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DEPUTY MAYOR:

The LORD MAYOR, through his constant interjections—and it is part of the Liberal strategy to constantly interject in this Chamber—the LORD MAYOR is saying we held it up for six months.

That is—I have to be careful about the language I use—but rubbish, Mr Chairman. The fact is, though, that it will not be a \$2 toll. I am sorry, the LORD MAYOR would obviously be saying, well, Labor has prevented him from honouring that firm election promise of \$2. The fact is, in 2009/10, when it is open, it will be more than \$4 per car each way; it will be more than \$6 per commercial vehicle each way; it will be more than \$8 per truck each way—and is that a Labor decision?

No. It has Campbell NEWMAN's DNA all over it. The broken promise is firmly on his lap.

Councillors interjecting.

DEPUTY MAYOR:

Sorry, I am getting carried away. Mr Chairman, are we asking the people of Brisbane to pay these incredible tolls over 35 years? No. It will be 45 years. Not only our children, but our children's children and our children's children's children will be paying for these tolls that are twice what the LORD MAYOR promised at his election. And on top of all of that, the Council will have to cough up \$750 million between 2004 and 2009—\$750 million. Now, is that \$16 per ratepayer? You bet your bottom \$10,000 that it is not.

So, Mr Chairman, time after time after time, the promises that the LORD MAYOR solemnly made to the people of Brisbane have been broken and they have been broken by the LORD MAYOR. Okay?

Let us look at number two, the Kingsford Smith Drive Tunnel—scrapped by Labor? No. Are you saying that we are responsible for that, LORD MAYOR? Pause for effect. No, deadly silence. In its place, the Council has endorsed the proposal that Maureen HAYES authored back in 2002 for Airport Link. It proceeds with bipartisan support and the support of the State Government.

The East-West Tunnel, from Stones Corner to Toowong roundabout—effectively scrapped, again. No doubt the LORD MAYOR is about to interject: yes—by Labor? Pause for effect. No, again, the LORD MAYOR made that decision about the East-West Tunnel.

Let us look at number four: the Northern Link. Now, we all expected in June 2006 that it would be announced in the budget, because that is what we were told in 2005. It was not in the budget. Again, LORD MAYOR, will you interject, that is Labor's fault? Pause for effect. No! Not in the 2006 budget.

Do you know who has made it happen this year? Labor Councillors. And do you know who voted against it? Liberal Councillors.

Mr Chairman, the fact is that the TransApex promises have not been honoured, and they have been not honoured and broken—

Chairperson:

Thank you, DEPUTY MAYOR.

DEPUTY MAYOR:

—by the author himself.

Chairperson:

Councillor CASHMAN.

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Question 6

- Councillor CASHMAN: Thank you, Mr Chairman. Mr Chairman, my question is to Councillor QUIRK. Councillor QUIRK, last week the LORD MAYOR pulled the lid off Labor's grubby political strategy to undermine Brisbane's bus system. Do you think Councillor David HINCHLIFFE and Labor have a grubby political strategy—
- Chairperson: Councillor CASHMAN!
- Councillor CASHMAN: —to—
- Chairperson: Councillor CASHMAN! ... please watch your language in this place.
- Councillor CASHMAN: Thank you, Mr Chairman—to try to slow down the LORD MAYOR's efforts to deal with traffic congestion?
- Chairperson: Councillor QUIRK.
- Councillor QUIRK: Well, thank you very much, Mr Chairman. Mr Chairman—
- Councillors interjecting.*
- Chairperson: Order!
- Councillor QUIRK: —the truck has arrived again, and it has fallen off the back of the truck. I thank again—
- Councillors interjecting.*
- Chairperson: Order!
- Councillor QUIRK: —as the LORD MAYOR did last week, I thank that Labor Councillor who at least has the integrity to be honest with the people of Brisbane when it comes to the sorts of tactics that the Labor Councillors in this place are up to.
- Mr Chairman, last week the LORD MAYOR revealed how Labor had a bus strategy, a bus tactic, Mr Chairman, which of course ultimately led to a change in Chairmanship of that particular portfolio.
- Councillors interjecting.*
- Chairperson: Order!
- Councillor QUIRK: This week, Mr Chairman, I am able to say that the truck has delivered the Hale Street Link strategy put forward, a confidential document, Mr Chairman, again straight out of Labor's Party Room. Mr Chairman, this has all of the same old hallmarks of dirty politics, of more about where they are heading as a Party in the future, rather than where the City of Brisbane is heading and the good governance of this place.
- Mr Chairman, this document sets a very clear objective for the Labor Councillors. It says, to allow a fair, impartial consultation process that will ensure that Labor Councillors are able to make a decision on the Hale Street Bridge based on both local and general support or otherwise for the Hale Street Bridge, to allow Labor time to gauge other political factors that may affect people's propositions—
- Councillors interjecting.*
- Chairperson: Order!

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Councillor QUIRK: —including petrol prices—and we know what the DEPUTY MAYOR’s position is on 8 cents a litre, public transport—

Councillors interjecting.

Chairperson: Order!

Councillor QUIRK: —campaign, and polling. So forget whether it is good or not, it is coming down to polling.

Now, Mr Chairman, this document, which is fascinating, also sets out a bit of background which is pretty factual. It then goes down to tactics. And the tactics are to include opponents of the Hale Street Bridge in the formulation of the “against” arguments to be presented in the IAS [Impact Assessment Statement]. Well, we know they have been down that track.

Councillors interjecting.

Chairperson: Order!

Councillor QUIRK: And, Mr Chairman, it is to place on the record Labor’s concerns and questions that remain unanswered. They go on to say—and Mr Chairman, you—

Councillors interjecting.

Chairperson: Order!

Councillor QUIRK: —will understand after you hear this one why they are doing so much barking over there: Labor’s position as a watchdog for ratepayers and the local community.

Councillors interjecting.

Chairperson: Order!

Councillor QUIRK: Now, so much for leadership. These are people that are dragging behind the opinion polls, Mr Chairman, and they are dragging a long way behind.

Councillors interjecting.

Chairperson: Order! Thank you.

Councillor QUIRK: Now, Mr Chairman, let me just go on, because they have here—

Councillors interjecting.

Chairperson: Order!

Councillor QUIRK: I—a little bit about—

Councillor HAYES interjecting.

Chairperson: Just a moment; Councillor HAYES!

Councillor QUIRK: Would you tell that Great Dane to sit down, please, Mr Chairman?

Councillors interjecting.

Chairperson: Order!

Councillor QUIRK: Now, Mr Chairman, the highlights, it says here, in the actions, Mr Chairman, it said—

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Councillors interjecting.

Chairperson:

Order!

Councillor QUIRK:

highlight that Labor will also study the business case—that is all right—but in August—and this is the interesting bit—in August they will approve an amended IAS in line with agreed changes with the reference case. Now, Mr Chairman, it says they will approve the feasibility with the caveat that further changes resulting from the IAS process may affect the project's costs and feasibility. So, Mr Chairman, there it is, the confidential document—

Councillors interjecting.

Chairperson:

Order!

Councillor QUIRK:

—all about political power plays, all about the murky behind-the-backdoors operational party political hackery that we have come to know—

Councillors interjecting.

Chairperson:

Order!

Councillor QUIRK:

—from Labor Councillors in this place. Now, Mr Chairman, when will they get it? When will they understand that the people of Brisbane simply want us to get on with the job in this place? They want us to get on and address traffic congestion.

Councillors interjecting.

Chairperson:

Order!

Councillor QUIRK:

They even, Mr Chairman, in this document—

Chairperson:

Just a moment, Councillor QUIRK.

Councillor QUIRK:

Thank you very much for your support.

Chairperson:

Can I have some order, please! If you want to have a conversation, take it outside.

Councillor QUIRK:

Mr Chairman, they understand the issue, because in here it even says, on the question of agreement of importance to take action to reduce traffic congestion, even if it means tolls, 60 per cent of people agree, 22 per cent disagree. So they know that it is in their document, so why are they getting in the way, and why do they not understand that people just want us to get on and address these issues?

Chairperson:

Thank you, Councillor QUIRK.

Councillor QUIRK:

Thank you, Mr Chairman.

Chairperson:

Councillor SUTTON.

Question 6

Councillor SUTTON:

Thank you, Mr Chairperson. My question is to the Chair of Finance Committee, Councillor FLESSER. Councillor FLESSER, in the budget presented to Council by the LORD MAYOR—

Councillors interjecting.

Chairperson:

Order!

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Councillor SUTTON: —there was a separately listed special water charge called the South-East Queensland Water Surcharge of 5 cents per kilolitre used. Councillor FLESSER, could you please indicate if any other south-east Queensland Council has instituted such a special charge?

Chairperson: Councillor FLESSER.

Councillor FLESSER: Thank you, Mr Chairman. Mr Chairman, this answer is all in my briefcase. I do not know why Councillors do not actually understand. But Mr Chairman, what I will do is expose—for those Councillors who have not been through—

Councillors interjecting.

Chairperson: Order!

Councillor FLESSER: —my briefcase, I will expose a big deception that has been made on the ratepayers of Brisbane. Mr Chairman, in the next—

Councillors interjecting.

Chairperson: Just a moment! Councillor CAMPBELL! Councillor FLESSER, you have the floor.

Councillor FLESSER: —couple of weeks, Mr Chairman, ratepayers will be receiving their first rates and charges accounts, and it will include a new SEQWater charge that has been introduced by the LORD MAYOR in his budget this year. Mr Chairman, this is how the LORD MAYOR described the levy in his budget speech: *in addition to a standard 5 cents per thousand litre SEQWater charge, residents will now pay 91 cents per thousand litres for the first 200,000 litres of water.*

So, Mr Chairman, an SEQWater levy. I thought I might sort of do a bit a research about the other councils in south-east Queensland to find out whether they are charging the 5 cents per kilolitre as well, the way the LORD MAYOR described it.

So, Mr Chairman, the Redcliffe City Council—SEQWater levy? None. There is no SEQWater levy in this year's budget.

Mr Chairman, what about Beaudesert Shire? SEQWater levy? No. They did not introduce one either. Gold Coast City Council, SEQWater levy? No, they did not introduce one either. The Esk Shire Council, SEQWater levy? No, they did not introduce it there, either. Ipswich City Council, a big council, did they introduce an SEQWater levy? No way, they did not do it either.

Pine Rivers City Council, Mr Chairman, did they introduce an SEQWater levy? No, they did not, neither did Redlands nor Logan, Mr Chairman. So why is it that it is only Brisbane? The LORD MAYOR made it clear in the budget, I believe, and certainly with the media straight after the budget, that this SEQWater levy has been imposed on the residents of Brisbane, so it was imposed on the LORD MAYOR. Well, Mr Chairman, it was not imposed on us at all. SEQWater put up their rates for bulk water as they do every year. But Mr Chairman, what happened in the other councils? What did the other mayors do? Mr Chairman, they were up front—

Councillors interjecting.

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Chairperson:

Order!

Councillor FLESSER:

—the other mayors were up front and transparent with their ratepayers. They just announced that the cost of water was going to increase.

So, Mr Chairman, at the time the LORD MAYOR handed down the budget, he presented a case that there is an SEQWater special levy. But, Mr Chairman, there is no such thing. Mr Chairman, it is no secret that—

Councillors interjecting.

Chairperson:

Order!

Councillor FLESSER:

—SEQWater increased their bulk charges this year. It is up to individual councils to decide whether they will absorb those costs or whether they will pass them on to ratepayers.

But, Mr Chairman, at the time that decision was made by SEQWater to increase their charges, our own LORD MAYOR was on the Board. So, our own LORD MAYOR was part of the decision process to increase the bulk water charges this year. So, Mr Chairman, Labor Councillors accept that it is up to the LORD MAYOR to present a budget for this place, and if he wants to pass on the water increases, or absorb them, that is up to him to put that in his budget. That is reasonable.

