted, the intensities would be 88 mm/hr for an A R I of 20 years and 112 mm/hr for an A R I of 100 years. This results in an increase of some 90% over your firm's calculation.
- (viii) The coefficient of runoff for Ipswich Urban areas is 0.7 for A R I of 10, 0.74 for A R I of 20 and 0.84 for A R I of 100 years, all assuming parkland ie no roofs or sealed roads. This is not an acceptable assumption given the extensive development in the catchment.
- (ix) The Main Roads method, which applies to rural areas where roofs and sealed roads are negligible gives similar results for C (Table 5.7 of A R & R O).
- (x) Your study was a C value of 0.60 for A R I of 20 and about 0.65 for A R I of 100.
These figures are considered to be too low.

Given the above the Council believes that the results of your Study produces an estimated runoff which is unrealistic.


Council believes that if a reasonable estimate of the time of concentration is used together with realistic values of the coefficient of runoff, then an estimated runoff of some two (2) times the value quoted in your Study will result.

If this is so then considerably more of the client's land will be affected by flooding thus resulting in some major redesign of the layout.

It would be appreciated if you would re-examine the Study in the light of the above comments and resubmit your findings for further consideration.

Should you wish to discuss the subject with Council officers, then please contact Council's Design Engineer Mr Dick Hughes phone 280 9861.

Yours faithfully


DEPUTY CITY ENGINEER
(ADMINISTRATION & INVESTIGATION)

2/4

Annexure BD - 10

DIRECTORS



BLAIN JOHNSON PTY. LTD.

CONSULTING ENGINEERS

ACN 009 926 390

Civil, Structural, Environmental, Planning & Project Management

ASSOCIATE DIRECTORS



HEAD OFFICE: IBM Centre, 348 Edward Street, Brisbane, Qld. 4000.
OFFICES QLD: BRISBANE CABOOLTURE EMERALD MAROOCHYDORE

Telephone (07)831 6616 Fax. No. (07)831 4223

Your Ref

Our Ref

1367-02/JW:ep

Enquiries To



30-1562-0015-41 CRP
26 APR 1991

| PLEASE ADVISE THE OFFICER'S NAME | |
|----------------------------------|----------------------------------|
| PLEASE ADVISE THE OFFICER'S NAME | PLEASE ADVISE THE OFFICER'S NAME |
| TO FORWARD THEIR | |
| RESPONSES TO | |
| YOUR REQUEST | |

23 April 1991

The Town Clerk
Ipswich City Council
P O Box 191
IPSWICH QLD 4305

C/E 74499

Attention: Mr K Durham

Dear Sir,

MILL STREET FLOOD STUDY

Thank you for your letter of 2 April 1991.

The following is the result of our reassessment of the study in light of your comments.

We believe that the 150 minute time of concentration estimated for a 100 year storm on this catchment is valid due to the following reasons.

- i) The present level of catchment development (less than 10% impervious area) and catchment size (less than 5 km²) indicates that Table 5.6 of Australian Rainfall and Runoff 1987 (AR&R) should be used to determine stream velocity. The equal area slope of this catchment is 1.00% and the average catchment slope 1.04%, considering the accuracy of the mapping the equal area and average slopes are in fact equal and not different as proposed by Council. For an average catchment slope of 1% Table 5.6 AR&R indicates a velocity of 0.3 m/sec and therefore a time of concentration of 150 minutes.
- ii) Section 5.3.2. d) of AR&R states that the Bransby Williams formula should not be used in preference to the above procedure.



- iii) Empirical procedures gained by statistical analysis of events in a region external to the area under consideration should only be considered with caution. For this reason we consider the application of the Eastern New South Wales formula to this study to be incorrect.
- iv) Section 5.4.5 of AR&R states that the modified Friend Formula should not be used for catchment areas less than 5 km². The catchment under consideration in this study has an area of 2.5 km².
- v) The concrete invert proposed in the study is for small flows and channel maintenance and as such would have a maximum width of 2 m. A 2 m wide concrete invert in a 15 m (total width) grassed channel with a maximum length of 300 m will not have a pronounced effect upon the total catchment time of concentration.

As can be seen from the above points, AR&R, the standard reference for studies of this type, and our calculations support the estimated time of concentration of 150 minutes.

The present level of development within the catchment represents a percentage of impervious area of less than 10%, a level of development which cannot be considered as 'extensive'. This relatively low level of urbanization allows the calculation of runoff by those methods used to determine runoff from rural catchments. (As the Council has in fact done in the letter of 2 April 1991). Table 5.7 of AR&R gives a 50 year flood runoff coefficient of 0.65 for a 150 minute storm. Adopting the frequency factors from Table 14.6 AR&R to convert from a 50 year to a 100 year coefficient gives a 100 year runoff coefficient of 0.68. This produces a catchment runoff at Mill Street of 27.5 m³/s for a 150 minute, 100 year storm.

As further development occurs within the catchment, the catchment runoff may increase. However the onus to provide flood mitigation works should be on all developments and not just those towards the downstream end of the catchment. It should be the responsibility of upstream developments to ensure that they do not create larger peak outflows from their properties than those which existed prior to development. In this manner flood levels at Mill Street will not be affected by further development.

If the values of time of concentration and runoff coefficient suggested by Council are adopted the developer would be required to provide an estimated \$270,000 worth of flood mitigation works in addition to those originally recommended. We consider adoption of these values in light of the data presented here to be unjustified. If Council were to insist upon acceptance of these values, the added development cost would seriously endanger the feasibility of this project.

Blain Johnson Pty Ltd

3

Ipswich City Council

1367-02

22 April 1991

If further substantiation of the results of our study is required please contact us.

Yours faithfully,
BLAIN JOHNSON PTY LTD



Annexure BD - 11

DIRECTORS



BLAIN JOHNSON PTY. LTD.

CONSULTING ENGINEERS

ACN 009 926 390

Civil, Structural, Environmental, Planning & Project Management

ASSOCIATE DIRECTORS



HEAD OFFICE: IBM Centre, 348 Edward Street, Brisbane, Qld. 4000.
OFFICES QLD: BRISBANE CABOOLTURE EMERALD MAROOCHYDORE

Telephone (07) 831 6616 Fax No. (07) 831 4223

Your Ref

Our Ref 1367-02:JW/mw

Enquiries to



27 May 1991

The Town Clerk
Ipswich City Council
P O Box 191
IPSWICH QLD 4305

Attention:



Dear Sir,

MILL STREET GOODNA FLOOD STUDY

After discussion with Messrs [redacted] of the Council's Engineering Department on 24/5/91, we have revised the results of the above study.

The catchment time of concentration has been amended to 60 minutes to reflect the long term, fully urbanised catchment. The 100 year, urban runoff coefficient of this catchment has been calculated as 0.90. For the 60 minute, 100 year Ipswich rainfall intensity of 110 mm/hr the catchment runoff has been calculated as 69 m³/sec.

To reduce the extent of inundation of the proposed development it is necessary to construct a grass lined, trapezoidal channel through the development. If the channel is constructed with a 12 m base width and one on four side slopes the 100 year flow will be confined within the channel. The extent of the 100 year flow and the location of the channel are shown on the attached Figure 6. The maximum velocity within the channel is 3.5 m/sec which when considered together with the length of the 100 year hydrograph is the limiting velocity for unprotected grass side slopes.

As noted in our original report the flood level below Section A on Figure 6 is due to Woogaroo Creek backwater and is therefore independent of the channel cross section. However, the proposed trapezoidal channel should extend as far as the Mill Street culvert to contain large flows which do not occur simultaneously with Woogaroo Creek backup.

A two metre wide concrete invert should be constructed in the centre of the channel invert to contain low flows and to avoid channel siltation.

Should you have any enquires please contact us.

Yours faithfully,
BLAIN JOHNSON PTY LTD



Att.



