



COUNCIL DELEGATE
DECISION MADE ON
15 JUN 2007

15 June 2007

Mar & Susan Ready
C/- SAUNDERS HAVILL GROUP
23 EDGAR ST
BOWEN HILLS QLD 4006

RECEIVED
28 JUN 2007
BOWEN HILLS

Permit Type: DA - Material Change of Use

Description of Proposal: House (Not complying with the acceptable solutions of the Residential Design - Small Lot Code and House Code)

Address of Site: [REDACTED]

Real Property Description: [REDACTED]

Application Reference: A001632100 (previously 964823:DA)

Dear Sir/Madam

RE: Decision Notice under Section 3.5.15 of the "Integrated Planning Act 1997":
Development Application

I am pleased to inform you that your application has been approved in accordance with the approved drawings and subject to the attached conditions.

This notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an appeal.

This approval is for:

- Material Change of Use - Development Permit - House On Small Lot and Non-Compliant With House Code

QFCI

Date:

21/09/11

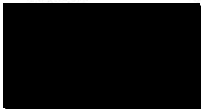
Jm

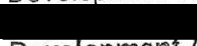
Exhibit Number:

586

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,



Linda Wang
Urban Planner, Development Assessment
Development Assessment South

Development Assessment Branch

Decision Notice Details
(Section 3.5.15 of the "Integrated Planning Act 1997")

INTRODUCTION:

The decision to approve the application was made by the Principal Urban Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Mar & Susan Ready
C/- SAUNDERS HAVILL GROUP
23 EDGAR ST
BOWEN HILLS QLD 4006

SITE:

Address of Site:
[REDACTED]

Real Property Description:
[REDACTED]

City Plan Area Classification:
Environmental Protection Area
Low-Medium Residential Area

Name of Owner:

Mrs SUSAN ALICE READY

Name of Ward:

Dutton Park

APPLICATION:

Aspects of development and development approvals sought:

- Material Change of Use - Development Permit - House On Small Lot and Non-Compliant With House Code

Description of Proposal:

House (Not complying with the acceptable solutions of the Residential Design - Small Lot Code and House Code)

Council file reference:

A001632100 (previously 964823:DA)

Lodgement date:

30 January 2007

TYPE OF APPROVAL:

- Material Change of Use - Development Permit - House On Small Lot and Non-Compliant With House Code

FURTHER DEVELOPMENT PERMITS:

- Carrying Out Building Work - Development Permit

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

There were no Concurrence Agencies for this application.

There were no State Agencies for this application.

The Council did not refer this application to any other entity for its comment.

CONDITIONS:

This approval is subject to conditions, which are included in the attached approval package.

SUBMISSIONS:

No properly made submissions were received for this application.



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	[REDACTED]
Real Property Description of Site:	[REDACTED]
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - House On Small Lot, Non-Compliant With House Code
Council File Reference:	A001632100 Permit Reference Number/s: DAMC167666607.
Package Status:	APPROVED - Version 1 (15th of June, 2007 12:00:00 AM)
Package Generated:	15/06/2007

OBJECT TEAM

The assessment of this application has been undertaken by:

Linda WANG Urban Planner, Development Assessment Development Assessment South [REDACTED]	Hien NGUYEN Senior Engineer, Development Assessment Development Assessment South [REDACTED]	Gill SOOLE Principal Urban Planner, Development Assessment Development Assessment South [REDACTED]
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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan	0512 DD01/C (Amended In Red 05-JUN-2007)	19-MAR-2007
Lower Ground & Ground Floor Plan	0512 DD02/D (Amended In Red 05-JUN-2007)	19-MAR-2007
Upper & Roof Plan	0512 DD03/D	19-MAR-2007
Elevations	0512 DD04/D (Amended In Red 05-JUN-2007)	23-MAR-2007
Elevations & Section	0512 DD05/D (Amended In Red 05-JUN-2007)	23-MAR-2007