But, Mr Chairman, I will tell you what is not reasonable. It is not reasonable to do what he attempted to do, and that is to make out that some sort of special levy was forced on him. Mr Chairman, it was not forced on him. It was LORD MAYOR, Campbell NEWMAN, that invented the SEQWater levy. Mr Chairman, people will see that in their rates notices in the next couple of weeks. But, Mr Chairman—

Councillors interjecting.

Chairperson:

Order!

Councillor FLESSER:

—it was not just me that was fooled by the statements made by the LORD MAYOR. The media were also fooled by it as well. I recall the published stories in *The Courier-Mail* and also the stories on TV that showed the increase in the rates charges very cleverly did not include the SEQWater levy. It was a very successful and clever ploy by the LORD MAYOR.

So, Mr Chairman, what is this all about? It is no surprise that the special levy was put in place to try to hide the fact that the LORD MAYOR was again increasing rates and charges by levels higher than inflation. We all recall the election promise that he made in the lead-up to the 2004 election, Mr Chairman, and I will quote directly from *The Courier-Mail*, *My commitment is that rates and utility charges will only go up in line with inflation. If they go up more than inflation, that is an unacceptable burden on the ratepayers of Brisbane, and I will resign.*

Well, Mr Chairman, let us look at the per kilolitre water charges for domestic users in the LORD MAYOR's three budgets. They have gone up by a minimum of 13.8 per cent. In three years, water charges have gone up by a minimum of 13.8 per cent, and if you have a large family that uses more water, it has gone up even higher than that. So, Mr Chairman, in the next couple of weeks, the ratepayers will be receiving their first rates notices with the SEQWater levy in it.

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Chairperson: Thank you, Councillor FLESSER.
 Councillor FLESSER: I hope—
 Chairperson: Your time has expired.
 Councillor FLESSER: Thank you.
 Chairperson: Councillor de WIT.

Question 8

Councillor de WIT: Thank you, Mr Chairman; my question is to the LORD MAYOR. LORD MAYOR, Labor Councillors, who have an appalling track record of cost blowouts and underperformance when it comes to delivering road projects, have claimed that money earmarked for the Hale Street Bridge could be better spent on other projects. Could you comment on this financial wizardry and tell us what would happen if residents across Brisbane took financial advice from Labor Councillors?

Chairperson: LORD MAYOR.
 LORD MAYOR: Well, Mr Chairman, it is actually more than just road projects, but I will come to that in a moment. If we recall Coronation Drive, what an extraordinary saga that was of ineptitude and bungling by Councillor HAYES. I recall when I was told by a Council officer, just recalling what happened when she heard the news that she was going to have to dig up Coronation Drive again, and she said, oh dear, what are we going to tell Jim? What a sight! Waterworks—

Councillor HAYES interjecting.

Chairperson: Councillor HAYES!
 LORD MAYOR: Waterworks Road, Mr Chairman, another triumph of Councillor HAYES. Well done, Councillor HAYES. Your stewardship was just—

Councillor HAYES interjecting.

Chairperson: Order!
 LORD MAYOR: —an amazing period in this city. And as I said, Mr Chairman, we have things like our own *Watergate Affair*, a wonderful project, \$15 million up from \$7.5 million—the modest charge at the beginning, and what has it cost every year, Mr Chairman? About \$400,000 to \$500,000 to keep it afloat. What a wonderful well-managed project was RiverWalk.

But let us turn now to some comments on ABC Radio on 15 September. Councillor QUIRK has already talked about the same interview, but I will read a bit more,

Madonna King: So how will Labor Councillors vote on this? Are they for the Hale Street Bridge or are they against it?

David HINCHLIFFE: I know you'd like us to simplify it

—yes, we would actually—

The fact is we've got to weigh up the tolling criteria. Priorities like public transport, should we be putting \$200 million into one piece of infrastructure or should we be spending some of that on public transport?

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Well, how dishonest. How dishonest, Mr Chairman, because here is the memo which I have talked about in this place before—15 August—where Helen Gluer, the Chief Financial Officer of Brisbane City Council, makes it perfectly clear that this project self-funds. I will say that again, Mr Chairman: it self-funds.

So it is not about, as in the dishonest effort created at Councillor ABRAHAM'S house in terms of the no-case, where it suggests to the public that Hale Street in some way reduces our capacity to spend on public transport. It is not true at all.

I am also concerned when the DEPUTY MAYOR starts saying, we will not do the bridge, but what we should do is fix up the intersection at Coronation Drive and Hale Street. That does not self-fund, Mr Chairman. Or is he proposing a secret cordon toll to go with the infrastructure? Is that how he will fund it? Because there is a lot of money in that intersection, as he well knows.

Mr Chairman, the DEPUTY MAYOR and Labor members of E&C [the Establishment and Coordination Committee] are busy trying to slow down this project, but probably worse, I think they are actually trying to stop it. I think that is very, very clear now.

Mr Chairman, when you look at some of the other things that they have done, such as Brisbane Square, over there they sold our head office. We had a head office, and then they spent the money on new furniture, and then moved us into rented accommodation—exactly what we are about to do. What financial skills have we seen from them?

Mr Chairman, we know that private sector interests then made a whopping great amount of money—how much was it, Councillor QUIRK?

A Councillor interjecting.

Chairperson:

Order!

LORD MAYOR:

Perhaps we should talk about that later on. They made huge amounts of money off the back of a fundamentally flawed deal from the Labor politicians who sit around me in this Chamber.

Mr Chairman, it is time that Labor Councillors stopped telling untruths about the Hale Street Bridge. It self-funds; it is totally viable; the toll supports it; and it allows us to get on and borrow for other infrastructure.

Later on in this meeting today I will be reminding the Chamber of what the DEPUTY MAYOR has said in relation to borrowing. I will also be saying a few things about what Councillor FLESSER has said about our capacity to borrow.

Chairperson:

Further questions? Councillor BENNISON.

Question 9

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Councillor BENNISON: Mr Chairman, my question is to Councillor Kerry REA, the Chairperson of the Community Services Committee. Councillor REA, the collection of wandering dogs is an important service that Brisbane City Council provides. It is imperative that this service is efficient and effective in all of our wards.

Councillors interjecting.

Chairperson: Order!

Councillor BENNISON: Councillor REA, can you provide an update for the Chamber on the work you and your department have been doing to improve the management of this service, and how it will benefit Brisbane's ratepayers?

Chairperson: Councillor REA.

Councillor REA: Yes, thank you Mr Chairperson, and thank you Councillor BENNISON.

Mr Chairperson, I do not need to remind you or any other Councillor in this Chamber that one of the biggest complaints that we get through the doors of Ward offices is with regard to dogs, in particular, wandering dogs, Mr Chairperson. Anyone who occupies the position that I hold, and that Councillor HINCHLIFFE has held in the past, knows that it is actually dealing with the victims of dog attacks that is one of the hardest things that you have to do—because it is not an easy or a pretty thing to have to deal with, particularly when you are talking about children or small animals—even ducks, Mr Chairperson.

So, Mr Chairperson, what I am really pleased about is that local laws officers have been focusing very much on how they can actually improve the impounding of wandering dogs in this city, and also how they can improve the behaviour of their owners to stop those dogs from wandering again. We all know that prevention is much better than cure, Mr Chairperson, particularly when it comes to dog attacks.

In the past, what basically happened is that local laws officers were notified if a dog was wandering. The response time, the KPI for a response time, Mr Chairperson, was up to five days to investigate that wandering dog complaint. We all know that dogs can move fairly quickly, so getting out there to find a wandering dog within five days was not exactly getting us the most successful result.

So, Mr Chairperson, the new Manager of Local Laws, Andrea Kenafake, came up with the idea of a trial that would actually have wandering dogs managed by the two animal shelters that we run. We would have officers—one on the northside and one on the southside—who were specialised in going out and simply responding to wandering dog complaints. This meant, obviously, that the KPI (key performance indicator) response times would be reduced. It also meant that officers, who have been specially trained in dealing with them, would be able to deal with animals that are often quite dangerous or difficult to manage, and we would see an improvement, Mr Chairperson, in the follow-up response with owners of those dogs when we were able to return them.

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So, Mr Chairperson, a trial began on 31 August. The animal shelters are managing the response time to a wandering dog complaint, and the KPI has reduced from five days to two hours, Mr Chairperson. We have an officer out there dealing with the wandering dogs. We have found also, Mr Chairperson, that as a result of having those specialised officers, the number of impoundings of wandering dogs has gone from 11 per cent up to 30 per cent. When you consider the potential for dog attacks, that is a significant increase in the safety of people walking around our streets.

The shelters, Mr Chairperson, now have a roster system, where seven-days-a-week we have officers on call to deal with wandering dogs. We all know that wandering dogs unfortunately do not stick to business hours. So, outside of Monday to Friday, 9 to 5, we have officers rostered on—

Councillors interjecting.

Chairperson:

Order!

Councillor REA:

—who are actually out there—yes, that is right, Councillor BIRMINGHAM.

Mr Chairperson, what we have found also is that, as a result of having two new specialised rover officers who are regulatory officers of various animals, Mr Chairperson—which I assume includes geese as well as dogs—as a result of having those two specialist officers, Mr Chairperson, following up impounded animals, we have found a significant improvement in the number of dog owners who have fixed their fences, trained their dogs and have actually reduced the number of repeat offences when it comes to wandering dogs. In one month alone, Mr Chairperson, 70 PINs (prescribed infringement notices) have been issued.

Whilst some people may say that that is picking on poor dogs and their owners, Mr Chairperson, I see it as a significant improvement in the safety of people walking our streets, and that they are now in a significantly better situation when it comes to fear of dog attacks.

It is, Mr Chairperson, one of the areas that we must take very seriously. It is an area where we have put in an enormous amount of effort, but I believe that this new trial, which has only been going for one month, has produced wonderful results.

Chairperson:

Thank you, Councillor REA.

RECEPTION AND CONSIDERATION OF COMMITTEES REPORTS:

ESTABLISHMENT AND CO-ORDINATION COMMITTEE

[Report of 11 September]

205/2006-07

The Right Honourable the LORD MAYOR (Councillor C K T NEWMAN), Chairperson of the Establishment and Co-ordination Committee, moved, seconded by the MAJORITY LEADER and DEPUTY MAYOR (Councillor D B HINCHLIFFE), that the report of the meeting of that Committee held on 11 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

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It was then moved by the LORD MAYOR, seconded by the DEPUTY MAYOR, that the report as received be adopted.

Chairperson: Debate, LORD MAYOR?

LORD MAYOR: Mr Chairman, I would just like to announce today some exciting commitments to Clean and Green Transport. Particularly people should know that the Eleanor Schonell project, previously known as the Green Bridge project, is \$1 million underspent. I will be bringing a paper forward to amend the budget to spend that \$1 million in the following ways. I would like to proceed now with the Gladstone Road to Dornoch Terrace bikeway at a cost of \$200,000. I would like to see the Annerley Road to Stanley Street bikeway proceed at a cost of \$500,000, providing enhanced connectivity to the city—

Councillors interjecting.

Chairperson: Order!

LORD MAYOR: —and to the Eleanor Schonell Bridge. Now, these were in the 2007/08 financial year forward estimates. I think it is appropriate now that we bring them forward, given the underspend on the project. As to the other \$300,000, I hope that Councillor FLESSER does not come in with yet another proposal to spend that money.

Mr Chairman, I just want to talk a bit about Labor's track record on infrastructure and some of the games, some of the leaks that we have seen over the past two and a half years. I start with, of course, the fax back from 6 May 2004 from Milton Dick to Stu [Fyfe] and Sharon [Humphreys] who warned about what would happen if the Labor Party went down a certain track. But lemming like, they have. They have obstructed, they have blocked, and they are doing it right now on the Hale Street Bridge.

I just wave it around again today to refresh their memory, Mr Chairman. I do not know why they are doing it. Surely they could have coexisted with me. Surely they would have worked with me to deal with traffic congestion, but alas, they have not been prepared to do that.