Blain, Bremner & Williams Pty. Ltd. and Munro, Johnson & Associates Pty. Ltd.
Specialist Consultants: Eric Brier, Bill Bremner

77288

FILE 30-1562-0015-41

REC'D. 27 MAY 1991 C.P.

| | |
|---|-----------------|
| RESPONSE CO-ORDINATION | |
| THESE OFFICERS ARE TO FORWARD THEIR RESPONSES TO THE RESPONSE CO-ORDINATOR. | ACTION OFFICERS |
| | |
| | |
| | |
| RESPONSE CO-ORDINATOR | CE |

DCE (HSE) Please review draft report re to CTP in condition for development.



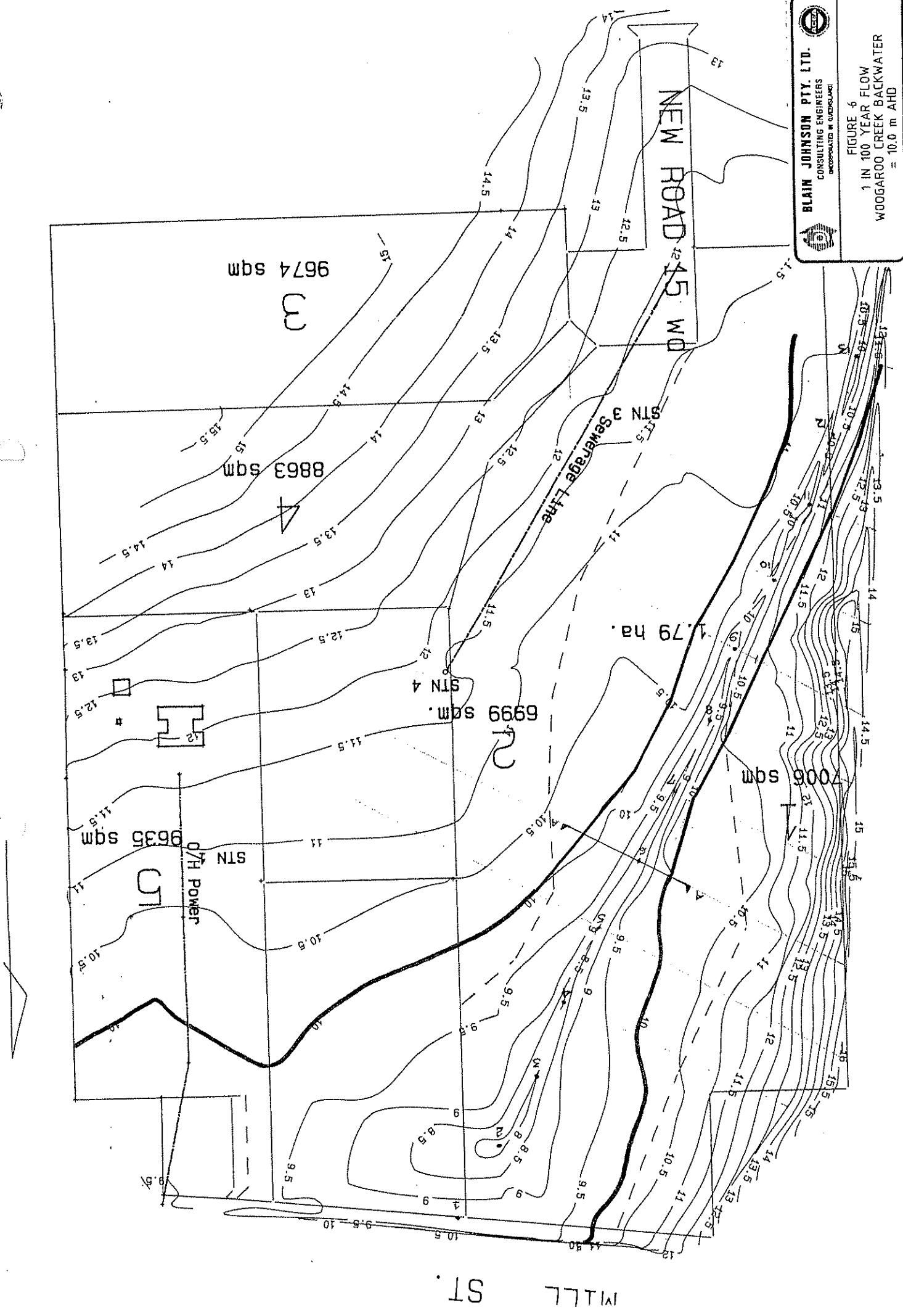
20.5.91



BLAIN JOHNSON PTY. LTD.
 CONSULTING ENGINEERS
 INCORPORATED IN AUSTRALIA



FIGURE 9
 IN 100 YEAR FLOW
 WOODGARD CREEK BACKWATER
 = 10.0 m AHD



Annexure BD - 12

F/No. 30-1562-0015-41 KTD:JAF
WPWKSADM41

27 June 1991

19203

M E M O R A N D U M

TO: CHIEF TOWN PLANNER

FROM: CITY ENGINEER

RE: TOWN PLANNING CONSENT AND SUBDIVISION APPLICATION
15 MILL STREET, GOODNA - REVISED FLOOD STUDY

I refer to your memorandum of 11 June 1991 and to the submission by Blain Johnson Pty Ltd of 27 May 1991 and I advise that the proposals contained in Blain Johnson's submission are generally acceptable.

The Council's standard for side slopes in an open drain is 6 to 1 not 4 to 1 as proposed by Blain Johnson Pty Ltd. The flatter slope is required for ease of maintenance of the grassed slope.

It is therefore recommended that the amended Flood Study submitted by Blain Johnson Pty Ltd be accepted provided that the side slopes of the grassed channel are 6 to 1.



CITY ENGINEER

RECEIVED
TOWN PLANNING
28 JUN 1991
GB

24 June 1991

MEMORANDUM

TO: DEPUTY CITY ENGINEER (WORKS & SERVICES)

FROM: ENGINEER (DESIGN)

RE: PROPOSED SUBDIVISION AT 15 Mill Street, Goodna

The consultant has accepted a time of concentration of 60 minutes (ultimate development of catchment) and a coefficient of run-off of .90 giving an estimate Q100 flow of 69 m³/s.


He proposes to deal with this by widening the proposed channel to 12 metres wide at the base, and retain the 4(Horizontal) to 1(Vertical) side slope.

I confirm that such a channel flowing 1.17m deep at a velocity of 3.54 m/sec will carry the flow of 69 m³/s with a top water width of 21.4 metres. The above assumes a bed slope of .9% which is consistent with plans submitted, and also assumes a Mannings 'n' of .025.

The Mannings 'n' of .025 would only be realized if the channel bed and sides were kept mown fairly regularly during the 'wet' season. A value of .030 would be more conservative. However, the nature of the development may be such that regular mowing would be carried out anyway.

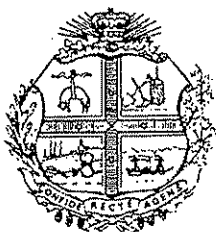
The velocities at ultimate development are high. The usual acceptable upper limit for erosion resistant soils (without erosion protection) is 2.44 m/s. This would be exceeded for all flows of greater magnitude than the one in two year flood with the catchment fully developed. With the catchment in its present state of development the flows would be less and erosion might not be a significant problem. The problem could be reduced with a wider and shallower channel, but more land would be required. Alternatively, erosion protection could be provided at a later stage.

D.C.E. (A+I)
For your info - as requested.
As per standard channels
a 6:1 side slope is normally acceptable.
4:1 is


ENGINEER (DESIGN)



Annexure BD - 13



IPSWICH CITY COUNCIL

ADMINISTRATION BUILDING
50 SOUTH STREET, IPSWICH, QUEENSLAND.