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	House On Small Lot Non-Compliant With House Code
Stage:	New House

General/Planning Requirements

	Timing
<p>1 Approved Drawings & Documents</p> <p>A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.</p>	As indicated
<p>GUIDELINE <i>This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</i></p>	
<p>2 Carry Out The Approved Development</p> <p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s) as amended in red to indicate:</p> <ul style="list-style-type: none"> • That the proposed pool is not part of this approval; • The proposed garden terraces is not part of this approval; and • That the proposed water tanks are not part of this approval. 	While development is occurring on the site and then to be maintained
<p>GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.</i></p>	
<p>3 Complete All Building Work</p> <p>Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p>	Prior to commencement of use
<p>GUIDELINE <i>This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	
<p>4 Complete All Operational Work</p> <p>Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p>	Prior to commencement of use
<p>GUIDELINE</p>	

This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.

<p>5 Maintain The Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.</p>	<p>To be maintained</p>
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GUIDELINE
This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.

<p>6 Expiration of Relevant Period</p> <p>All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 31 July 2011.</p>	<p>As indicated</p>
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GUIDELINE
This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.

<p>7 No Development and/or Works to be Carried Out in the Environmental Protection Area</p> <p>No development (building, structure, works, landscaping, excavation or fill etc.) is to be carried out within the Environmental Protection Area or within the twenty (20) metre high watermark area (whichever is greater). Any development/works to be carried out within this area will require an application to Council for approval.</p>	<p>At all times</p>
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GUIDELINE
This condition is imposed to ensure that the Environmental Protection Area and the twenty (20) metre highwater mark area remains free of buildings, development and/or structures.

Monetary Contributions and Securities

	Timing
<p>8 Pay Outstanding Charges Or Expenses</p> <p>Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p>	<p>Prior to commencement of use</p>

GUIDELINE
This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.

Architecture

	Timing
<p>9 Overall Height - Survey Certification</p> <p>The overall height of the proposed building(s) is to be in accordance with the following requirement:</p>	

<ul style="list-style-type: none"> • The maximum height of the building should not exceed RL 16.783 metres as indicated on the elevation plan 0512 DD04/D dated 23 March 2007, prepared by Riddel Architecture; and • The apex height of the roofs and the height of the eaves must be done in accordance with the RL's shown on the approved plans: <ul style="list-style-type: none"> ○ 0512 DD04/D (dated 23 March 2007); and ○ 0512 DD05/D (dated 23 March 2007). 	<p>Prior to commencement of use</p>
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PROOF OF FULFILMENT
This information is to be submitted to the Architect, Development Assessment, and written confirmation of receipt provided by Council.

GUIDELINE
This condition is imposed to ensure the floor levels and maximum overall height of the proposed building is in accordance with the development approval. For any enquiries about this condition, please contact the Architect, Development Assessment.

<p>9(a) Submit Certification</p> <p>Submit certification from a licensed surveyor showing the as constructed floor levels are in accordance with this condition and that the maximum overall height of the building does not exceed RL 16.783 metres.</p>	<p>Prior to commencement of use</p>
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PROOF OF FULFILMENT
This information is to be submitted to the Architect, Development Assessment.