We have, of course, the email from David HINCHLIFFE to Sharon and Stu, where he talked about, Newman letting us know in Council yesterday about what he regarded as Labor's excesses that we inflict on him to fund. He goes on about things, and the final paragraph states, *I believe we should go after him in Council next week over these items. We should develop a cogent argument for each item and rebutting the thrust that these represent profligate spending.* There has been a lot of profligate spending since 23 February 2005, but anyway, he goes on to say, *interestingly, I don't think he mentioned my Deputy Mayor office budget or office refurbishment.* He must have felt a bit sensitive about that one.

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Then we had the fax, the very helpful fax, sending out an extract of an article from *City North News* on Airport Road to Hit 88, and here you have—it is a bit hard for you to see, Mr Chairman, but we have—*Lord Mayor, no tunnels*, Tristan Peach's phone number, Anne Boccabella and then it has, *Sustainable Brisbane, Justin Wells* and some other people obviously would like to help them say what a great idea the Airport Link tunnel is—yes, I am speaking in jest, Mr Chairman. Of course, this was faxed out from John in the Deputy Mayor's office on letterhead. Normally on the bottom of the letterhead—it seems to have been removed in this copy, but it normally says, *Working together for Brisbane*. I mean ... I'd like to see—

Councillors interjecting.

LORD MAYOR:

Yes, I would love to see that. Then we had the public transport strategy, Mr Chairman, which we saw last week, where somebody obviously over there has a conscience and is prepared to show that they have just a game plan in relation to both PT—

Councillors interjecting.

Chairperson:

Order!

LORD MAYOR:

—and now today we see one in terms of the Hale Street Bridge, where they again are obviously lining up to play some sort of political game. But it is interesting that, after all the things they are saying in this Hale Street strategy, they do say they will approve the feasibility with a caveat that further changes resulting from the Impact Assessment Statement process may affect the project's cost feasibility. I will say that again: they are going to approve the feasibility.

So, for all those Greens out there in South Brisbane and West End, that is the strategy. It is all a smokescreen. They intend to approve the project; they are playing games with you. I would go so far, Mr Chairman, as to say the reason why the Greens did so well in South Brisbane is because they are sick and tired of the Labor Party's games. What they are after is integrity. I have even heard that Drew Hutton, the Leader of the Greens, was heard to say recently that he did not agree with Newman, but at least he respected that he stood up and he fought for what he believed in, and he actually pursued—

Councillors interjecting.

Chairperson:

Order!

LORD MAYOR:

—the things that he believed in. And I think he was making a contrast with the local Labor member at the time.

So, Mr Chairman, that is the background; those are the things that have happened. It is very disappointing, given the solemn pledge, Mr Chairman, which we will keep coming back to because the DEPUTY MAYOR talks about promises to people. Well, that is the promise he made to me.

Councillors interjecting.

Chairperson:

Order!

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LORD MAYOR: That is the promise he made to me, Mr Chairman, a long time ago. But more importantly, it is the promise he made with the people of Brisbane to allow me to deal with traffic congestion, and he is not going to keep that promise; that is evident from what has been happening lately.

But that is not all, because we have Councillor FLESSER, who wrote to the *Northern News* on 8 April 2004. What did he say? It is a letter with the heading, *Voters give Campbell Newman clear mandate. Brisbane voters have given Campbell Newman a clear mandate as our new Lord Mayor. While he is a politician of a different party, I'm committed to working with him to help implement his election promises.* Well, we will contrast—

Councillors interjecting.

Chairperson: Order!

LORD MAYOR: We will contrast that out there in coming weeks—

Councillors interjecting.

LORD MAYOR: I hear again the commentary about it is a bridge, not a tunnel. Well, people, Mr Chairman, do not care. I talk to people, and what they are telling me loud and clear out there is they wish Labor would get out of the way and let me get on and deal with traffic congestion. I was out at Toowong on the weekend with Councillor MAGUB and Councillor PRENTICE, and everybody who stopped wanted to say that. In particular, they reflected negatively—

Councillors interjecting.

Chairperson: Order!

LORD MAYOR: —on Councillor David HINCHLIFFE. So again, Mr Chairman, if only they had listened to what Milton Dick said. Mr Chairman, if only they had listened to what Milton was saying.

Councillor HAYES interjecting.

Chairperson: Councillor HAYES!

LORD MAYOR: If only they had listened, they might be travelling better than they are today.

So, let us now turn to something else that Councillor FLESSER has said. On 21 February he said some interesting things about Council's financial position. Just an extract from what he said on Tuesday 21st, *This Council is in a very sound and strong financial position.* Later on he concluded by saying, *The Brisbane City Council is in a good financial position. There has been strong conservative fiscal management over the last decade or so, and we certainly have got a solid ability to manage the hard issues that we are facing.* Was that not interesting?

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Then we turn to what the DEPUTY MAYOR said in March 2005 that, *There's a strong case for the city to go into debt to pay for vital infrastructure.* I will say that again, *There's a strong case for the city to go into debt to pay for vital infrastructure.* He went so far as to say on Channel 10, *If we have less of the politics, we'll see more of the essential infrastructure.* Come on, Mr Chairman. Then on Channel 7 and Sky, he said, *Public debt*— he said it like it this—*Public debt for public infrastructure is good.* It is good, Mr Chairman.

Now, we see again a case being mounted in relation to Hale Street, and dealing with traffic congestion, that in some way this project is non-affordable; whereas we have advice from the CFO that it is affordable, and that it self-funds. So, we have to contrast again what Labor says and what they do. The fact that they like to write reports, they like to do studies, but they do not like to build infrastructure, Mr Chairman, and that is the difference.

We turn again to what he said on Madonna King's program. I just want to cover this out. He misled Madonna King. I will say it again: he misled Madonna King and the Brisbane community when he suggested that somehow, if we put money into the Hale Street Bridge—notice he talks about \$200 million, while the figure that has been bandied around is \$175 million. Mind you, Councillor FLESSER was saying it was \$300 million, so he is off doing his normal helpful supportive finance chair thing, helping me out regularly with the knife in the back. Whereas the DEPUTY MAYOR is talking \$200 million, and he is saying that it would mean that we could not spend money on public transport.

So, again Mr Chairman, I wish at times he would just simply tell people the facts and not mislead them.

But there is one final thing I have got to say in relation to some of his other comments. He has been suggesting that this is a referendum. It is not a referendum Mr Chairman. The DEPUTY MAYOR has been telling people across Brisbane that this is a referendum on the bridge. Well it is not a referendum on the bridge.

Councillors interjecting.

Chairperson:

Order.

LORD MAYOR:

It is not a referendum on the bridge, because the bridge is a key election promise that I was elected to deliver. We have a solemn written pledge, we have an election—

Councillors interjecting.

Chairperson:

Order.

LORD MAYOR:

I can hear them equivocating Mr Chairman. I hope this gets on the radio—

Councillors interjecting.

Chairperson:

Order.

LORD MAYOR:

—this afternoon. Again you are going into the *Valley of the Shadow of Death* politically—

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Councillors interjecting.

Chairperson:

Order.

LORD MAYOR:

—because you oppose this project. You will be rewarded on the 29 March 2008. Make no mistake. Get onboard. Get onboard and help me deal with traffic congestion and be re-elected, or keep obstructing and suffer at the ballot box.

Councillors interjecting.

Chairperson:

Order.

LORD MAYOR:

Because we know, Mr Chairman, that the DEPUTY MAYOR has had a long, long track record in opposing road infrastructure. We have got all the stuff from February, March, April, May, June, July 1988 where he fought against Hale Street, and that is a matter of the public record. He has got form in dealing with—in working against necessary road infrastructure in this city.

Councillors interjecting.

Chairperson:

Order.

LORD MAYOR:

So Mr Chairman, let us now turn to the formal report. We have a lot of items this afternoon. I think they are well covered and explained, and I commend them to the Chamber.

Chairperson:

Thank you LORD MAYOR.

Further debate? DEPUTY MAYOR.

DEPUTY MAYOR:

Yes Mr Chair. Obviously a clever ruse to catch me in an unguarded moment, asleep.

Mr Chairman, I want to thank Councillor FLESSER for his comments before about the SEQ Water Grid. And what illuminating comments they were. Because what they illuminated very clearly was the Liberal Party political strategy about water.

And the LORD MAYOR has illuminated that at Civic Cabinet because he said, “I don’t want to have any responsibility whatsoever for delivering infrastructure in relation to the Water Grid.” The LORD MAYOR has said that. Because he said, “I don’t want to be blamed for getting it wrong, or getting it delivered late.”

Now that is clearly part of the Liberal Party political strategy on water.
(Section Removed at the request of the Town Clerk)

Now we know Ben Myers and others in the LORD MAYOR’s office said to him four months ago: “Campbell, get out of the water. Because you are drowning in it. People are blaming you. This is our political strategy: Make the State Government and George Street wear it.”

(Section Removed at the request of the Town Clerk)

LORD MAYOR:

Point of order Mr Chairman.

Chairperson:

Point of order against you DEPUTY MAYOR.

LORD MAYOR:

Point of order. *(Section Removed at the request of the Town Clerk)**Councillors interjecting.*

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- Chairperson: Just a moment.
(Section Removed at the request of the Town Clerk)
- Councillor QUIRK: Point of order Mr Chairman.
- Chairperson: Point of order against you DEPUTY MAYOR.
- Councillor QUIRK: Councillor FLESSER will not be welcome as a Liberal Councillor.
- Chairperson: Nor should he be.
- DEPUTY MAYOR: *(Section Removed at the request of the Town Clerk)*
Mr Chairman, I would be delighted if Councillor PRENTICE would now do what I did last week, and table in this place, the Liberal Party's strategy in relation to these important matters. I tabled it last week Councillor PRENTICE, I now call on you to do exactly the same thing.
But we have been illuminated haven't we about the LORD MAYOR's strategy. The LORD MAYOR does not want to be involved in any way, with the delivery of the Water Grid for fear that he may be blamed. Do you know why? Because polling has shown them that the LORD MAYOR was being blamed. Polling.
Now what did someone say earlier today about being poll driven? The Liberal's own strategy is poll driven about the stigma that has attached to the LORD MAYOR as a result of the water crisis we all find ourselves in.
The LORD MAYOR mentioned a moment ago about Labor's record in relation to finances in Brisbane. What a proud, commendable record that is.
- Councillors:* *Hear, Hear.*
- DEPUTY MAYOR: No administration has reduced debt per ratepayer lower than the Labor administration under Councillor Jim Soorley.
- DEPUTY MAYOR: At no stage did Lord Mayor Jim ever say, I can deliver a piece of infrastructure, and it will only cost \$16 per ratepayer, and then deliver a piece of infrastructure that costs them thousands of dollars per ratepayer per year. At no time.
Standard and Poor's commended the Labor administration for its strong, sound, conservative, fiscal policy. And we always supported the notion of going into debt for essential infrastructure. Do you know what essential infrastructure is? It is the water system. It is the Inner City Bypass which was opposed by the Liberal Councillors in this place. It is the sewerage infrastructure that we built, and it is also buses and public transport.
- Councillors:* *Hear, Hear.*
- DEPUTY MAYOR: If anyone thinks that infrastructure is roads and tunnels only, they are sadly, sadly mistaken. That is not the way to build a whole city in a sustainable way, to meet a future of growth. The fact is that we have to invest substantially more in public transport infrastructure, and within three weeks of establishing that new, special, focussed public transport portfolio, Councillor Victoria NEWTON delivered on extra expenditure for public transport.

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Today we heard about her analysis of patronage, and the importance of understanding that public transport first and foremost fulfils a public need. For Councillor QUIRK, the former Chairperson for Public Transport, to say that 33 per cent recovery alone substantiates keeping public transport, is to fly in the face of his own figures for PPT (Personalised Public Transport) in Liberal Wards.

I am telling you Mr Chairperson, we need to assess public transport first and foremost, about whether it is fulfilling that public need.