Your Reference:

Our Reference : MJO:JKW F. 30-1562-0015-41

Contact Officer :

Telephone No. : 280 9254

Please Address All Correspondence to:

TOWN CLERK

P.O. BOX 191, IPSWICH, QLD. 4305

TELEX: IPCITY AA43510 · FAX: (07) 280 9232

TELEPHONE: (07) 280 9811

15 August 1991

Dear Sir

Re: SUBDIVISION APPLICATION - 15 MILL STREET, - GOODNA

I refer to your Application No. 61/91 dated 13 March 1991 for approval of a proposal to subdivide land comprising two (2) parcels into five (5) parcels in relation to property situated at 15 Mill Street, Goodna described as Lot 11 RP 74301 and Lot 1 RP 77071, County of Stanley, Parish of Goodna.

Following Council's consideration of your application at its meeting held on 14 August 1991, I wish to advise that the proposal for subdivision as presented on Plan No. 980 dated 14 March 1991 is approved, subject to the following conditions:-

1. Amendments to the boundaries of the proposed lots generally as indicated on Plan TPC-02 dated July 1991.

2. The following requirements shall be undertaken to the satisfaction of the City Engineer, prior to the signing and sealing of the Plan of Survey:-

(a) Road Construction

✓ (i) An 8 metre wide sealed pavement in a 16 metre wide road reserve shall be provided between existing Lot 2 and 3 in Alice Street.

✓ (ii) A suitable sealed pavement shall be provided in the form of an enlarged cul-de-sac bulb or other treatment acceptable to the City Engineer at the end of the pavement in 3(i). Such sealed pavement shall provide for the full turn around of long wheel base rigid truck and shall also accommodate Council's garbage truck.

✓ (iii) Concrete kerb and channel generally on a 4 metre alignment shall be provided to the pavements in 3(i) and 3(ii). The concrete kerb and channel shall be connected to the existing kerb and channel in Alice Street.

DESNOE PTY LTD
C/o AML CONSULTING SURVYORS P/L
1/75 BERRY STREET
SPRING HILL QLD 4000

Refer: [REDACTED] No. 3 - 05/08/91
b.c.c: CTP & CE Clause 6

...2/

- ✓ (iv) The proposed new road is to have a finished level of not less than RL 10.30 AHD.
- ✓ (v) A noise and light barrier shall be erected on the property alignment of the proposed new road abutting neighbouring properties so as to reduce/eliminate the nuisance which will be caused by headlights and motor vehicle noise.

(b) Stormwater Drainage

- (i) All stormwater drainage from the new road shall be piped to the permanent waters edge in the adjacent natural water course to the north west in the proposed park.
- (ii) The piped stormwater system shall be terminated in the natural water course by means of suitable energy dissipating structure to the satisfaction of the City Engineer.
- (iii) No development or access roads will be permitted below the drainage problem area designated by RL 10.00 AHD.
- (iv) The natural water course, running from Mill Street to Alice Street through the proposed park, shall be constructed as detailed in the revised flood study.

(c) Bikeway

A bikeway 2 metres in width is to be constructed within the park and proposed public road so as to extend from the Alice Street property alignment to the Mill Street property alignment.

~~(d)~~ Footpath

A 1.2 metre wide concrete footpath is to be provided in Mill Street from the access road in Stage 1 to the roundabout at the intersection of Mill Street/Church Street/Queen Street.

*deleted
5/92
new conditions
see letter 5/92
✓*

- 3. The submission of a Plan of Survey to conform with this proposal.
- 4. In accordance with the provisions of the Local Government Act, Section 34(12GG)(b) all arrears of rates and other expenses as a charge against the land to be not in arrears at the date of signing and sealing of the plan of survey.
- 5. This approval shall lapse unless the above requirements are complied with within two (2) years of the date of notification of approval hereof.

Pursuant to the provisions of the Local Government (Planning and Environment) Act 1990-1991, I enclose a copy of Sections 7.1 and 7.1A together with the form prescribed for the institution of an appeal.

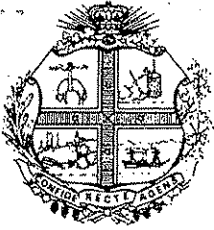
Yours faithfully



TOWN CLERK



Annexure BD - 14



IPSWICH CITY COUNCIL

ADMINISTRATION BUILDING
50 SOUTH STREET, IPSWICH, QUEENSLAND.

Your Reference:

Our Reference : MJO:JKW F. 30-1562-0015-42

Contact Officer : [REDACTED]

Telephone No. : 280 9254

Please Address All Correspondence to:

TOWN CLERK
P.O. BOX 191, IPSWICH, QLD. 4305
TELEX: IPCITY AM43510 · FAX: (07) 280 9232
TELEPHONE: (07) 280 9811

84012

29 August 1991

Dear Sir

Re: TOWN PLANNING APPLICATION - 15 MILL STREET, GOODNA

I refer to your Application No. 62/91 dated 14 March 1991 for town planning consent to establish 100 multiple units on property situated at 15 Mill Street, Goodna described as Lots 2 and 4 on RP 141171; Lot 11 on RP 74301; Lot 2 on RP 113424; Lot 1 on RP 77071, County of Stanley, Parish of Goodna.

Following Council's consideration of your proposal at its meeting held on 28 August 1991, I wish to advise that, at the expiration of the prescribed period of appeal of thirty (30) days and subject to any appeals that may be lodged, Council proposes to approve the application to establish 100 multiple units, subject to the following conditions:-

- 1.(a) Your Company shall have registered in the Titles Office prior to the submission of an application for Building Approval, a plan of survey proposing the amalgamation of Lots 2 and 4 on Registered Plan 141171.
- (b) Alternatively, your Company shall, prior to the lodgement of an application for Building Approval, submit for the approval of the Chief Town Planner a plan of survey which conforms to (a) above, together with Solicitor's undertakings satisfactory to the City Solicitor to ensure the lodgement in the Titles Office, payment of fees, answering of requisitions and registration of the plan of survey at a later date.
- (c) The provision of a suitable legal right of way to ensure the availability of an emergency access for stage 1 through stage 5. Such provision shall be provided to the satisfaction of the Chief Town Planner prior to the lodging of a building application for stage 1 and stage 5.

I hereby certify that the original of this notification was posted by me at the

Ipswich Post Office on 29/8/91 at [REDACTED] Signed ...2/

DESNOE PTY LTD
C/o AML CONSULTING SURVEYORS P/L
1/75 BERRY STREET
SPRING HILL QLD 4000

Refer: TP & H Ctee No. 4 - 21/08/91
b.c.c: CTP: CE: DTC: C/SOL Clause 19

msd

2. All buildings or other structures on the land shall be demolished and/or removed prior to the submission of an application for Building Approval.
3. The proposed development of the site shall be undertaken generally in accordance with the submitted Plan No TPC-02/A.
- 4.(a) A landscape master plan, prepared by a qualified landscape architect and which conforms to the approved amended plan of layout and Landscaping Guidelines, shall be submitted and approved by the Chief Town Planner prior to the lodgement of an application for Building Approval. Such plan shall include, amongst other necessary items, the following features:-
 - (i) location, size and name of existing vegetation;
 - (ii) location of drainage, sewerage and underground or overhead services;
 - (iii) contour or spot levels, both existing and proposed to all surfaces, including surface levels of paved surfaces and exposed surfaces such as manholes and the like;
 - (iv) details of all materials, finished surface treatment, all fences and other structures where applicable;
 - (v) location and nature of all proposed vegetation, including schedule of proposed plants, giving details of botanical and common name, plant age and size at the time of planting, and size at maturity;
 - (vi) soil type and moisture condition;
 - (vii) 1.8 metre high timber screen fence to the adjoining external property boundaries;
 - (viii) such other fencing and planting to ensure privacy of the proposed units and aesthetically complement the development;
 - (ix) lighting within the common areas.
- (b) The site shall be fenced and landscaped to the satisfaction of the Chief Town Planner in accordance with the approved landscape master plan referred to in (a) above and landscaping and fencing in accordance with such plan shall be completed to the satisfaction of the Chief Town Planner prior to the commencement of any use of the site or as determined by Council. Such landscaping and fencing shall also be maintained to the satisfaction of the Chief Town Planner.
- (c) Your Company shall not remove, injure or destroy any trees on the site without the prior approval of the Chief Town Planner.
5. The developer shall undertake improvements to the park area in accordance with a plan detailing such works and proposals. Such plan shall be developed in consultation with the Chief Town Planner and Environment Officer, and shall be approved by the Chief Town Planner prior to the lodging of an application for Building Approval.