Landscape Architecture and Open Space Planning

	Timing
<p>10 Retain Existing Street Tree(s)</p> <p>Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services.</p>	<p>While development is occurring on the site and then to be maintained</p>
<p>PROOF OF FULFILMENT Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.</p>	
<p>GUIDELINE Street trees are protected under the Natural Assets Local Law, 2003.</p>	
<p>11 Retain Existing Trees</p> <p>Retain and protect the existing trees shown on the approved an 0512 DD01/C dated 19 March 2007 unless otherwise determined in writing by the Landscape Architect, Development Assessment.</p> <ul style="list-style-type: none"> • All vegetation within the twenty (20) metre high watermark area is to be retained and protected; • All vegetation within the Environmental Protection Area is to be retained and protected; and • The Jacaranda tree at the rear of the property shown on amended site plan 0512 DD01/C (dated 19 March 2007) is to be retained and protected. 	<p>While development is occurring on the site and then to be maintained</p>
<p>PROOF OF FULFILMENT Written approval is obtained from the Landscape Architect, Development Assessment, to remove or prune the nominated trees.</p>	
<p>GUIDELINE Any request to remove these trees is to be accompanied by an arborist's report listing reasons for removal. A qualified arborist is trained to a minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience.</p>	
<p>12 Retain and Enhance Existing Landscaping</p> <p>Existing landscaping on site is to be protected and maintained to ensure an appropriate contribution to site and local amenity in accordance with the landscape provisions of the City Plan 2000. Any damage to existing vegetation is to be made good</p>	<p>While development is occurring on the site and then to be</p>

with replacement planting. Any areas where planting has failed or is of poor quality to be upgraded. In particular, ensure that medium-large shade trees are provided at minimum 6m centres within landscape areas along road frontages, and that the density of shrubs and groundcovers is such that complete mulch coverage is achieved.	maintained
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Engineering

	Timing
<p>13 Filling and Excavation (Minor)</p> <p>Prepare an earthworks plan and undertake the works on the site in accordance with Council's "Filling and Excavation Code".</p>	<p>Prior to site works/building works commencing</p>
<p>GUIDELINE <i>This condition is imposed for applications when minor earthworks are proposed in conjunction with a development proposal. The plans are to include: - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; and - Protection of adjoining properties and roads from ponding or nuisance from stormwater. A copy of the Earthworks Plan, prepared by a suitably qualified person, must be available on-site for inspection by Council Officers during these works. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	
<p>13(a) Suitable Fill Material</p> <p>All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials.</p>	<p>While site/operational works/building works is occurring</p>
<p>GUIDELINE <i>Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</i></p>	
<p>14 On Site Erosion- Minor Work</p> <p>Prepare an Erosion and Sediment Control (ESC) Management Plan and implement and maintain ESC measures for the site in accordance with Council's "Erosion and Sediment Control Standard" (Version 9 or later).</p>	<p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>
<p>GUIDELINE <i>This condition is utilised where the potential for soil erosion, sediment loss from the site, and environmental impact on waterways is considered to be medium to low. Whilst not requiring submission of detailed information as defined in Council's "Erosion and Sediment Control Standard (Version 8 or later)", the ESC Management Plan must still satisfy the general requirements of this Standard (ie. minimise soil erosion and sediment loss from the site at all times during the works). No formal ESC Program is to be submitted for Council assessment. However, the ESC Management Plan should be prepared prior to site works commencing and a copy of the kept on-site. Non-compliance may result in prosecution under Environmental Legislation. For any enquiries regarding this condition please contact the Stormwater Management Officer - Erosion & Sediment Control, Development Assessment on 3403 7283.</i></p>	
<p>14(a) Implement Approved Plan</p> <p>Implement and maintain on-site the ESC Management Plan for the duration of the operational or building works, and until exposed soil areas are permanently stabilised (eg. turfed, concreted). The documented ESC Management Plan must be available on-site for inspection by Council Officers during these works.</p>	<p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>
<p>15 Minimum Habitable Floor Levels</p> <p>Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level.</p>	<p>Prior to site/building works commencing and then to be maintained</p>

GUIDELINE

This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.

15(a) Construct Buildings

Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 6.5 metres AHD and non habitable floor levels 6.3 metres AHD.

Prior to the commencement of the use and then to be maintained

PROOF OF FULFILMENT

Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.

GUIDELINE

This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.

16 Repair Damage To Kerb, Footpath Or Road

Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.

Prior to commencement of use

PROOF OF FULFILMENT

Acceptance of the completed works by the Engineering Delegate, Development assessment.

GUIDELINE

This condition is imposed for the repair of damage to the existing road infrastructure during works associated with the development.