Mr Chairman, the LORD MAYOR talked about the delivery of projects. And he talked about Coronation Drive, he talked about Waterworks Road. Complex projects. Incredibly difficult projects.

But do you know what he did not talk about? He did not talk about Gold Creek that has gone from \$6 million to \$12 million. A 100 per cent increase. Do you know what he did not talk about Councillor PRENTICE? What he did not talk about? Was Lake Manchester which has gone from a \$21 million to somewhere between \$45 and \$60 million.

Councillors interjecting.

Chairperson:

Order.

DEPUTY MAYOR:

Under the LORD MAYOR.

Councillors interjecting.

Chairperson:

Order. Order!

DEPUTY MAYOR:

And do you know what else he did not talk about? The big mother of them all. The \$1 billion toll tunnel that has turned into a \$3 billion toll tunnel. Plus what he did not talk about when he was talking about how great it was to shave \$1 million off the Labor Party Green Bridge, what he did not mention was, it was another \$101 million on the North-South Bypass Tunnel in just 75 days.

What he did not mention was that the North-South Bypass Tunnel is going to cost ratepayers, last year, this year and in the next three years, a whopping \$750 million. Now that is not money that we recover. This is money that we have to find and pay upfront before the tollgates open for the North-South Bypass Tunnel.

Now I cannot believe the LORD MAYOR would make the mistake of talking about financing and the delivery of major projects, and conveniently forget Gold Creek, Lake Manchester, and as I said, the big daddy and the big mother of them all, the North-South Bypass plus, plus, plus Tunnel.

Now Mr Chairman, I am happy to talk about those projects. I am amazed that the LORD MAYOR would. I am also happy to talk about another project, and that is the Hale Street Tunnel. Again, I want to emphasise the Hale Street Tunnel, because I was talking earlier today about all of those promises that we said we would not obstruct the LORD MAYOR in delivering. The \$2 tolls.

Chairperson:

DEPUTY MAYOR before you continue, your time has expired.

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The DEPUTY MAYOR was granted an extension of time on the motion of Councillor L D BRYANT, seconded by Councillor F FARMER.

DEPUTY MAYOR: The \$2 tolls, the 35 year payback period, the fact that they would be built within 10 years, that they could go it alone and it would only cost ratepayers \$16 per year. These were the core promises. The LORD MAYOR says 'get out of the way Labor, so I can deliver those promises.'

Well I am here to say today, Labor is happy to get out of the road and allow the LORD MAYOR to introduce a \$2 toll for the North-South Bypass Tunnel.

Councillors:

Hear, Hear.

DEPUTY MAYOR:

Labor is happy to get out of the road and allow the LORD MAYOR to go ahead with the tunnel under Kingsford Smith Drive. That ought to be a good election issue for the Hamilton by-election because the people of Hamilton will remember that the LORD MAYOR promised that they would get a tunnel under Kingsford Smith Drive. So we will remind them of that tunnel. We will get out of the road so the LORD MAYOR can start with that tunnel boring machine when it arrives in 12 or 18 months, and he can start digging over there at the end of the Maureen HAYES' Inner City Bypass that every one of those Liberal Councillors opposed. They can start boring there. God knows, they bore for their city, they can bore over in Kingsford Smith Drive.

I am happy also to get out of the way. Get out of the way, no obstruction, and allow the LORD MAYOR to get on with the East-West Tunnel from Toowong to Stones Corner.

We will not obstruct...

Councillors interjecting.

DEPUTY MAYOR:

Yes I know, look guilty. We have been obstructing the East-West Tunnel from day one haven't we Councillor FLESSER. Well no more. I am going to come clean, I am going to go to the people, I am going to say 'we are getting out of the way', and you can start boring Geraldine (KNAPP) over there at Toowong, all the way to Stones Corner.

Councillors interjecting.

Chairperson:

Order. Order!

DEPUTY MAYOR:

You can start boring.

Mr Chairperson...

Councillors interjecting.

DEPUTY MAYOR:

Yes, right, I have used that joke up I think.

Mr Chairman, we are also happy to say that we are making an honest man of the LORD MAYOR on Northern Link.

Councillors:

Hear, Hear.

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DEPUTY MAYOR:

Now this is the irony of the situation that we are in. That the LORD MAYOR repeats the mantra. It is a bit Goebel's like isn't it. You repeat the big lie often enough, and people will believe it. And what is the big lie? That he came here with all of these promises, and Labor has stopped him from delivering. The \$2 tolls, all of the five tunnels, the Hale Street Tunnel which we have obviously stopped.

I did not stop the Hale Street Tunnel, the LORD MAYOR did. He turned it into a bridge. And is a tunnel the same as a bridge? No.

And this is the important distinction. Instead of taking traffic underneath suburbs as we will be with the North-South Bypass Tunnel, a bridge drops that traffic smack, bang in the middle of suburbs on their surface road networks.

So the traffic congestion from Hale Street via a bridge gets dropped smack, bang in the middle of already congested South Brisbane by Merivale and Cordelia Streets. What happens when it gets to Peel Street? What happens when it gets to Melbourne Street and Earnest Street? And god help that traffic when it ultimately an hour later gets to Vulture and Stanley Street up at Mater Hill.

Now there are no answers for those questions. This is not a tunnel that is bypassing underneath the River and South Brisbane. It is going over the top and it is parachuting congestion into South Brisbane. And that is an important difference.

Councillors interjecting.

Chairperson:

Order.

DEPUTY MAYOR:

That is an important difference. So is it appropriate for us to ask these questions? Remember that is what our strategy said we would do. We would ask these questions. That is what we have done. I have said I have got a lot of questions that I feel are unanswered Councillor WYNDHAM about this bridge. But I can tell you one question that is very clearly answered, it ain't no tunnel.

And another question that needs to be asked, if we are borrowing for infrastructure, and we are borrowing \$200 million...

Councillors interjecting.

Chairperson:

Order.

DEPUTY MAYOR:

...is this the most important piece of infrastructure that we should be investing that \$200 million in? I do not know that this bridge is...

Councillors interjecting.

Chairperson:

Order.

DEPUTY MAYOR:

...the most important infrastructure. I would ask the question about Northern Link. The LORD MAYOR has turned his back, he is out of the room again - this has become his pattern now. The LORD MAYOR has turned his back...

Councillors interjecting.

Chairperson:

Order.

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DEPUTY MAYOR: ...on all of those western suburbs commuters. He is clearly saying Northern Link is off. Long into the future.

You know the strongest advocates for Northern Link are not Councillor de WIT who represents all of those people in Pullenvale, or Councillor MAGUB who represents the people of Toowong, or Councillor PRENTICE representing the people of Fig Tree Pocket and Walter Taylor and Indooroopilly. The people who are strongest advocates for dealing with that important western congestion problem are Councillor BRYANT and Councillor FARMER.

Councillors: *Hear, Hear.*

DEPUTY MAYOR: They are the people who convinced the Labor Caucus that we need to make the LORD MAYOR an honest man and keep him to his promise of delivering on Northern Link in 06/07.

Councillors: *Hear, Hear.*

DEPUTY MAYOR: And that is what we did last week.

So Mr Chairman there is a big lie out there about Labor obstructing the LORD MAYOR's election promises. We have not.

Now the situation in this city of a Liberal LORD MAYOR with a minority of Liberal Councillors, eight at last count, and Labor with a majority of 17 Councillors, yes it is unique in Brisbane's history, and of course mayors who do not command a majority are very rare. I do not think.

The fact is all around Australia, there are mayors who do not command a majority in their council, and there are mayors who do not command a majority here in this region of South East Queensland. All mayors in fact with the exception of Paul Pissale in Ipswich, regularly deal with a majority of Councillors who do not necessarily agree with their position on specific issues.

Now guess what, those mayors are grown up and they deal with it. Life goes on. Life goes on and those councillors by and large function.

So this is unique in Brisbane's history, but we have just joined the rest of Local Government around Australia. Mayors have to work with their majorities. But this LORD MAYOR says he can only function if the majority stands to attention, clicks its heels, salutes, and does everything that he says it should do.

Now that is not the way governments function. Yes this Mayor is popularly elected. So too are the 27 councillors in this place. Yes, the Mayor has a mandate, and so too does the majority party in this place. We have to share government and we share responsibility. I can tell you, I am not putting up with that lie again that we have obstructed the LORD MAYOR's solemn election promises. We have agreed with 95 per cent of the proposals that he has brought to Council.

Councillors: *Hear, Hear.*

DEPUTY MAYOR: And when we disagreed on that five per cent of the time, we disagreed honourably because we are standing up for our community and we are asking the questions that have to be asked.

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Councillors: *Hear, Hear.*

Chairperson: Further debate. Councillor PRENTICE.

Councillor PRENTICE: Thank you Mr Chairman. Mr Chairman, I would like to address Item M in relation to the provision of landfill-gas to electricity from our landfill sites.

Mr Chairman, once again this is another example of incompetence and ineptitude by the former Labor Administration. And once again LORD MAYOR Campbell NEWMAN has had to rectify the mismanagement and incompetence of Jim Soorley and his Labor colleagues to my left.

Mr Chairman, Councillor NEWTON spoke about the growth that happened under Jim Soorley as Lord Mayor, and indeed we have record growth. We had record growth in greenhouse gas emissions from Willawong and Nudgee under that administration.

Mr Chairman it is a disgrace that for over 10 years, gas has escaped into the atmosphere due to this mismanagement and incompetence of the previous administration.

Methane as we know is one of the most damaging gases, and this particular project was one that should have occurred and indeed Mr Chairman, I understand a contract was actually negotiated back in 1995, but through the greed of the Labor Administration who wanted more money at the time...

Councillors interjecting.

Chairperson: Order.

Councillor PRENTICE: So much for their green talk Mr Chairman. Because of their greed, the process dragged on and on, and nothing happened.

Mr Chairman, Willawong and Nudgee are two of the largest landfills in South East Queensland. At one stage it was estimated that the gas escaping was equivalent to 3000 cars a day. And yet Mr Chairman, the Labor Councillors sat there and did nothing. They are frauds when it comes to green issues.

They squawk and squeak, but they never walk the walk.

Councillors interjecting.

Chairperson: Order.

Councillor PRENTICE: Mr Chairman we saw it with the sustainable development project at Chapel Hill. They pretend to be green, but when it comes down to doing the hard yards, they do not perform, they do not deliver.

Now with this particular landfill as you would know Mr Chairman, the problem is that the worst effect on our atmosphere, the worst effect of greenhouse gas emissions comes in the first 10 years. And needless to say 11 years ago when we negotiated a contract, was when we should have started capturing it. But it has taken until now, until LORD MAYOR Campbell NEWMAN to actually achieve this project, and he has been trying for some time to get things moving in this area because of the previous neglect.

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Mr Chairman, it is very interesting to hear everyone praise the movie: *An Inconvenient Truth*, by Al Gore. And yet, this Labor Administration under Jim Soorley neglected to do anything in this area, and in fact caused one of the worst effects in South East Queensland for greenhouse gas emissions.

So Mr Chairman I am delighted that at last we are doing something. I congratulate the LORD MAYOR because instead of the Labor Administration which I am sure did lots of studies and reports and assessment and consultant agreements and nothing happened, the LORD MAYOR got on with the job, and that is what the residents of Brisbane want to see Mr Chairman.

Mr Chairman at last we are doing something, but we also need to be aware of the damage done by 11 years of inaction and neglect by the former Labor Administration.

Chairperson:

Further debate. Councillor BRYANT.

Councillor BRYANT:

Thank you Mr Chairman. I would like to make some very brief comments in relation to Item K, of this report, which refers to the Darra Water Quality Laboratory. And the initiative that is in this particular report to start off the process for expressions of interest for the construction of this particular facility which will replace the one down at Johnson Road at Rocklea.

This has been some time in the coming. We went through the exercise a couple of years ago to do the town planning changes there and certainly to bring forward the concept designs for it, and to do a public consultation exercise within the Community of Darra to gain the acceptance of the local community as to what this particular project was about.