6. Your Company shall pay the following monies to the Council prior to the lodgement of an application for Building Approval:-

- (a) Contribution of a Water Headworks charge of \$27,670 to be credited to Water Reserve Contribution - Receipt Code 965.
- (b) Contribution of a Sewerage Headworks charge of \$32,991 to be credited to Redbank Sewer Contribution Reserve - Receipt Code 978.

The above contributions are valid for a period of twelve (12) months from the date hereof, after which the amounts will be upgraded to cover inflation.

7. The following requirements shall be undertaken to the satisfaction of the City Engineer:-

(a) Roads

- (i) A minimum nominal pavement 6 metres wide with roll over kerb and channel shall be provided throughout with manoeuvrability areas in accordance with Australian Standard 2890.1 Part 1.
- (ii) The pavement width in the vicinity of the service area shall be such that the Council's garbage vehicle can enter and leave the site in forward gear.
- (iii) The pavement surface shall be asphaltic concrete or other acceptable impervious treatment.
- (iv) An emergency access with impervious surface treatment a minimum of 3 metres in width shall be provided for Stage 1 to the proposed boundary of Lot 1/Lot 5 together with a temporary connection through Lot 5 to the proposed new road off Alice Street to provide reasonable access in wet weather during flood times.
- (v) The access road and manoeuvring areas for stage 2 of the development shall be no lower than 300 mm above the 1:20 level of RL 10.00 AHD.
- (vi) Access roads shall be connected to the dedicated road pavements.
- (vii) A 1.2 metre wide concrete footpath is to be provided in Mill Street from the access road in Stage 1 to the roundabout at the intersection of Mill Street/Church Street/Queen Street.

(b) Stormwater Drainage

- (i) All stormwater emanating from the site shall be collected in an underground pipe system and piped to an acceptable point of discharge. Where necessary a suitable energy dissipating structure is to also be constructed.
- (ii) Overland flow entering the estate shall be collected and disposed of to the estate's stormwater system.
- (iii) No overland flow from the estate shall be allowed to discharge onto neighbouring properties.

(c) Water Supply

- (i) Each stage shall be reticulated and connected to the Council's existing water supply system and shall provide for fire fighting requirements in accordance with the State Fire Services Authority.
- (ii) Stage 1 shall be interconnected to Stage 5 and for other stages to provide an alternative water source and to eliminate dead ends.
- (iii) Stage 2 shall be interconnected to Stage 3 and for other stages to provide an alternative water source and to eliminate dead ends.
- (iv) Stage 4 shall be interconnected to Stage 5 and for other stages to provide an alternative water source and to eliminate dead ends.

(d) Sewerage

- (i) Stage 1 shall be reticulated and connected to the existing reticulation system in Mill Street at Manhole 3/9 or 3/10 on Line 3.
- (ii) Stage 2 shall be reticulated and connected into Council's existing system at Manhole 92/6.
- (iii) The existing sewer between manholes 92/6 and 50/2 shall be redirected to avoid the proposed units in the northwest corner of Stage 2.
- (iv) Stage 3 shall be reticulated and connected into the existing sewerage system at manhole 3/11 or other suitable point on line 3 via a manhole.
- (v) All work necessary to connect Stages 3 and 5 to sewerage that is performed on land not under the control of the developer shall be carried out with the consent of appropriate land owner, and to both that land owner and the Council's satisfaction.
- (vi) No structure shall be permitted to be erected over the existing sewer system.
- (vii) Stage 4 shall be reticulated and connected to the existing sewerage system at 3/13 or some other suitable point on line 3 via a manhole.
- (viii) Stage 5 shall be reticulated and connected to the existing sewerage system at manhole 3/12 or other suitable point on line 3 via a manhole.

(e) Flooding

- (i) No development will be permitted in the drainage problem area designated by R L 10.00 A H D.
- (ii) All habitable floor areas shall be such that all sewerage disconnection points are a minimum of 300 mm above R L 10.00 A H D.

(f) General

The provisions of Ipswich City Council's "Guidelines for Development - General Engineering Requirements" are to be adhered to.

8. The following requirements shall be undertaken to the satisfaction of the Chief Environmental Health Officer:-

(a) By-Law 11 (Flats)

All parts of the proposed development used as residential flats are to comply with By-Law 11 (Flats). In particular, the owners are to:-

(i) obtain from the Council a Permit pursuant to that by-law; and

(ii) register the premises with the Council's Health Department prior to the commencement of occupancy.

(b) Refuse

It is required that provision in accordance with the Refuse Management Regulations is to be made for the storage and removal of refuse. In this regard:-

(i) A Council 240 litre MGB service is to be provided, based on one (1) bin per unit.

(ii) The above service is to be maintained at a size and frequency which will contain all refuse in accordance with the Refuse Management Regulations and to the satisfaction of the Chief Environmental Health Officer.

(iii) Unobstructed access is to be provided to the bin area for Council's refuse removal vehicles during the hours nominated by the Chief Environmental Health Officer. In this regard:-

- The driveway is to be constructed and surfaced to the satisfaction of the City Engineer, having regard to the size and nature of vehicles expected to access the site.

- Such access is to allow forward-motion entry and exit for refuse removal vehicles.

(iv) The communal refuse bin areas shall be:-

- level and concreted;

- constructed as an extension of the driveway surface with no intervening step, ledge, kerb, or other consideration;

- screened to the satisfaction of the Chief Environmental Health Officer and the Chief Town Planner;

- located and of a size to the satisfaction of the Chief Environmental Health Officer.

- 9.(a) Condition Nos 1, 2, 4(a), 5 and 6 shall be completed prior to the submission of an application for Building Approval.
- (b) Unless otherwise stated all of the conditions shall be completed prior to the commencement of the proposed use of the site or as determined by Council.
10. This approval shall lapse unless exercised in accordance with the above conditions within four (4) years of the date of notification of approval.

B. STAGING

The following requirements are applicable to the staging of the proposal and the development shall occur in the numerical order indicated on the submitted plan TPC-02/A.

STAGE 1

- 1.(a) Your Company shall have registered in the Titles Office prior to the submission of an application for Building Approval, a plan of survey proposing the amalgamation of Lots 2 and 4 on Registered Plan 141171.
- (b) Alternatively, your Company shall, prior to the lodgement of an application for Building Approval, submit for the approval of the Chief Town Planner a plan of survey which conforms to (a) above, together with Solicitor's undertakings satisfactory to the City Solicitor to ensure the lodgement in the Titles Office, payment of fees, answering of requisitions and registration of the plan of survey at a later date.
- (c) The provision of a suitable legal right of way to ensure the availability of an emergency access for stage 1 through stage 5. Such provision shall be provided to the satisfaction of the Chief Town Planner prior to the lodging of a building application for stage 1 and stage 5.
2. All buildings or other structures on the land shall be demolished and/or removed prior to the submission of an application for Building Approval.
3. The proposed development of the site shall be undertaken generally in accordance with the submitted Plan No TPC-02/A.
- 4.(a) A landscape master plan, prepared by a qualified landscape architect and which conforms to the approved amended plan of layout and Landscaping Guidelines, shall be submitted and approved by the Chief Town Planner prior to the lodgement of an application for Building Approval. Such plan shall include, amongst other necessary items, the following features:-
 - (i) location, size and name of existing vegetation;
 - (ii) location of drainage, sewerage and underground or overhead services;