17 On-Site Drainage

Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines".

Prior to the commencement of the use and then to be maintained

GUIDELINE

The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled equately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

17(a) Submit Plans

Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment.

Prior to site works/building works commencing

GUIDELINE

The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).

17(b) Implement Endorsed Plans

Complete and maintain the works in accordance with the

Prior to commencement of use

endorsed engineering plans and the "Subdivision and Development Guidelines".

GUIDELINE

The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.

17(c) Submit As Constructed Plans

Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines".

Prior to commencement of use

GUIDELINE

This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.

18 Provide Permanent Vehicular Crossover

Construct a 3 metre wide type residential permanent vehicular crossover to the Ryan Street frontage of the site in accordance with Council's "Subdivision and Development Guidelines".

Prior to commencement of use

GUIDELINE

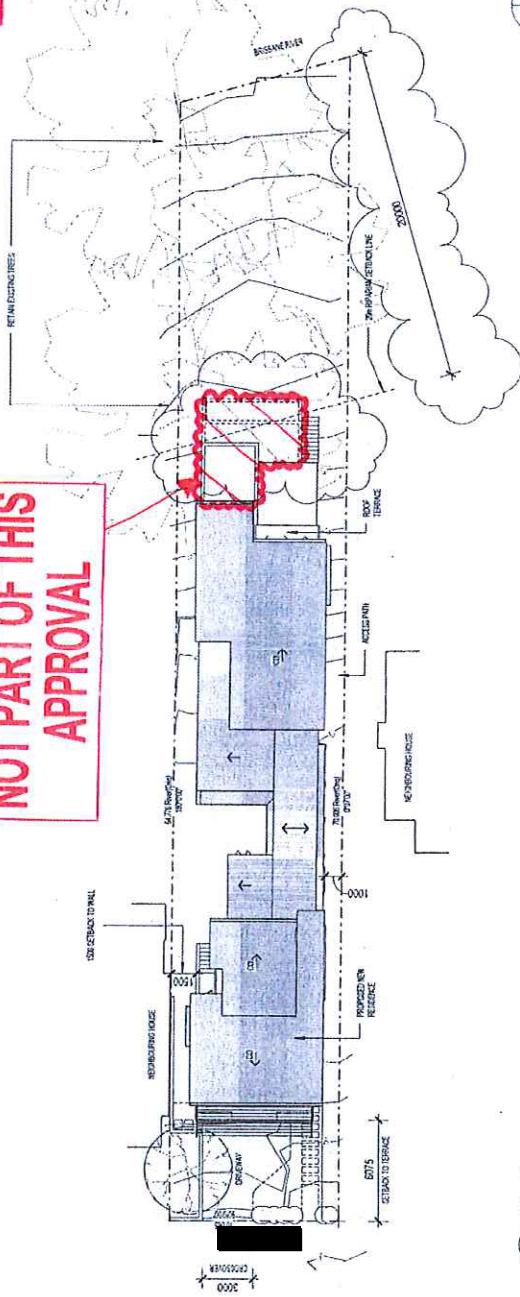
The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. The Developer must obtain the necessary driveway permit prior to commencing any vehicle access works. This ensures the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Such works may include footpath reconstruction, reprofiling and/or relocation of services. Additional Council permission is required to interfere with street trees, stormwater gullies/drains and swales. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will also be required prior to carrying out any works. Copies of the "Subdivision and Development Guidelines", Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. Contact Council's Vegetation and Pest Services if the driveway will affect a street tree. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.