It should have been in the budget two years ago, which was forecast during the Labor Lord Mayor's days here when it was a definite goer, and the current LORD MAYOR put it on hold for a couple of years.

But I am very pleased to see this come through now. The Community has been asking about it in relation to the redevelopment of the old Works Department site which is on the corner of Ashridge Road in Darra. And it will be close to the new Watertank Refill Station which will be just across the road from it, as part of the Aquifer Project and the water initiatives that we have been exploring over the last few months.

The issue for us is of course is that this facility was long overdue. It should have been built two or three years ago to provide a much better service not only to the Brisbane Water in relation to the reticulation of clean water that we have throughout Brisbane, but also for those other people who do business with us. The Water Testing Laboratory, which is a cost recovery facility, will value add to the quality of the skill and talent of our officers, and the world class technology that they use in ensuring that the results they give are technically correct and are extremely accurate at a price that people can afford.

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So I look forward to this particular item being approved today, and we can then move on with the job. And hopefully within a short period of time, construction can start and Brisbane Water can get on in this new facility with delivering a service which is unequalled.

Chairperson: Further debate. LORD MAYOR.

Upon being submitted to the Chamber, the motion for the adoption of the report of the Establishment and Co-ordination Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

The Right Honourable the Lord Mayor (Councillor C K T Newman) (Chairperson); The Deputy Mayor (Councillor D B Hinchliffe) (Deputy Chairperson); and Councillors H J Abrahams, J H Campbell, K Flessler, V Newton, G M Quirk and K M Rea.

A INDEPENDENT RATE RELIEF TRIBUNAL - APPROVAL OF RATES ASSISTANCE CASE "DK"
381/1/20

207/2006-07

1. The Chief Financial Officer, Corporate Services Division, provides the following background information in relation to this matter.
2. Under the guidelines of the Independent Rate Relief Tribunal (IRRT), the Establishment and Co-ordination Committee must consider and recommend to Council approval of rate assistance for an amount over \$5001.00.

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Case "DK"

3. The applicant is a 59-year-old single woman. Due to stress-related issues and the breakdown of her 30-year marriage, she retired from Telstra after 24 years. Due to her stress issues, she has been under the care of a psychiatrist.
4. The applicant's income is a Com-Super pension of \$301.00 per week. She has mortgage repayments of \$210.00 per fortnight, a credit card account of \$10,000, plus household expenses of \$240.00 per fortnight.
5. As the applicant's pension provided insufficient income, she sought and gained part-time work, which her psychiatrist agreed would help her situation. After 18 months she was made redundant. She has been unable to find employment since. Her psychiatrist referred her for retraining in childcare. She is now seeking work in childcare or office administration. She has applied for 35 positions in recent months.
6. The property ownership is in two names. The other owner is the applicant's sister. Her whereabouts is unknown and she makes no financial input to the property. The applicant has not spoken to her sister for over two years.
7. Due to her lack of income, the applicant has been unable to make payments on the rate account despite Accounts Receivables Section issuing legal action in the Magistrates Court.
8. As the applicant is not in possession of any Centrelink pension, she is not entitled to any remission on her rates. The only other option that Council has to recover the debt is to sell the property for arrears of rates.
9. The Tribunal recommends that relief be granted in the amount of \$5797.69.
10. The Chief Financial Officer therefore submits the following recommendation, with which the Committee agrees.

11. **RECOMMENDATION:**

THAT COUNCIL RESOLVE TO APPROVE THE GRANTING OF RATE RELIEF ASSISTANCE FOR CASE "DK" FOR AN AMOUNT OF \$5797.69.

ADOPTED

**B PROPOSED 'PLANNING SCHEME POLICY 10 - PARADISE ROAD INTERCHANGE INFRASTRUCTURE CHARGES'
460/140/5(1)P1**

208/2006-07

12. The Divisional Manager, City Policy and Strategy Division, provides the following background information in relation to this matter.
13. A draft planning scheme policy about the proposed Paradise Road Interchange has been prepared in consultation with City Policy and Strategy Division on behalf of the Logan Motorway Company Limited (Draft Policy). The Draft Policy is submitted at Attachment B.

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14. The purpose of the Draft Planning Scheme Policy 10 is to enable Logan Motorway Company to recover part of the costs of constructing an interchange at the intersection of Paradise Road and the Logan Motorway at Larapinta (Interchange) from non-residential developers who benefit from the Interchange.
15. Industrial development in the vicinity of Paradise Road is the catalyst for the Interchange. The construction of the Interchange will help to achieve Council's corporate goal of delivering safe and efficient transport infrastructure for the City.

Public Consultation

16. In accordance with the requirements of Schedule 3, Part 1 of the *Integrated Planning Act 1997*, the making of a planning scheme policy must first go through a statutory public consultation process.
17. Part of that process requires Council to prepare an explanatory statement for the making of the planning scheme policy. The explanatory statement is submitted at Attachment C.

Proportion of Costs to be Recovered

18. If the Draft Policy is adopted, Council can impose a condition in development approvals requiring the payment of an infrastructure charge in accordance with the Policy. Approximately \$19 million of the total cost of \$63 million of the Interchange is likely to be recovered on behalf of Logan Motorway Company if the Draft Policy is adopted in the near future.
19. The remaining \$44 million is to be funded by Logan Motorway Company through other means.
20. Construction of an interchange at Paradise Road is not included in the Queensland Government's 2002–2003 to 2005–2006 *Roads Implementation Program*. Hence, the construction is 'out of sequence'.
21. If adopted, the Policy will allow for infrastructure charges for the proposed interchange to be levied on future non-residential development within a defined catchment area, which is benefited by the Interchange. The charges are equitably apportioned on the basis of traffic from development taking up Interchange capacity, which is calculated on the basis of gross floor area of buildings.

Construction Stages

22. The Interchange is to be constructed in two stages as follows:

Stage 1 by early 2007 at a cost of \$36 million and including:

- . One/two lane on and off ramps to Paradise Road;
- . Earthworks and drainage;
- . Signalised intersections with Paradise Road;
- . Upgrading of existing bridge; and
- . Landscaping, lighting, road marking and signage, toll booths.

Stage 2 by mid-2015 at a cost of \$27 million and including:

- . Four-laning of Paradise Road bridge and approaches (may involve raising bridge);
- . Relocating Powerlink tower on the south-east of the bridge;

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- . Other works required to accommodate upgrade of Paradise Road and six to eight-laning of Motorway; and
- . Removal of toll plazas and introduction of full electronic tolling.

Managing Council's Cost Exposure

23. There are three areas where Council is exposed to cost risks. These are:
- . Responding to submissions about the proposal to adopt the Policy;
 - . Legal challenges to the adoption of the Policy and/or the imposition of development conditions; and
 - . Administration and management costs of the implementation of the Policy.
24. These risks can be minimised by Council entering into an agreement that requires Logan Motorway Company to:
- . accept solely all risks and responsibility associated with addressing submissions, queries, advice to submitters and the like arising from Council taking administrative actions to make the Policy under Schedule 3 of the *Integrated Planning Act 1997*;
 - . accept solely all risks and responsibility associated with the contents of the planning scheme policy as exhibited, and as required to be amended, post-exhibition;
 - . bear all legal costs, including those of Council, should the adoption of the Policy or the imposition of a development condition result in litigation; and
 - . indemnify Council against loss arising from the adoption of the Policy, which is not due to negligence by Council.
25. As part of the implementation of the Policy, Council will be required to impose conditions on development that it approves within the Policy catchment area. To minimise the management burden to Council, it is proposed that payments would be required to be made directly to Logan Motorway Company, and that documentary evidence would be required to be provided to Council to demonstrate that payments had been made in satisfaction of the condition.
26. Expenses associated with Council maintaining the infrastructure charges schedules, registers and the issuing of infrastructure charges notices have been provided for in the Draft Policy. Charges associated with administration and maintenance of the planning scheme policy are to be paid to Council by Logan Motorway Company.
27. A draft agreement has been reviewed by Brisbane City Legal Practice and is currently being negotiated with Logan Motorway Company. The Policy would only be finally implemented when an agreement has been executed.

Implications of Proposal

28. The quantum of the proposed infrastructure charges and the capacity of the entities affected, being predominantly commercial developers, make it likely that a strong opposition to the Policy and detailed submissions will be received upon its statutory public exhibition.

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29. It is proposed that Council defer to Logan Motorway Company to liaise and negotiate with the entities raising opposition, to address submissions and to make any consequential amendments to the Draft Policy arising from its public exhibition.

Financial Impact

30. Financial impact and cost to Council is limited to:
- . Administrative and maintenance costs associated with the Policy, which will be offset and recouped by Council through their inclusion in the Policy. Logan Motorway Company proposes a sum of \$70,000 per annum to be paid to Council to cover administrative costs of Council implementing the policy; and
 - . Potential litigation costs (appeals against or judicial review of the planning scheme policy). Logan Motorway Company has submitted a draft agreement, which makes it responsible for the costs of litigation about the Policy.
31. The Divisional Manager therefore submits the following draft resolution, with which the Committee concurs.

32. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) **COUNCIL PROPOSES**, pursuant to Section 1(1)(a), Part 1, Schedule 3 of the *Integrated Planning Act 1997* (IPA), **TO MAKE A PLANNING SCHEME POLICY ENTITLED "PLANNING SCHEME POLICY 10 - PARADISE ROAD INTERCHANGE INFRASTRUCTURE CHARGES"**, (the Policy), as set out at Attachment B submitted.
- (ii) Pursuant to Section 1(2), Part 1, Schedule 3 of IPA, an explanatory statement about the Policy has been prepared, as set out at Attachment C submitted.
- (iii) **COUNCIL DIRECTS THAT ACTION BE TAKEN** pursuant to Section 2, Part 2, Schedule 3 of IPA, **TO CARRY OUT THE CONSULTATION STAGE OF THE STATUTORY PROCESS FOR THE MAKING OF THE POLICY.**

ADOPTED

C ADOPTION OF THE ANNUAL PROCUREMENT AND ASSET DISPOSAL PLANS FOR 2006/2007
376/1/1

209/2006-07

33. The Executive Manager, Strategic Procurement Office, provides the following background information in relation to this matter.
34. Legislation governing Council procurement and tendering activity is contained in Division 12 of the *City of Brisbane Act 1924*. The Parliament of Queensland enacted amending legislation that replaced a number of previous provisions with entirely new requirements. The *Local Government and Other Legislation Amendment Act 2005*, No. 54 of 2005, was granted assent in November 2005, and was implemented from 1 July 2006.

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35. The amending legislation allows Council to introduce a procurement approach that reflects the approach adopted in the Organisational Review. Greater emphasis on planning and the ability to demonstrate a planned approach will be a fundamental element of any Council procurement activity. The new legislation builds on the current Council Procurement Policy SP102, which requires Divisions and Business Units to plan for purchases. The new legislation supports current initiatives being implemented or sought by Strategic Procurement Office.
36. There are five Procurement Principles governing the making of contracts and supply of goods and services, which Council must have regard to under the amending legislation:
- . Open and effective competition;
 - . Value for Money;
 - . Enhancement of the capabilities of local business and Industry;
 - . Environmental protection; and
 - . Ethical behaviour and fair dealing.
37. In accordance with the sections 42 and 46A of the *City of Brisbane Act 1924*, Strategic Procurement Office has developed the "Annual Procurement and Disposal Plans" (AP&DP) and Schedules submitted as attachment "B".
38. Council is required to adopt the AP&DP by resolution before the adoption of the Council's budget for the financial year to which it relates. Council adopted, by resolution, the AP&DP for the 2006-2007 financial year on 13 June 2006, prior to the Council budget. The *City of Brisbane Act 1924* allows the amendment of the AP&DP at any time before the end of the financial year to which the Plan relates. The AP&DP have been re-released with information from the Budget. This re-release incorporates specific initiatives as objectives in the Schedules attached to the AP&DP.
39. The Executive Manager therefore submits the following draft resolution, with which the Committee concurs.

40. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT

As:

- (a) Council is required, pursuant to sections 42 and 46A of the *City of Brisbane Act 1924*, to adopt by resolution procurement and asset disposal plans for each of its financial years;
- (b) pursuant to sections 43 and 46C of the *City of Brisbane Act 1924*, such resolution may be amended at any time before the end of the financial year to which the procurement and disposal plans relate; and
- (c) Council has prepared amended Annual Procurement and Disposal Plans for 2006-2007, which are set out at Attachment "B" submitted;

COUNCIL ADOPTS SUCH PROCUREMENT AND ASSET DISPOSAL PLANS FOR 2006-2007.

ADOPTED

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D APPROVAL TO DRAFT A PROPOSED LOCAL GROWTH MANAGEMENT STRATEGY FOR BRISBANE

460/143(5)

210/2006-07

41. The Divisional Manager, City Policy and Strategy Division, provides the following background information in relation to this matter.
42. In 2004, the *Integrated Planning Act 1997* (IPA) was amended to introduce a statutory regional planning process for south-east Queensland. The South-East Queensland Regional Plan 2005-2026 (SEQ Regional Plan) was released in June 2005.
43. The SEQ Regional Plan requires all local authorities in south-east Queensland to prepare a Local Growth Management Strategy (LGMS) by 30 June 2007.
44. The LGMS translates the high level policies, targets and spatial directions of the SEQ Regional Plan into strategies to be implemented at the local (local authority) level.
45. This submission seeks the approval of Council to draft a proposed Local Growth Management Strategy for Brisbane. Once prepared, the draft LGMS and any necessary associated amendments to the *Brisbane City Plan 2000* (City Plan) will be referred to Council for consideration. Should Council adopt the draft LGMS, it will be referred to the Minister for Regional Planning for a State interest review prior to commencing public consultation.

Consultation

46. The Lord Mayor's Neighbourhood Planning initiative has engaged Brisbane's residents in deciding how and where Brisbane will accommodate growth towards 2026. Neighbourhood Workshops were carried out, followed by Your Home and Neighbourhood Fairs, and then a CityShape Conference.
47. The engagement process devised a framework to accommodate growth - the draft 'CityShape'. The details of this framework will be further investigated and refined to give direction to the draft LGMS.
48. Further internal and community consultation will be undertaken upon completion of a draft LGMS.

Implications of Proposal

49. The LGMS will identify those aspects of the City Plan that require amendment in order to achieve the urban development aspects of the SEQ Regional Plan, and identify other non-planning scheme measures to facilitate achieving the SEQ Regional Plan outcomes for Brisbane.

Customer Impact

50. The draft LGMS will provide guidance for Council's customers on the likely future shape of development in Brisbane. At present, the current planning scheme does not provide the certainty necessary to home owners, developers and to Council Development Assessment Officers as to what development density Council will allow in particular areas. The proposal will help to provide such certainty.

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BCC.070.0406

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51. The Divisional Manager therefore submits the following recommendation, with which the Committee agrees.

52. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT COUNCIL APPROVE THE DRAFTING OF A LOCAL GROWTH MANAGEMENT STRATEGY FOR BRISBANE.

ADOPTED

E **CHANGES TO AREA CLASSIFICATIONS IN THE BRISBANE CITY PLAN 2000**
460/75/104

211/2006-07

53. The Divisional Manager, City Policy and Strategy Division, provides the following background information in relation to this matter.

54. A number of Area Classification (zone) changes to properties, subject to the *Brisbane City Plan 2000* (City Plan), have arisen from:

- . development approvals;
- . requests from Queensland Rail to rezone land that it is intending to sell;
- . reclassification of community facilities and classification of currently unclassified land; and
- . changes brought about by zoning anomalies.

55. It is now proposed that City Plan be amended to take account of those changes.

56. The proposed changes and the reasons for such changes are set out in:

Attachment B submitted - Proposed area reclassifications;
Attachment C submitted - Additions to the Demolition Control Precinct; and
Attachment D submitted - Removals from the Demolition Control Precinct.

57. Should Council adopt the draft resolution to propose these changes, they will be referred to the Minister for a review of State interests prior to public consultation. Such consultation would be expected to be undertaken in early 2007.

58. At its meeting held on 11 September 2006, the Establishment and Co-ordination Committee considered the information contained in the submission, and decided to amend the proposed area reclassifications by deleting No 33 from Attachment "B" (Reclassification of 293A Meiers Road, Indooroopilly).

59. The Divisional Manager therefore submits the following draft resolution, with which the Committee concurs.

60. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) Pursuant to the requirements of Section 1(1) of Schedule 1 of the *Integrated Planning Act 1997* (IPA), **COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000** (planning scheme) to:

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- . change the Area Classifications of 32 sites in Brisbane;
- . include thirteen other sites in a demolition control precinct; and
- . remove three sites from the demolition control precinct;

as set out in the annotated maps submitted at Attachments B, C and D respectively (amendments).

- (ii) Pursuant to Section 2(1) of Schedule 1 of IPA, Sections 3 to 8 of Schedule 1 of IPA do not apply to an amendment of a planning scheme.
- (iii) Pursuant to Section 9(2) of Schedule 1 of IPA, **COUNCIL PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.**
- (iv) Council directs that the Minister be given a copy of the proposed amendments for consideration of State interests, pursuant to Section 9(3) of Schedule 1 of IPA.

ADOPTED

F ADOPTION OF THE FINANCIAL RISK MANAGEMENT FRAMEWORK, AND DELEGATION OF POWERS PURSUANT TO SECTION 39B OF THE CITY OF BRISBANE ACT 1924
221/100

212/2006-07

- 61. The Chief Financial Officer, Corporate Services Division, provides the following background information in relation to this matter.
- 62. Council adopted the *Financial Risk Management Framework* (Framework) on 14 September 2004.
- 63. Under the Framework, Business Advisory and Treasury, a sub-unit of Corporate Services Division, makes recommendations on proposed changes to the Framework to the Financial Risk Management Committee. The changes are intended to ensure that the Framework remains effective and reflects current market best practice.
- 64. The Financial Risk Management Committee then reviews and supports any final changes before the matter is presented to the Council for its approval.
- 65. An independent review requested by the Lord Mayor, and conducted in 2005, found that the Framework met Council's financial risk management requirements.
- 66. The 2006 review of the Framework, incorporating some minor changes arising from the independent review, includes some changes from the previous version approved by Council and incorporates a section into the Supplementary Information, entitled "Credit Margins on Business Unit Borrowings".
- 67. Council previously approved this section under a separate policy for National Competition Policy purposes. Council approval is now being sought to amalgamate the policy into the Framework for consistency. The existing policy governing this topic will need to be revoked as part of the recommendation to incorporate the section into the Framework.

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68. Another significant change to the Framework is in respect to credit limits. Council approval is sought to expand the list of approved counterparties based on credit ratings, in order to give Brisbane City Council (BCC) more flexibility to choose alternatives in the areas of hedging.
69. The recommendation will adjust the counterparty credit rating on hedging instruments from AA- to A. The recommended changes have been put forward on the basis that a number of the higher-rated entities no longer quote competitively for Council's transactions, meaning that Council is limited to fewer banks to provide competitive bids.
70. While the new credit rating limits effectively go down by two rating notches to include banks with rating of A+ and A, the banks that would fall into this category (such as Suncorp-Metway and St George Bank for example) are deemed to have the financial capacity and capability to provide appropriate and competitive hedging capability for Brisbane City Council.
71. From a financial risk perspective, the recommendation to adjust credit rating levels is considered reasonable for three reasons:
 - . Firstly, almost all of Council's hedging arrangements are based on net settlement values (that is, BCC exchanges the net difference on a hedging transaction, rather than the notional value of the transaction with the bank concerned), meaning that actual exposure will be substantially below the notional value.
 - . Secondly, any counterparty deemed acceptable from a credit risk perspective will need to be individually approved by the Financial Risk Management Committee before any dealings are allowed.
 - . Thirdly, eligible banks able to qualify as a result of the adjusted credit rating will be given smaller limits and lower terms than those available to banks possessing the higher credit ratings.
72. A recommendation is also made with respect to limits on Letters of Credit arrangements. The Financial Risk Management Committee recommends that the existing individual limit of \$250,000 for Letters of Credit transactions be revoked and replaced with a \$20,000,000 global facility limit. This change will enable greater flexibility in the use of Letters of Credit in larger transactions, but still cap the overall limit to reasonable levels.
73. If approved by Council, changes to credit limits applicable to hedging transactions and Letters of Credit limits will need the approval of the State Treasurer under provisions set out in the *Statutory Bodies Financial Arrangements Act*.
74. A recommendation to increase the term of investments made through the Reserve Fund (outside of the funds invested for the Self-Managed Insurance Fund) from three to six months is being made to allow Brisbane City Council to provide greater opportunities to earn income, while funds are not being used.
75. This change will allow Brisbane City Council the opportunity to consider taking a slightly longer investment profile, without significantly impacting its ability to access the funds reasonably quickly.

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76. Finally, changes are also sought with respect to working capital limits. The increase in the limit from \$30,000,000 to \$50,000,000 will provide Brisbane City Council with greater flexibility in managing its cashflows. The limits will be increased with the Queensland Treasury Corporation on the same terms as currently arranged.
77. Again, the increase will require the approval of the State Treasurer if Council resolves to adopt the increase in working capital limits.
78. The proposed changes recommended to Council are set out in Appendix 1 submitted. The Framework and supporting documents are contained in Appendix 2 submitted.
79. The Chief Financial Officer therefore submits the following draft resolution, with which the Committee concurs.

80. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT

As:

- (i) By resolution No. 242/2004-05 made on 14 September 2004, Council:
- (a) adopted a Financial Risk Management Framework; and
- (b) delegated the individual powers and authorities specified in the Financial Risk Management Framework to the Council Officers specified in that Framework in respect of those powers and authorities;
- (ii) By resolution No. 652/2000-01 made on 15 May 2001, Council adopted a Credit Margins Policy and delegated the power to determine credit margins under the Policy to the Divisional Manager, City Governance Division;
- (iii) Following an independent review of that Financial Risk Management Framework in 2005, the Financial Risk Management Committee has recommended amendments detailed in Appendix 1 and incorporated in the 2006 Financial Risk Management Framework at Appendix 2; and
- (iv) These amendments include provisions relating to Credit Margins on Business Unit Borrowings;

THEN COUNCIL:

- (1) **REVOKES** the Credit Margins Policy adopted by Resolution No. 652/2000-01;
- (2) **REVOKES** the delegation made by Resolution No. 652/2000-01;
- (3) **REVOKES** the delegations of individual powers made and authorities given to the Council Officers specified in respect of those powers and authorities by Resolution No. 242/2004-2005;
- (4) **ADOPTS THE 2006 FINANCIAL RISK MANAGEMENT FRAMEWORK** in the form set out in Appendix 2 submitted;

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- (5) **APPROVES** the establishment, functions and responsibilities of the Financial Risk Management Committee as specified in the 2006 Financial Risk Management Framework; and
- (6) Under section 39B of the *City of Brisbane Act 1924* **DELEGATES** the individual powers, and gives the authorities, specified in the 2006 Financial Risk Management Framework to the Council Officer specified in respect of those powers and authorities.