- (iii) contour or spot levels, both existing and proposed to all surfaces, including surface levels of paved surfaces and exposed surfaces such as manholes and the like;
 - (iv) details of all materials, finished surface treatment, all fences and other structures where applicable;
 - (v) location and nature of all proposed vegetation, including schedule of proposed plants, giving details of botanical and common name, plant age and size at the time of planting, and size at maturity;
 - (vi) soil type and moisture condition;
 - (vii) 1.8 metre high timber screen fence to the adjoining external property boundaries;
 - (viii) such other fencing and planting to ensure privacy of the proposed units and aesthetically complement the development;
 - (ix) lighting within the common areas.
- (b) The site shall be fenced and landscaped to the satisfaction of the Chief Town Planner in accordance with the approved landscape master plan referred to in (a) above and landscaping and fencing in accordance with such plan shall be completed to the satisfaction of the Chief Town Planner prior to the commencement of any use of the site or as determined by Council. Such landscaping and fencing shall also be maintained to the satisfaction of the Chief Town Planner.
- (c) Your Company shall not remove, injure or destroy any trees on the site without the prior approval of the Chief Town Planner.
5. The developer shall undertake improvements to the park area in accordance with a plan detailing such works and proposals. Such plan shall be developed in consultation with the Chief Town Planner and Environment Officer, and shall be approved by the Chief Town Planner prior to the lodging of an application for Building Approval.
6. Your Company shall pay the following monies to the Council prior to the lodgement of an application for Building Approval:-
- (a) Contribution of a Water Headworks charge of \$5,534 to be credited to Water Reserve Contribution - Receipt Code 965.
 - (b) Contribution of a Sewerage Headworks charge of \$5,598 to be credited to Redbank Sewer Contribution Reserve - Receipt Code 978.

The above contributions are valid for a period of twelve (12) months from the date hereof, after which the amounts will be upgraded to cover inflation.

7. The following requirements shall be undertaken to the satisfaction of the City Engineer:-

(a) Roads

- (i) A minimum nominal pavement 6 metres wide with roll over kerb and channel shall be provided throughout with manoeuvrability areas in accordance with Australian Standard 2890.1 Part 1.
- (ii) The pavement width in the vicinity of the service area shall be such that the Council's garbage vehicle can enter and leave the site in forward gear.
- (iii) The pavement surface shall be asphaltic concrete or other acceptable impervious treatment.
- (iv) An emergency access with impervious surface treatment a minimum of 3 metres in width shall be provided for Stage 1 to the proposed boundary of Lot 1/Lot 5 together with a temporary connection through Lot 5 to the proposed new road off Alice Street to provide reasonable access in wet weather during flood times.
- (vi) Access roads shall be connected to the dedicated road pavements.
- (vii) A 1.2 metre wide concrete footpath is to be provided in Mill Street from the access road in Stage 1 to the roundabout at the intersection of Mill Street/Church Street/Queen Street.

(b) Stormwater Drainage

- (i) All stormwater emanating from the site shall be collected in an underground pipe system and piped to the Council's existing drainage system in Mill Street.
- (ii) Overland flow entering the estate shall be collected and disposed of to the estate's stormwater system.
- (iii) No overland flow from the estate shall be allowed to discharge onto neighbouring properties.

(c) Water Supply

- (i) This stage shall be reticulated and connected to the Council's existing water supply system in Mill Street and shall provide for fire fighting requirements in accordance with the State Fire Services Authority.
- (ii) Stage 1 shall be interconnected to Stage 5 and for other stages to provide an alternative water source and to eliminate dead ends.

(d) Sewerage

Stage 1 shall be reticulated and connected to the existing reticulation system in Mill Street at Manhole 3/9 or 3/10 on Line 3.

(e) Flooding

- (i) No development will be permitted in the drainage problem area designated by R L 10.00 A H D.
- (ii) All habitable floor areas shall be such that all sewerage disconnection points are a minimum of 300 mm above R L 10.00 A H D.

(f) General

The provisions of Ipswich City Council's "Guidelines for Development - General Engineering Requirements" are to be adhered to.

8. The following requirements shall be undertaken to the satisfaction of the Chief Environmental Health Officer:-

(a) By-Law 11 (Flats)

All parts of the proposed development used as residential flats are to comply with By-Law 11 (Flats). In particular, the owners are to:-

- (i) obtain from the Council a Permit pursuant to that by-law; and
- (ii) register the premises with the Council's Health Department prior to the commencement of occupancy.

(b) Refuse

It is required that provision in accordance with the Refuse Management Regulations is to be made for the storage and removal of refuse. In this regard:-

- (i) A Council 240 litre MGB service is to be provided, based on one (1) bin per unit.
- (ii) The above service is to be maintained at a size and frequency which will contain all refuse in accordance with the Refuse Management Regulations and to the satisfaction of the Chief Environmental Health Officer.
- (iii) Unobstructed access is to be provided to the bin area for Council's refuse removal vehicles during the hours nominated by the Chief Environmental Health Officer. In this regard:-
 - The driveway is to be constructed and surfaced to the satisfaction of the City Engineer, having regard to the size and nature of vehicles expected to access the site.
 - Such access is to allow forward-motion entry and exit for refuse removal vehicles.

- (iv) The communal refuse bin areas shall be:-
- level and concreted;
 - constructed as an extension of the driveway surface with no intervening step, ledge, kerb, or other consideration;
 - screened to the satisfaction of the Chief Environmental Health Officer and the Chief Town Planner;
 - located and of a size to the satisfaction of the Chief Environmental Health Officer.
- 9.(a) Condition Nos 1, 2, 4(a), 5 and 6 shall be completed prior to the submission of an application for Building Approval.
- (b) Unless otherwise stated all of the conditions shall be completed prior to the commencement of the proposed use of the site or as determined by Council.
10. This approval shall lapse unless exercised in accordance with the above conditions within four (4) years of the date of notification of approval.

STAGE 2

- 1.(a) Your Company shall have registered in the Titles Office prior to the submission of an application for Building Approval, a plan of survey proposing the creation of lot upon which Stage 2 is to be developed.
- (b) Alternatively, your Company shall, prior to the lodgement of an application for Building Approval, submit for the approval of the Chief Town Planner a plan of survey which conforms to (a) above, together with Solicitor's undertakings satisfactory to the City Solicitor to ensure the lodgement in the Titles Office, payment of fees, answering of requisitions and registration of the plan of survey at a later date.
2. The proposed development of the site shall be undertaken generally in accordance with the submitted Plan No TPC-02/A.
- 3.(a) A landscape master plan, prepared by a qualified landscape architect and which conforms to the approved amended plan of layout and Landscaping Guidelines, shall be submitted and approved by the Chief Town Planner prior to the lodgement of an application for Building Approval. Such plan shall include, amongst other necessary items, the following features:-
- (i) location, size and name of existing vegetation;
 - (ii) location of drainage, sewerage and underground or overhead services;
 - (iii) contour or spot levels, both existing and proposed to all surfaces, including surface levels of paved surfaces and exposed surfaces such as manholes and the like;