**** End of Package ****

PLANS AND DOCUMENTS
REFERRED TO IN THE
APPROVAL DATE 15 JUN / 2007

AS AMENDED
05 / 06 / 2007

NOT PART OF THIS
APPROVAL



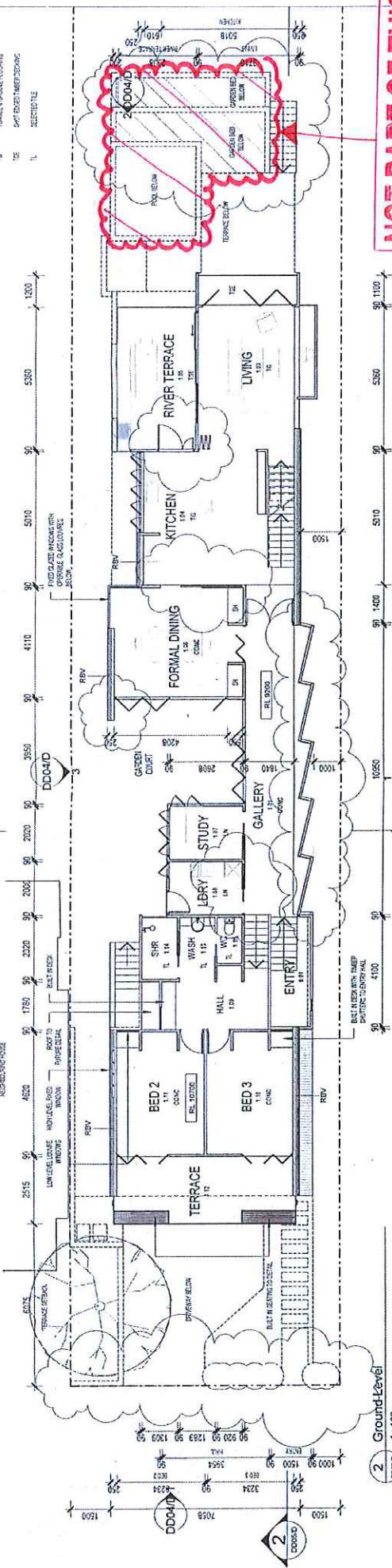
1 Site Plan
Scale: 1:200



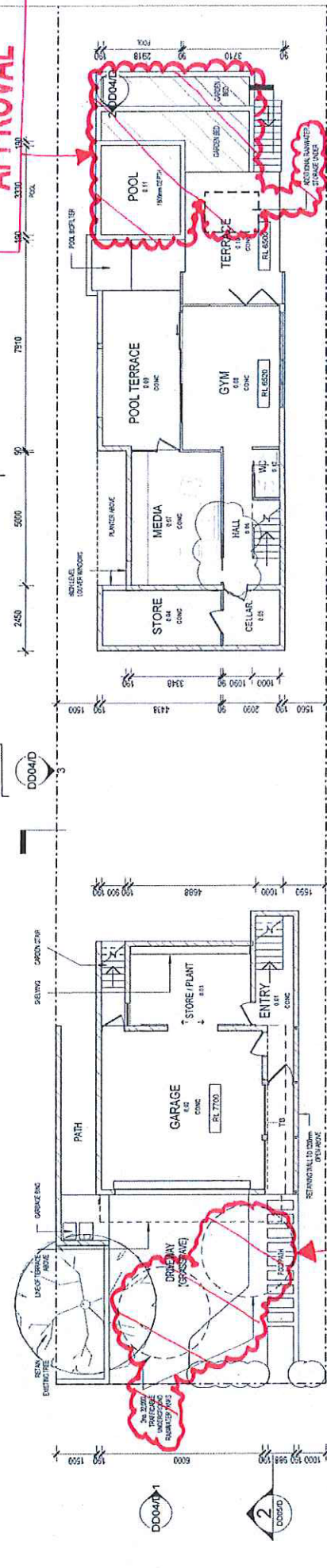
RA
RISDEL ARCHITECTURE
7 ALBERTA WAY, DUNDAS ST. W. TORONTO, ONT. M5H 3B1 CAN. TEL: 416-924-7222 FAX: 416-924-7223 WWW.RA-ARCH.COM