ADOPTED

G **RESUMPTION OF EASEMENT FOR DRAINAGE PURPOSES AT 28 LETHEM STREET, HENDRA**
202/11-RR450/28

213/2006-07

81. The Chief Financial Officer, Corporate Services Division, provides the following background information in relation to this matter.
82. Council commissioned a stormwater drainage investigation (The Gerler Road Local Stormwater Management Plan) following a number of complaints of stormwater flooding to residences in the Hendra area. The existing stormwater drainage in this area was constructed in the 1930s, and the structures are now nearing the end of their useful lives. In many instances, these drains are located in private property in a catchment having an area of 112 hectares. This catchment is bounded by Sandgate, Oriel and Nudgee Roads and Schultz Canal.
83. The Gerler Road Catchment Alignment Options Report involved the selection of the most suitable alignment for pipe augmentation, involving the laying of new pipes along the route of the existing drain. The selection of the most effective route was made to enhance hydraulic performance as well as to limit disruption to private residences.
84. Council has actively sought feedback, regarding the location of the proposed drainage, by consulting directly with the affected property owners.
85. The expected benefits of the proposed relief drainage include:
- . Immunity to a Q10 flooding event for utility areas of private property;
 - . Damage to properties and assets minimised;
 - . Cost-effective replacement of old deteriorated pipes; and
 - . Cost-effective rehabilitation and supplementation of remaining pipes.
86. Council has secured "Agreement to Enter and Occupy" for infrastructure in railway corridor land, and has routed pipes along road reserves wherever possible. Council, however, has not been able to secure "Agreement to Enter and Occupy" from the property owner at 28 Lethem Street, Hendra.
87. Accordingly, in order to allow the proposed drainage works to be constructed, it will be necessary to compulsorily acquire an easement through this property.
88. On 16 November 2005, the Divisional Manager, City Policy and Strategy Division, approved the issuing of a Notice of Intention to Resume. Subsequently, on 9 December 2005, a Notice of Intention to Resume was issued. A written objection was received on 10 January 2006, and heard by Council's Hearing Delegate on 19 January 2006.

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89. After detailed consideration of the facts and circumstances leading up to the creation of the final concept plans, it is considered that the project has had an appropriate level of scrutiny and assessment of options.
90. In these circumstances it is best practice, and the recommendation of this submission, for Council to pursue the completion of the formal resumption process in order to ensure timely acquisition of the easement.
91. Negotiations in regard to compensation will continue concurrently with the formal resumption process, upon the completion of which the owner's interests are converted into a claim for compensation, pursuant to the provisions of the *Acquisition of Land Act 1967*.
92. At its meeting held on 11 September 2006, the Establishment and Co-ordination Committee considered the information supplied in the submission and agreed with the recommendation, with the following notation being made:

“E&C asked that alternatives be looked at to the physical location of the infrastructure and/or the legal constraints to the future development of the site”.

93. The Chief Financial Officer therefore submits the following draft resolution, with which the Committee concurs.

94. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) As:
- (a) on 9 December 2005, Council issued Notices of Intention to Resume an easement over the private land described in Schedule “A” hereunder;
 - (b) an objection in writing was received to the Notice (Attachment 2 submitted); and
 - (c) Council has duly considered that objection and made recommendation for the treatment of that objection as set out in Attachment 2;

THEN COUNCIL IS OF THE OPINION THAT having regard to the objection and the report in Attachment 2 submitted that:

- (1) **THE EASEMENT DESCRIBED IN SCHEDULE “A”** hereunder and shaded blue on the plan listed in that schedule **IS REQUIRED FOR DRAINAGE PURPOSES** in accordance with the conditions as per Attachment 3 submitted; and
- (2) **IT IS NECESSARY TO TAKE THAT EASEMENT;**

- (ii) As Council is of the opinion specified in (i), it directs that application be made for the approval of the Governor in Council to the taking of that easement under the *Acquisition of Land Act 1967*.

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- (iii) Subject to the approval of the Governor in Council by Order in Council, Council will by public notification in the Gazette declare that the easement is taken for the purpose stated in (i) and in accordance with Section 10 of the *Acquisition of Land Act 1967*.

Schedule "A"

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED FOR DRAINAGE PURPOSES	PLAN
Mrs Jennifer Mackenzie-Smith	28 Lethem Street, Hendra	Proposed Easement A in Lot 2 on Registered Plan 115701	52m ²	SP183575

ADOPTED

H PRIVATE PROPERTY LAND RESUMPTIONS - KALOMA ROAD/SETTLEMENT ROAD AND CHAPROWE ROAD/SETTLEMENT ROAD, INTERSECTIONS UPGRADE
202/10(704); 202/11-HN745/59; 202/11-HN745/103

214/2006-07

95. The Chief Financial Officer, Corporate Services Division, provides the following background information in relation to this matter.
96. Council proposes to install traffic signals at the intersections of Kaloma Road/Settlement Road and Chaprowe Road/Settlement Road, The Gap, to improve traffic safety, pedestrian safety and capacity. Upgrade works on Settlement Road will extend between the two intersections.
97. Settlement Road is of strategic importance in the regional road network, and is defined as a suburban route in the Brisbane City Council Road Hierarchy Plan. Kaloma Road is a District Access route, and Chaprowe Road is a local street. Kaloma Road and Chaprowe Road provide access from Settlement Road into the west and east sections of the suburb of The Gap. The proposed road works will improve intersection safety and capacity, and improve access and safety for cyclists and pedestrians.
98. To facilitate the desired outcomes, it will be necessary for the Council to undertake a Land Acquisition Program including the lands described in Schedules "A", "B" and "C" hereunder. On 2 June 2006, Notices of Intention to Resume were issued. No objections were received.
99. After detailed consideration of the facts and circumstances leading up to the creation of the final concept plans, it is considered that the project has had an appropriate level of scrutiny and assessment of options.
100. In these circumstances it is best practice, and the recommendation of this submission, for Council to pursue the completion of the formal resumption process in order to ensure timely acquisition of the land.
101. Negotiations in regard to compensation will continue concurrently with the formal resumption process, upon the completion of which the owner's interests are converted into a claim for compensation, pursuant to the provisions of the *Acquisition of Land Act 1967*.

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102. The Chief Financial Officer therefore submits the following draft resolution, with which the Committee concurs.

103. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) As:
- (a) on 2 June 2006, Council issued Notices of Intention to Resume part of the private lands set out in Schedules "A", "B" and "C" hereunder; and
 - (b) no objections in writing were received to those Notices;
- then Council is of the opinion that:
- (1) **PART OF THE PRIVATE LAND SHOWN IN SCHEDULE "A" hereunder and shaded yellow on the plan listed in that Schedule IS REQUIRED FOR ROAD PURPOSES;**
 - (2) **PART OF THE PRIVATE LAND SHOWN IN SCHEDULE "B" hereunder and shaded green on the plan listed in that Schedule IS REQUIRED FOR DRAINAGE PURPOSES;**
 - (3) **PART OF THE PRIVATE LAND SHOWN IN SCHEDULE "C" hereunder and shaded blue on the plan listed in that Schedule IS REQUIRED INCIDENTAL TO DRAINAGE PURPOSES; and**
 - (4) **IT IS NECESSARY TO TAKE THOSE LANDS.**
- (ii) As Council is of the opinion specified in (i), it directs that application be made for the approval of the Governor in Council to the taking of those lands under the *Acquisition of Land Act 1967*.
- (iii) Subject to the approval of the Governor in Council by Order in Council, Council will by public notification in the Gazette declare that the lands are taken for the purpose stated in (i) and in accordance with Section 9 of the *Acquisition of Land Act 1967*.
- (iv) **THE COUNCIL LAND SPECIFIED IN SCHEDULE "D" hereunder as shown shaded orange on the plan listed in that Schedule BE OPENED AS ROAD.**

Schedule "A"
(Private Property required for Road Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED FOR ROAD PURPOSES	PLAN
S. Rodjanacilpy	103 Settlement Road, The Gap	Part of Lot 125 on Crown Plan SL842	203m ²	SUR 0388866

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Schedule "B"

(Private Property required for Drainage Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED FOR DRAINAGE PURPOSES	PLAN
Apostolic Church Trust	59 Settlement Road, The Gap	Part of Lot 1 on Survey Plan 112803	22m ²	SUR 0388866-01A

Schedule "C"

(Private Property required Incidental to Drainage Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED INCIDENTAL TO DRAINAGE PURPOSES	PLAN
Apostolic Church Trust	59 Settlement Road, The Gap	Part of Lot 1 on Survey Plan 112803	51m ²	SUR 0388866-01A

Schedule "D"

(Council Land required for Road Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	APPROX AREA REQUIRED FOR ROAD PURPOSES	PLAN
Brisbane City Council	101a Settlement Road, The Gap	Part of Lot 36 on RP 193038	5m ²	SUR 0388866

ADOPTED**I PRIVATE PROPERTY LAND RESUMPTIONS - HAMILTON ROAD CONNECTION**

202/10(667); 202/11-NS705/335; 202/11-LS325/837; 202/11-KS380/967
 202/11-KS090/109; 202/11-LS325/853; 202/11-KS380/906; 202/11-LS325/825;
 202/11-KS910/31; 202/11-LS640/815; 202/11-KS380/969

215/2006-07

104. The Chief Financial Officer, Corporate Services Division, provides the following background information in relation to this matter.
105. Hamilton Road is located in Brisbane's northern suburbs between Chermside and McDowall. It runs east-west between the major arterials of Old Northern Road and Gympie Road. Currently, it comprises of two sections, the eastern section, between Trouts Road and Gympie Road, and the western section, between Old Northern Road and Paramount Circuit. A section of the road approximately 750 metres in length, between Trouts Road and Paramount circuit, has not been constructed.

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106. The proposed connection would involve completing the unformed section of Hamilton Road to provide an alternative east-west connection, and has been indicated on road plans for many years. This will relieve congestion on the existing road network, in particular Rode Road, and improve the efficiency of Brisbane's east-west road network. This is an essential link that will improve the community's accessibility and mobility in and around the local area.
107. Council is first required to undertake a Land Acquisition Program, including the lands and easement described in Schedules "A", "B", and "C" hereunder. In addition, it will be necessary to open as road the Council land described in Schedule "D" hereunder.
108. On 6 April 2006, the Chief Financial Officer approved the issuing of Notices of Intention to Resume. Subsequently, on 11 April 2006, Notices were issued and no objections were received.
109. After detailed consideration of the facts and circumstances leading up to the creation of the final concept plans, it is considered that the project has had an appropriate level of scrutiny and assessment of options.
110. In these circumstances it is best practice, and the recommendation of this submission, for Council to pursue the completion of the formal resumption process in order to ensure timely acquisition of the land and easement.
111. Negotiations in regard to compensation will continue concurrently with the formal resumption process, upon the completion of which the owner's interests are converted into a claim for compensation, pursuant to the provisions of the *Acquisition of Land Act 1967*.
112. The Chief Financial Officer therefore submits the following draft resolution, with which the Committee concurs.
113. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) As:
- (a) on 11 April 2006, Council issued Notices of Intention to Resume part of the private lands and easement set out in Schedules "A", "B" and "C" hereunder; and
- (b) no objections in writing were received to those Notices;

then Council is of the opinion that:

- (1) **PARTS OF THE PRIVATE LANDS SHOWN IN SCHEDULE "A" hereunder" and shaded yellow on the plans listed in that Schedule ARE REQUIRED FOR ROAD PURPOSES;**
- (2) **PARTS OF THE PRIVATE LANDS SHOWN IN SCHEDULE "B" hereunder and shaded orange on the plans listed in that Schedule ARE REQUIRED FOR PURPOSES INCIDENTAL TO ROAD PURPOSES;**

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- (3) **THAT THE EASEMENT DESCRIBED IN SCHEDULE "C"** hereunder and shaded blue on the plans listed in that schedule **IS REQUIRED FOR WATER SUPPLY PURPOSES** in accordance with the conditions as per Attachment 2 submitted; and
- (4) **IT IS NECESSARY TO TAKE THOSE LANDS AND EASEMENT.**
- (ii) As Council is of the opinion specified in (i), it directs that application be made for the approval of the Governor in Council to the taking of those lands and easement under the *Acquisition of Land Act 1967*.
- (iii) Subject to the approval of the Governor in Council by Order in Council, Council will by public notification in the Gazette declare that the lands and easement are taken for the purpose stated in (i) and in accordance with Section 9 of the *Acquisition of Land Act 1967*.
- (iv) **THE COUNCIL LAND SPECIFIED IN SCHEDULE "D"** hereunder and as shown shaded yellow on the plans listed in that Schedule **BE OPENED AS ROAD**;
- (v) Council will take such action as is necessary to formalise the road openings specified in (iv), including the making of any application required under the *Integrated Planning Act 1997* and the *Brisbane City Plan 2000*, and the implementation of any approval that results for those applications so far as is necessary to facilitate those road openings.