- (iv) details of all materials, finished surface treatment, all fences and other structures where applicable;
 - (v) location and nature of all proposed vegetation, including schedule of proposed plants, giving details of botanical and common name, plant age and size at the time of planting, and size at maturity;
 - (vi) soil type and moisture condition;
 - (vii) 1.8 metre high timber screen fence to the adjoining external property boundaries;
 - (viii) such other fencing and planting to ensure privacy of the proposed units and aesthetically complement the development;
 - (ix) lighting within the common areas.
- (b) The site shall be fenced and landscaped to the satisfaction of the Chief Town Planner in accordance with the approved landscape master plan referred to in (a) above and landscaping and fencing in accordance with such plan shall be completed to the satisfaction of the Chief Town Planner prior to the commencement of any use of the site or as determined by Council. Such landscaping and fencing shall also be maintained to the satisfaction of the Chief Town Planner.
- (c) Your Company shall not remove, injure or destroy any trees on the site without the prior approval of the Chief Town Planner.
4. The developer shall undertake improvements to the park area in accordance with a plan detailing such works and proposals. Such plan shall be developed in consultation with the Chief Town Planner and Environment Officer, and shall be approved by the Chief Town Planner prior to the lodging of an application for Building Approval.
5. Your Company shall pay the following monies to the Council prior to the lodgement of an application for Building Approval:-
- (a) Contribution of a Water Headworks charge of \$4,427 to be credited to Water Reserve Contribution - Receipt Code 965.
 - (b) Contribution of a Sewerage Headworks charge of \$5,279 to be credited to Redbank Sewer Contribution Reserve - Receipt Code 978.
- The above contributions are valid for a period of twelve (12) months from the date hereof, after which the amounts will be upgraded to cover inflation.
6. The following requirements shall be undertaken to the satisfaction of the City Engineer:-
- (a) Roads
 - (i) A minimum nominal pavement 6 metres wide with roll over kerb and channel shall be provided throughout with manoeuvrability areas in accordance with Australian Standard 2890.1 Part 1.

- (ii) The pavement width in the vicinity of the service area shall be such that the Council's garbage vehicle can enter and leave the site in forward gear.
 - (iii) The pavement surface shall be asphaltic concrete or other acceptable impervious treatment.
 - (iv) The access road and manoeuvring areas for stage 2 of the development shall be no lower than 300 mm above the 1:20 level of RL 10.00 AHD.
 - (v) Access roads shall be connected to the dedicated road pavements.
- (b) Stormwater Drainage
- (i) All stormwater emanating from the site shall be collected in an underground pipe system and piped to either the permanent water's edge in the adjacent natural watercourse or to the Council's stormwater drainage system in Mill Street. Where necessary a suitable energy dissipating structure is to also be constructed.
 - (ii) Overland flow entering the estate shall be collected and disposed of to the estate's stormwater system.
- (c) Water Supply
- (i) This stage shall be reticulated and connected to the Council's existing water supply system and shall provide for fire fighting requirements in accordance with the State Fire Services Authority.
 - (ii) Stage 2 shall be interconnected to stage 3 and for other stages to provide an alternative water source and to eliminate dead ends.
- (d) Sewerage
- (i) Stage 2 shall be reticulated and connected into Council's existing system at Manhole 92/6.
 - (ii) The existing sewer between manholes 92/6 and 50/2 shall be redirected to avoid the proposed units in the northwest corner of Stage 2.
 - (iii) No structure shall be permitted to be erected over the existing sewer system.
- (e) Flooding
- (i) No development will be permitted in the drainage problem area designated by R L 10.00 A H D.
 - (ii) All habitable floor areas shall be such that all sewerage disconnection points are a minimum of 300 mm above R L 10.00 A H D.

(f) General

The provisions of Ipswich City Council's "Guidelines for Development - General Engineering Requirements" are to be adhered to.

7. The following requirements shall be undertaken to the satisfaction of the Chief Environmental Health Officer:-

(a) By-Law 11 (Flats)

All parts of the proposed development used as residential flats are to comply with By-Law 11 (Flats). In particular, the owners are to:-

- (i) obtain from the Council a Permit pursuant to that by-law; and
- (ii) register the premises with the Council's Health Department prior to the commencement of occupancy.

(b) Refuse

It is required that provision in accordance with the Refuse Management Regulations is to be made for the storage and removal of refuse. In this regard:-

- (i) A Council 240 litre MGB service is to be provided, based on one (1) bin per unit.
- (ii) The above service is to be maintained at a size and frequency which will contain all refuse in accordance with the Refuse Management Regulations and to the satisfaction of the Chief Environmental Health Officer.
- (iii) Unobstructed access is to be provided to the bin area for Council's refuse removal vehicles during the hours nominated by the Chief Environmental Health Officer. In this regard:-
 - The driveway is to be constructed and surfaced to the satisfaction of the City Engineer, having regard to the size and nature of vehicles expected to access the site.
 - Such access is to allow forward-motion entry and exit for refuse removal vehicles.
- (iv) The communal refuse bin areas shall be:-
 - level and concreted;
 - constructed as an extension of the driveway surface with no intervening step, ledge, kerb, or other consideration;
 - screened to the satisfaction of the Chief Environmental Health Officer and the Chief Town Planner;
 - located and of a size to the satisfaction of the Chief Environmental Health Officer.

- 8.(a) Condition Nos 1, 3(a), 4 and 5 shall be completed prior to the submission of an application for Building Approval.
- (b) Unless otherwise stated all of the conditions shall be completed prior to the commencement of the proposed use of the site or as determined by Council.
9. This approval shall lapse unless exercised in accordance with the above conditions within four (4) years of the date of notification of approval.

STAGE 3

1. Your Company shall have registered in the Titles Office prior to the submission of an application for Building Approval, a plan of survey proposing the creation of the lot upon which Stage 3 is to be developed.
2. The proposed development of the site shall be undertaken generally in accordance with the submitted Plan No TPC-02/A.
- 3.(a) A landscape master plan, prepared by a qualified landscape architect and which conforms to the approved amended plan of layout and Landscaping Guidelines, shall be submitted and approved by the Chief Town Planner prior to the lodgement of an application for Building Approval. Such plan shall include, amongst other necessary items, the following features:-
 - (i) location, size and name of existing vegetation;
 - (ii) location of drainage, sewerage and underground or overhead services;
 - (iii) contour or spot levels, both existing and proposed to all surfaces, including surface levels of paved surfaces and exposed surfaces such as manholes and the like;
 - (iv) details of all materials, finished surface treatment, all fences and other structures where applicable;
 - (v) location and nature of all proposed vegetation, including schedule of proposed plants, giving details of botanical and common name, plant age and size at the time of planting, and size at maturity;
 - (vi) soil type and moisture condition;
 - (vii) 1.8 metre high timber screen fence to the adjoining external property boundaries;
 - (viii) such other fencing and planting to ensure privacy of the proposed units and aesthetically compliment the development;
 - (ix) lighting within the common areas.

- (b) The site shall be fenced and landscaped to the satisfaction of the Chief Town Planner in accordance with the approved landscape master plan referred to in (a) above and landscaping and fencing in accordance with such plan shall be completed to the satisfaction of the Chief Town Planner prior to the commencement of any use of the site or as determined by Council. Such landscaping and fencing shall also be maintained to the satisfaction of the Chief Town Planner.
- (c) Your Company shall not remove, injure or destroy any trees on the site without the prior approval of the Chief Town Planner.
- 4. The developer shall undertake improvements to the park area in accordance with a plan detailing such works and proposals. Such plan shall be developed in consultation with the Chief Town Planner and Environment Officer, and shall be approved by the Chief Town Planner prior to the lodging of an application for Building Approval.
- 5. Your Company shall pay the following monies to the Council prior to the lodgement of an application for Building Approval:-
 - (a) Contribution of a Water Headworks charge of \$16,641 to be credited to Water Reserve Contribution - Receipt Code 965.
 - (b) Contribution of a Sewerage Headworks charge of \$7,918 to be credited to Redbank Sewer Contribution Reserve - Receipt Code 978.

The above contributions are valid for a period of twelve (12) months from the date hereof, after which the amounts will be upgraded to cover inflation.

- 6. The following requirements shall be undertaken to the satisfaction of the City Engineer:-
 - (a) Roads
 - (i) A minimum nominal pavement 6 metres wide with roll over kerb and channel shall be provided throughout with manoeuvrability areas in accordance with Australian Standard 2890.1 Part 1.
 - (ii) The pavement width in the vicinity of the service area shall be such that the Council's garbage vehicle can enter and leave the site in forward gear.
 - (iii) The pavement surface shall be asphaltic concrete or other acceptable impervious treatment.
 - (iv) Access roads shall be connected to the dedicated road pavements.
 - (b) Stormwater Drainage

All stormwater emanating from the site shall be collected in an underground pipe system and piped to the permanent water's edge of the adjacent natural watercourse and terminated in a suitable energy dissipating structure.