New Residence
15 JUN / 2007
15 JUN / 2007
SITE PLAN
0512 DD01/C

LEGEND
 PAVING GRANITE FLOW
 R/R REVERSE BUCKLE REINFORCED WALL
 UT UNDER FLOOR CONCRETE
 T/T TYPED MATERIAL REFER TO SET PLAN
 TO TRACER & PAVEMENT OPENING
 T/E TRAP BERTH/SETTING/STAIRING
 TL SELECTED TILE



NOT PART OF THIS APPROVAL



AS AMENDED
 05 / 06 / 2007

NOT PART OF THIS APPROVAL

PLANS AND DOCUMENTS REFERRED TO IN THE APPROVAL DATE 15 JUN 2007

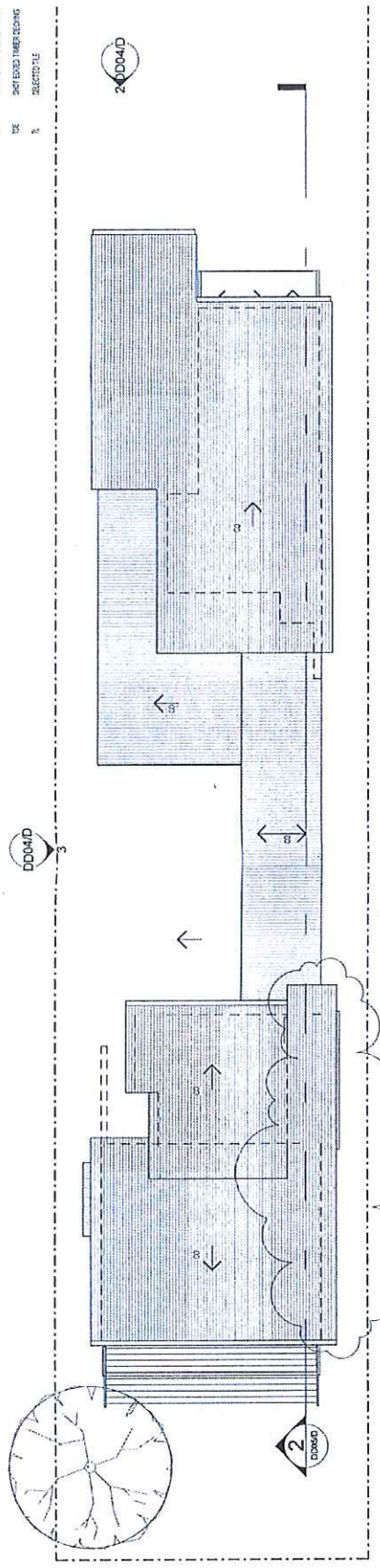
LOWER GROUND + GROUND FLOOR PLAN
 New Residence
 19.03.07 0512 DD02/D



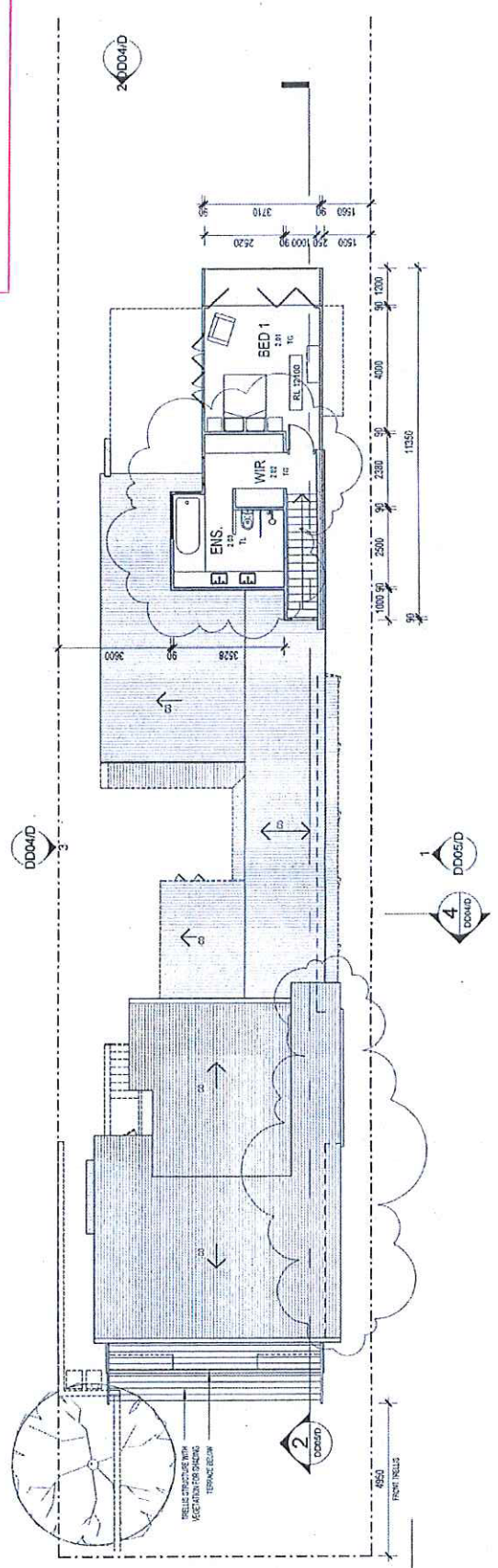
RIDDEL ARCHITECTURE
 7 RIVERVIEW DRIVE, SUITE 100, WILLOWBUSH NSW 2060
 TEL: (02) 9530 4455 FAX: (02) 9530 4456
 WWW.RIDDELARCHITECTURE.COM.AU

LEGEND

- CONC FOUNDING CONCRETE W/UP
- REINFORCED CONCRETE WALL
- CONCRETE FLOOR SLAB
- CONCRETE ROOF DECK
- TEMPERATURE CONTROL
- INSULATION
- MECHANICAL SYSTEMS
- MECHANICAL SYSTEMS
- MECHANICAL SYSTEMS
- MECHANICAL SYSTEMS
- MECHANICAL SYSTEMS