(c) Water Supply

- (i) This stage shall be reticulated and connected to the Council's existing water supply system in Alice Street.
- (ii) Stage 3 shall be interconnected to Stage 2 and for other stages to provide an alternative water source and to eliminate dead ends.

(d) Sewerage

- (i) Stage 3 shall be reticulated and connected into the existing sewerage system at manhole 3/11 or other suitable point on line 3 via a manhole.
- (ii) All work necessary to connect Stage 3 to sewerage that is performed on land not under the control of the developer shall be carried out with the consent of appropriate land owner, and to both that land owner and the Council's satisfaction.
- (iii) No structure shall be permitted to be erected over the existing sewer system.

(e) Flooding

- (i) No development will be permitted in the drainage problem area designated by R L 10.00 A H D.
- (ii) All habitable floor areas shall be such that all sewerage disconnection points are a minimum of 300 mm above R L 10.00 A H D.

(f) General

The provisions of Ipswich City Council's "Guidelines for Development - General Engineering Requirements" are to be adhered to.

7. The following requirements shall be undertaken to the satisfaction of the Chief Environmental Health Officer:-

(a) By-Law 11 (Flats)

All parts of the proposed development used as residential flats are to comply with By-Law 11 (Flats). In particular, the owners are to:-

- (i) obtain from the Council a Permit pursuant to that by-law; and
- (ii) register the premises with the Council's Health Department prior to the commencement of occupancy.

(b) Refuse

It is required that provision in accordance with the Refuse Management Regulations is to be made for the storage and removal of refuse. In this regard:-

- (i) A Council 240 litre MGB service is to be provided, based on one (1) bin per unit.

- (ii) The above service is to be maintained at a size and frequency which will contain all refuse in accordance with the Refuse Management Regulations and to the satisfaction of the Chief Environmental Health Officer.
 - (iii) Unobstructed access is to be provided to the bin area for Council's refuse removal vehicles during the hours nominated by the Chief Environmental Health Officer. In this regard:-
 - The driveway is to be constructed and surfaced to the satisfaction of the City Engineer, having regard to the size and nature of vehicles expected to access the site.
 - Such access is to allow forward-motion entry and exit for refuse removal vehicles.
 - (iv) The communal refuse bin areas shall be:-
 - level and concreted;
 - constructed as an extension of the driveway surface with no intervening step, ledge, kerb, or other consideration;
 - screened to the satisfaction of the Chief Environmental Health Officer and the Chief Town Planner;
 - located and of a size to the satisfaction of the Chief Environmental Health Officer.
- 8.(a) Condition Nos 1, 3(a), 4 and 5 shall be completed prior to the submission of an application for Building Approval.
- (b) Unless otherwise stated all of the conditions shall be completed prior to the commencement of the proposed use of the site or as determined by Council.
9. This approval shall lapse unless exercised in accordance with the above conditions within four (4) years of the date of notification of approval.

STAGE 4

1. Your Company shall have registered in the Titles Office prior to the submission of an application for Building Approval, a plan of survey proposing the creation of the lot upon which Stage 4 is to be developed.
2. The proposed development of the site shall be undertaken generally in accordance with the submitted Plan No TPC-02/A.
- 3.(a) A landscape master plan, prepared by a qualified landscape architect and which conforms to the approved amended plan of layout and Landscaping Guidelines, shall be submitted and approved by the Chief Town Planner prior to the lodgement of an application for Building Approval. Such plan shall include, amongst other necessary items, the following features:-
 - (i) location, size and name of existing vegetation;

- (ii) location of drainage, sewerage and underground or overhead services;
 - (iii) contour or spot levels, both existing and proposed to all surfaces, including surface levels of paved surfaces and exposed surfaces such as manholes and the like;
 - (iv) details of all materials, finished surface treatment, all fences and other structures where applicable;
 - (v) location and nature of all proposed vegetation, including schedule of proposed plants, giving details of botanical and common name, plant age and size at the time of planting, and size at maturity;
 - (vi) soil type and moisture condition;
 - (vii) 1.8 metre high timber screen fence to the adjoining external property boundaries;
 - (viii) such other fencing and planting to ensure privacy of the proposed units and aesthetically compliment the development;
 - (ix) lighting within the common areas.
- (b) The site shall be fenced and landscaped to the satisfaction of the Chief Town Planner in accordance with the approved landscape master plan referred to in (a) above and landscaping and fencing in accordance with such plan shall be completed to the satisfaction of the Chief Town Planner prior to the commencement of any use of the site or as determined by Council. Such landscaping and fencing shall also be maintained to the satisfaction of the Chief Town Planner.
- (c) Your Company shall not remove, injure or destroy any trees on the site without the prior approval of the Chief Town Planner.
4. The developer shall undertake improvements to the park area in accordance with a plan detailing such works and proposals. Such plan shall be developed in consultation with the Chief Town Planner and Environment Officer, and shall be approved by the Chief Town Planner prior to the lodging of an application for Building Approval.
5. Your Company shall pay the following monies to the Council prior to the lodgement of an application for Building Approval:-
- (a) Contribution of a Water Headworks charge of \$5,534 to be credited to Water Reserve Contribution - Receipt Code 965.
 - (b) Contribution of a Sewerage Headworks charge of \$6,598 to be credited to Redbank Sewer Contribution Reserve - Receipt Code 978.

The above contributions are valid for a period of twelve (12) months from the date hereof, after which the amounts will be upgraded to cover inflation.

6. The following requirements shall be undertaken to the satisfaction of the City Engineer:-

(a) Roads

- (i) A minimum nominal pavement 6 metres wide with roll over kerb and channel shall be provided throughout with manoeuvrability areas in accordance with Australian Standard 2890.1 Part 1.
- (ii) The pavement width in the vicinity of the service area shall be such that the Council's garbage vehicle can enter and leave the site in forward gear.
- (iii) The pavement surface shall be asphaltic concrete or other acceptable impervious treatment.
- (iv) Access roads shall be connected to the dedicated road pavements.

(b) Stormwater Drainage

- (i) All stormwater emanating from the site shall be collected in an underground pipe system and piped to the permanent water's edge of the adjacent natural watercourse and terminated in a suitable energy dissipating structure.
- (ii) Overland flow entering the estate shall be collected and disposed of to the estate's stormwater system.

(c) Water Supply

- (i) This stage shall be reticulated and connected to the Council's existing water supply system in Alice Street.
- (ii) Stage 4 shall be interconnected to stage 5 and for other stages to provide an alternative water source and to eliminate dead ends.

(d) Sewerage

Stage 4 shall be reticulated and connected to the existing sewerage system at 3/13 or some other suitable point on line 3 via a manhole.

(e) Pathway

A suitable sealed connection shall be provided from the existing sealed surface in Stage 4 to the bikeway.

(f) General

The provisions of Ipswich City Council's "Guidelines for Development - General Engineering Requirements" are to be adhered to.

7. The following requirements shall be undertaken to the satisfaction of the Chief Environmental Health Officer:-

(a) By-Law 11 (Flats)

All parts of the proposed development used as residential flats are to comply with By-Law 11 (Flats). In particular, the owners are to:-

- (i) obtain from the Council a Permit pursuant to that by-law; and
- (ii) register the premises with the Council's Health Department prior to the commencement of occupancy.