PLANS AND DOCUMENTS
REFERRED TO IN THE
APPROVAL DATE 5 JUN 2007

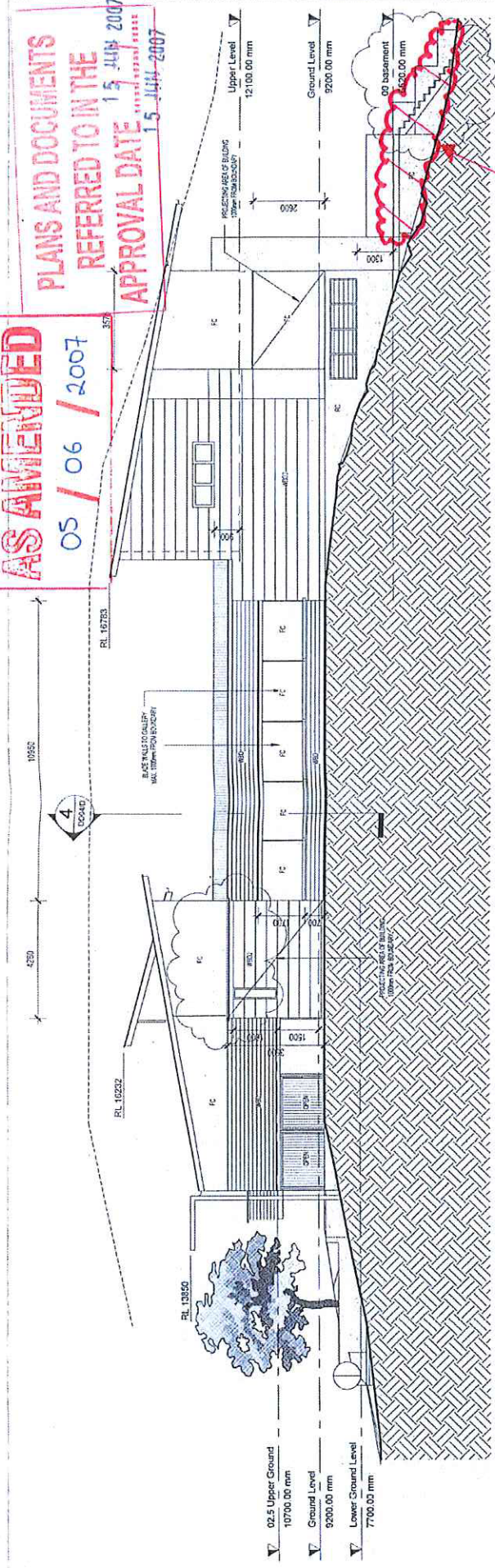


RIDDEL ARCHITECTURE
2, Adelaide Road, Adelaide, SA 5000, Australia. Tel: 08 8416 8115. Fax: 08 8416 8116. Email: info@riddel.com.au

UPPER + ROOF PLAN
 New Residence
 11.03.07 0512 DD03/D

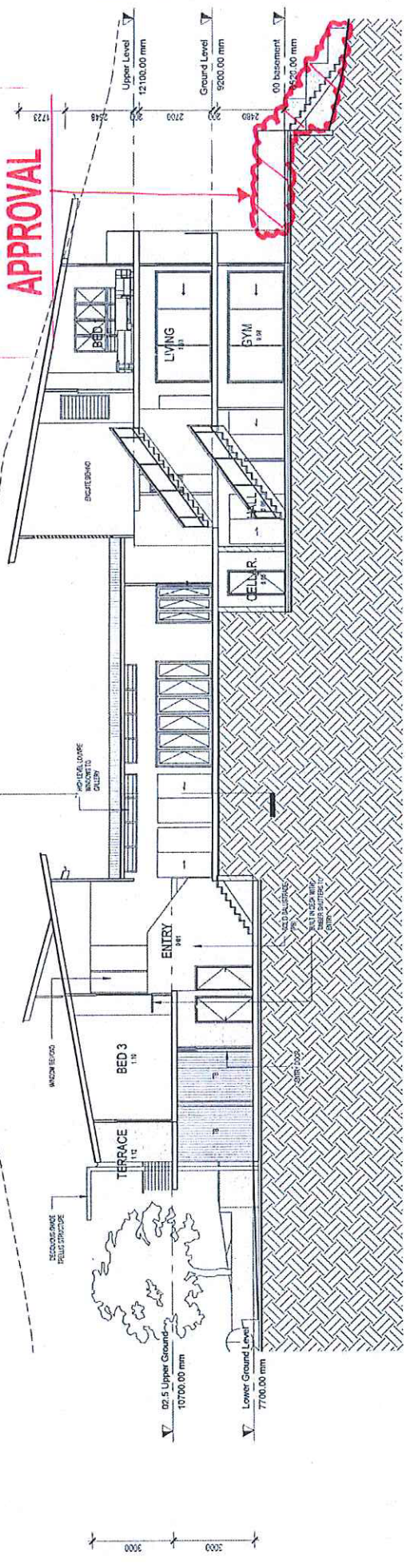
AS AMENDED
05 / 06 / 2007

PLANS AND DOCUMENTS
REFERRED TO IN THE
APPROVAL DATE 15 JUN 2007
15 JUN 2007



1 West Elevation
Scale 1:100

**NOT PART OF THIS
APPROVAL**



2 Section 1
Scale 1:100



RIDDEL ARCHITECTURE
10000 10th Ave SE, Unit 100, Surrey, BC V2Y 1G2, Canada
Tel: 604.582.4100 Fax: 604.582.4101

ELEVATION + SECTION
1:100 (PLAN)
New Residence
23.03.07 0512 DD05/D