(b) Refuse

It is required that provision in accordance with the Refuse Management Regulations is to be made for the storage and removal of refuse. In this regard:-

- (i) A Council 240 litre MGB service is to be provided, based on one (1) bin per unit.
- (ii) The above service is to be maintained at a size and frequency which will contain all refuse in accordance with the Refuse Management Regulations and to the satisfaction of the Chief Environmental Health Officer.
- (iii) Unobstructed access is to be provided to the bin area for Council's refuse removal vehicles during the hours nominated by the Chief Environmental Health Officer. In this regard:-
 - The driveway is to be constructed and surfaced to the satisfaction of the City Engineer, having regard to the size and nature of vehicles expected to access the site.
 - Such access is to allow forward-motion entry and exit for refuse removal vehicles.
- (iv) The communal refuse bin areas shall be:-
 - level and concreted;
 - constructed as an extension of the driveway surface with no intervening step, ledge, kerb, or other consideration;
 - screened to the satisfaction of the Chief Environmental Health Officer and the Chief Town Planner;
 - located and of a size to the satisfaction of the Chief Environmental Health Officer.

8.(a) Condition Nos 1, 3(a), 4 and 5 shall be completed prior to the submission of an application for Building Approval.

(b) Unless otherwise stated all of the conditions shall be completed prior to the commencement of the proposed use of the site or as determined by Council.

9. This approval shall lapse unless exercised in accordance with the above conditions within four (4) years of the date of notification of approval.

STAGE 5

1. Your Company shall have registered in the Titles Office prior to the submission of an application for Building Approval, a plan of survey proposing the creation of the lot upon which Stage 5 is to be developed.
2. The proposed development of the site shall be undertaken generally in accordance with the submitted Plan No TPC-02/A.
- 3.(a) A landscape master plan, prepared by a qualified landscape architect and which conforms to the approved amended plan of layout and Landscaping Guidelines, shall be submitted and approved by the Chief Town Planner prior to the lodgement of an application for Building Approval. Such plan shall include, amongst other necessary items, the following features:-
 - (i) location, size and name of existing vegetation;
 - (ii) location of drainage, sewerage and underground or overhead services;
 - (iii) contour or spot levels, both existing and proposed to all surfaces, including surface levels of paved surfaces and exposed surfaces such as manholes and the like;
 - (iv) details of all materials, finished surface treatment, all fences and other structures where applicable;
 - (v) location and nature of all proposed vegetation, including schedule of proposed plants, giving details of botanical and common name, plant age and size at the time of planting, and size at maturity;
 - (vi) soil type and moisture condition;
 - (vii) 1.8 metre high timber screen fence to the adjoining external property boundaries;
 - (viii) such other fencing and planting to ensure privacy of the proposed units and aesthetically complement the development;
 - (ix) lighting within the common areas.
- (b) The site shall be fenced and landscaped to the satisfaction of the Chief Town Planner in accordance with the approved landscape master plan referred to in (a) above and landscaping and fencing in accordance with such plan shall be completed to the satisfaction of the Chief Town Planner prior to the commencement of any use of the site or as determined by Council. Such landscaping and fencing shall also be maintained to the satisfaction of the Chief Town Planner.

- (c) Your Company shall not remove, injure or destroy any trees on the site without the prior approval of the Chief Town Planner.
4. The developer shall undertake improvements to the park area in accordance with a plan detailing such works and proposals. Such plan shall be developed in consultation with the Chief Town Planner and Environment Officer, and shall be approved by the Chief Town Planner prior to the lodging of an application for Building Approval.
5. Your Company shall pay the following monies to the Council prior to the lodgement of an application for Building Approval:-
- (a) Contribution of a Water Headworks charge of \$5,534 to be credited to Water Reserve Contribution - Receipt Code 965.
- (b) Contribution of a Sewerage Headworks charge of \$6,598 to be credited to Redbank Sewer Contribution Reserve - Receipt Code 978.

The above contributions are valid for a period of twelve (12) months from the date hereof, after which the amounts will be upgraded to cover inflation.

6. The following requirements shall be undertaken to the satisfaction of the City Engineer:-
- (a) Roads
- (i) A minimum nominal pavement 6 metres wide with roll over kerb and channel shall be provided throughout with manoeuvrability areas in accordance with Australian Standard 2890.1 Part 1.
- (ii) The pavement width in the vicinity of the service area shall be such that the Council's garbage vehicle can enter and leave the site in forward gear.
- (iii) The pavement surface shall be asphaltic concrete or other acceptable impervious treatment.
- (iv) Access roads shall be connected to the dedicated road pavements.
- (b) Stormwater Drainage
- (i) All stormwater emanating from the site shall be collected in an underground pipe system and piped to the permanent water's edge of the adjacent natural watercourse terminated in a suitable energy dissipating structure.
- (ii) Overland flow entering the estate shall be collected and disposed of to the estate's stormwater system.
- (iii) No overland flow from the estate shall be allowed to discharge onto neighbouring properties.

(c) Water Supply

- (i) Each stage shall be reticulated and connected to the Council's existing water supply system in Alice Street.
- (ii) Stage 5 shall be interconnected to Stage 5 and for other stages to provide an alternative water source and to eliminate dead ends.

(d) Sewerage

- (i) Stage 5 shall be reticulated and connected to the existing sewerage system at manhole 3/12 or other suitable point on line 3 via a manhole.
- (ii) All work necessary to connect Stage 5 to sewerage that is performed on land not under the control of the developer shall be carried out with the consent of appropriate land owner, and to both that land owner and the Council's satisfaction.

(e) Pathway

A suitable sealed connection shall be provided from the existing sealed surface in Stage 5 to the bikeway.

(f) General

The provisions of the Ipswich City Council's "Guidelines for Development - General Engineering Requirements" are to be adhered to.

7. The following requirements shall be undertaken to the satisfaction of the Chief Environmental Health Officer:-

(a) By-Law 11 (Flats)

All parts of the proposed development used as residential flats are to comply with By-Law 11 (Flats). In particular, the owners are to:-

- (i) obtain from the Council a Permit pursuant to that by-law; and
- (ii) register the premises with the Council's Health Department prior to the commencement of occupancy.

(b) Refuse

It is required that provision in accordance with the Refuse Management Regulations is to be made for the storage and removal of refuse. In this regard:-

- (i) A Council 240 litre MGB service is to be provided, based on one (1) bin per unit.

- (ii) The above service is to be maintained at a size and frequency which will contain all refuse in accordance with the Refuse Management Regulations and to the satisfaction of the Chief Environmental Health Officer.
- (iii) Unobstructed access is to be provided to the bin area for Council's refuse removal vehicles during the hours nominated by the Chief Environmental Health Officer. In this regard:-
- The driveway is to be constructed and surfaced to the satisfaction of the City Engineer, having regard to the size and nature of vehicles expected to access the site.
 - Such access is to allow forward-motion entry and exit for refuse removal vehicles.
- (iv) The communal refuse bin areas shall be:-
- level and concreted;
 - constructed as an extension of the driveway surface with no intervening step, ledge, kerb, or other consideration;
 - screened to the satisfaction of the Chief Environmental Health Officer and the Chief Town Planner;
 - located and of a size to the satisfaction of the Chief Environmental Health Officer.
- 8.(a) Condition Nos 1, 3(a), 4 and 5 shall be completed prior to the submission of an application for Building Approval.
- (b) Unless otherwise stated all of the conditions shall be completed prior to the commencement of the proposed use of the site or as determined by Council.
9. This approval shall lapse unless exercised in accordance with the above conditions within four (4) years of the date of notification of approval.

Pursuant to the provisions of the Local Government (Planning and Environment) Act 1990-1991, I enclose a copy of Sections 7.1 and 7.1A together with the prescribed form for the institution of an appeal.

I have listed below the names and addresses of the principal objectors who have duly lodged an objection to the application.

██████████ ████████ BERIHA STREET, GOODNA

ARCHDIOCESAN PROPERTY OFFICER, ARCHDIOCESAN OFFICES
CATHOLIC CENTRE, ████████ EDWARD STREET, BRISBANE

Yours faithfully

████████████████████
TOWN CLERK

Enclosure.