Schedule "A"

(Private Property required for Road Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED FOR ROAD PURPOSES	PLAN
██████████	██████████ Hamilton Road, Chermside West	Lot 1 on Registered Plan ██████████	1136m ²	██████████
Hamilton Hillside Gardens Pty Ltd	837 Hamilton Road, Chermside West	Lot 3 on Registered Plan 71288	1110m ²	SP193333

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Schedule "B"

(Private Property required Incidental to Road Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED INCIDENTAL TO ROAD PURPOSES	PLAN
██████████	██████████ Hamilton Road, Chermshire West	Lot 1 on Registered Plan ██████████ 3	237m ²	██████████ 2
Hamilton Hillside Gardens Pty Ltd	837 Hamilton Road, Chermshire West	Lot 3 on Registered Plan 71288	579m ²	SP193333
McDowall Village Shopping Centre Pty Ltd	109 Beckett Road, McDowall	Lot 103 on Registered Plan 910532	140m ²	SP193334
██████████	██████████ Hamilton Road, McDowall	Lot 4 on Registered Plan ██████████	796m ²	██████████

Schedule "C"

(Easement in Private Property required for Water Supply Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED FOR WATER SUPPLY PURPOSES	PLAN
██████████ s	██████████ Address Street, McDowall	Proposed Easement A in Lot 846 on Registered Plan ██████████	133m ²	SP 1 ██████████

Schedule "D"

(Council Land required for Road Purposes)

OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED FOR ROAD PURPOSES	PLAN
Brisbane City Council	875 Hamilton Road, McDowall	Lot 13 on Registered Plan 127197	337m ²	SUR 0288257-01B
Brisbane City Council	901 Hamilton Road, McDowall	Lot 11 on Registered Plan 127197	2941m ²	SUR 0288257-05A
Brisbane City Council	915 Hamilton Road, McDowall	Lot 9 on Registered Plan 127196	1326m ²	SUR 0288257-05A

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OWNER	LOCATION	REAL PROPERTY DESCRIPTION	AREA REQUIRED FOR ROAD PURPOSES	PLAN
Brisbane City Council	927 Hamilton Road, McDowall	Lot 8 on Registered Plan 127194	1173m ²	SUR 0288257-05A
Brisbane City Council	939 Hamilton Road, McDowall	Lot 5 on Registered Plan 127191	1054m ²	SUR 0288257-05A
Brisbane City Council	144 Athorp Road, McDowall	Lot 1 on Registered Plan 127187	341m ²	SUR 0288257-05A
Brisbane City Council	783 Hamilton Road, Chermside West	Lot 1 on Registered Plan 46964	1077m ²	SUR 0288257-08
Brisbane City Council	801 Hamilton Road, Chermside West	Lot 3 on Registered Plan 46963	2331m ²	SUR 0288257-08
Brisbane City Council	109 Raven Street, Chermside West	Lot 2 on Registered Plan 46963	1797m ²	SUR 0288257-08
Brisbane City Council	825 Hamilton Road, Chermside West	Lot 1 on Registered Plan 118639	1723m ²	SUR 0288257-07
Brisbane City Council	930a Hamilton Road, McDowall	Lot 907 on Registered Plan 910532	5m ²	SP 193334

ADOPTED

J **ALLIANCE STYLE CONTRACT WITH THEISS SERVICES PTY LTD FOR ACCEPTANCE, TRANSPORT, TREATMENT AND DISPOSAL OF REFUSE, PURSUANT TO COUNCIL'S INTERIM PROCUREMENT MANUAL 243/30-J11-88/89(P7)**

216/2006-07

114. The Acting Chief Executive Officer provides the following background information regarding this matter.
115. Theiss Services Pty Ltd (Theiss) is currently contracted to operate Council's four waste transfer stations and the Brisbane Landfill at Rochedale. The contract (Contract Number J11/88/89, made 7 January 1991, Volumes 1, 2 and 3) is now in the first of two extension periods, which can be continued to 2017 at Council's discretion. Theiss has been advised via letter that the contract has been extended to 28 May 2007.
116. Renegotiation of the J11 contract with Theiss commenced in early 2005, after direction from the Establishment and Co-ordination Committee (E&C) to improve the relationship with Theiss rather than terminate the contract and re-tender the services. The claimed contract termination costs at the time were \$10.8 million.
117. This process commenced with Theiss agreeing to participate in an open book review of the J11 contract. City Waste Services and City Governance Division examined Theiss' accounts for the J11 contract to provide data to inform negotiations between Theiss and Council. This data implied a profit margin in excess of 20 per cent, although Theiss rejected this position.

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118. Initial negotiations between the Theiss General Manager and the Divisional Manager, City Business Division, proposed a more reasonable six per cent profit margin and four per cent allowance for overhead. This was benchmarked against industry data, taking into account the large scale of Council's operations. Theiss also committed to a proposed Alliance Agreement approach and continued open book accounting as the basis of any ongoing relationship.
119. Following E&C approval, Council signed a "Heads of Agreement" with Theiss in December 2005, to develop an Alliance Agreement style contract. The key conditions for this process to succeed were:
- . Further open book examination of J11 accounts, with all costs disclosed back to the General Ledger;
 - . Total Cost Estimate (TCE), for the provision of the services to be agreed and compared against "best practice" industry data;
 - . Proposal to employ Alliance style "Pain/Gain share" of any cost overrun or underrun; and
 - . Development of an agreed set of Key Result Area (KRA) targets for non-financial goals.
120. All of the above conditions have now been met.

Benefits of the Alliance approach to Council

121. The proposed Alliance Agreement has the following features and benefits to Council:
- . Much greater likelihood of on-time or early completion of projects. Leading to lowest end cost project delivery;
 - . Better and more flexible scope management;
 - . Eliminates duplication of staff, systems and effort;
 - . Increase in Council's skills in direct resource management;
 - . Increased job satisfaction for those involved;
 - . Term of seven years +1+1+1+1+1. Extension years are accrued for each year that the alliance delivers acceptable financial performance and a positive Key Results Area (KRA) score;
 - . KRAs to reinforce exceptional performance and emphasise key Council policy areas;
 - . Capital for projects available at Council's discretion;
 - . Alliance Leadership Board to facilitate innovation; and
 - . Reserved Powers to protect Council in key areas, for example in the area of environmental licences and final decisions on project financing.
122. This proposal was discussed at the E&C meeting held on 28 August 2006. The presentation discussed the Alliance approach and the structure to be used in this instance and received guidance on the issues below:
- Amount of waste into Rochedale**
123. Under the J11 contract, Rochedale receives 200,000 tonnes of waste annually. A recent E&C approval increased this amount to 250,000 tonnes. The J11 contract requires Theiss to accept the remainder (currently about 200,000 tonnes of waste per annum) to its own landfill at Swanbank.

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124. The Alliance Team has modelled the various costs associated with the transport of waste to either site, and has discovered an optimum annual rate of delivery to Rochedale of 300,000 tonnes per annum on the basis that environmental impacts can be managed at this level.
125. E&C considered the matter and agreed that waste delivered to Rochedale should be set at 300,000 tonnes per annum.

Buffer properties

126. The J11 contract requires Theiss to own seven properties on the perimeter of the landfill at Rochedale. These properties form a buffer to the landfill operations, reducing considerably the number of complaints received about the environmental impact of the landfill. Theiss currently meets all of the holding costs and manages the tenancy of the properties, consistent with their role as a landfill buffer. At termination of the J11 contract, Council has first right of refusal to purchase the properties at market price or an agreed value. Theiss had the properties valued in March 2003 at \$3.27 million.
127. E&C considered the matter and agreed that Theiss should hold the buffer properties at Rochedale for the duration of the Alliance, unless otherwise directed by Council. At contract completion, Council will have the first right of refusal to purchase the properties.

Voluntary payment to Theiss on conversion of the J11 contract to an Alliance

128. The current negotiations have eliminated most of the costs associated with termination, because under the proposed Alliance Theiss will continue in a contract with Council for a minimum of seven years. The negotiated amount payable to Theiss on conversion of the contract to an alliance is \$1 million. Theiss has offered to allow Council to pay this sum over seven years at an interest rate equal to the Reserve Bank of Australia (RBA) Cash rate plus two per cent. Corporate Services Division advised that this payment plan should be rejected in favour of a single lump sum payment, as Council can source funding at least 1.5 per cent cheaper than the Theiss offer.
129. E&C considered the matter and agreed that the payment of \$1 million to Theiss for conversion of the current J11 contract to an Alliance should be made in a single lump sum.

Rationale for a New Contract

130. Contract J11/88/89 is due to expire on 28 May 2007, unless further extended. Two more extension periods are available, up to a final date of May 2017.
131. Given that Council has an existing contract, it is not obliged to seek tenders at this time.
132. It would be advantageous to change the nature of the contract with Theiss Services Pty Ltd for the provision of the J11 services because:
- The proposed contract represents considerable cost savings to Council. Projected savings for the remainder of this financial year are \$3.3 million. Projected savings on an annual basis are \$4.2 million;
 - The proposed open book accounting and annual audit approach will provide Council with considerable confidence in the probity and competitiveness of the costs of the services provided;
 - The proposed contract (an Alliance Agreement) contains flexibility provisions that offer Council the opportunity to change the scope of the works from time to time; and

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The cost of terminating the J11 contract and re-tendering the services is excessive. In 2005, the claimed J11 contract termination costs were \$10.8 million. The current City Waste Services Branch estimate for a complete termination of the J11 contract is \$8.7 million. This proposal avoids these estimated costs in favour of a voluntary payment to Theiss of \$1 million to convert the current contract to an Alliance Agreement.

Funding and Budget Considerations

133. Approved budget funding is available to meet the contractual commitment and completion of the services, as per the agreed Target Cost Estimate.
134. Council approved Budget funding for the voluntary payment to Theiss of \$1 million has been sought in this submission.
135. The Acting Chief Executive Officer therefore submits the following draft resolution, with which the Stores Board and the Committee concur.
136. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) As:
- (a) on 7 January 1991, Council entered into Contract No. J11/88/89 (J11) with the predecessor of the current contractor, Theiss Services Pty Ltd (Theiss), for the acceptance, transport, treatment and disposal of refuse and operation and management of four waste transfer stations and the Brisbane Landfill at Rochedale, Brisbane (the Waste Services);
- (b) J11 provided for extensions at the option of Council pursuant to which it has been extended to 28 May 2007, and the Council has further options to extend it until 2017;
- (c) in order to improve the cost-effectiveness of Council's contractual arrangements for the Waste Services, and to foster a cooperative rather than an adversarial relationship with the provider of the Waste Services, Council entered into a "Heads of Agreement" with Theiss in December 2005, under which an alliance-style contract would be developed in substitution for J11;
- (d) Council and Theiss have developed a suitable alliance-style contract providing for:
- (1) open book examination of J11 accounts with all costs disclosed back to the General Ledger;
 - (2) Total Cost Estimate for the provision of the services agreed;
 - (3) Provision for "pain/gain share" of any cost overrun or underrun; and
 - (4) Key Result Area targets for non-financial goals.
- (e) it will be advantageous for Council to enter into the alliance-style contract developed because it will provide:

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- (1) considerable cost savings to Council estimated at \$4.2 million per annum (offset by a one time payment of \$1 million by Council to Theiss associated with the settlement of all outstanding disputed claims on conversion of the J11 contract to an alliance-style contract);
 - (2) confidence for Council in the probity and competitiveness of the costs of Waste Services through open book accounting and annual audits; and
 - (3) flexibility, allowing changes from time to time to the scope of the Waste Services;
- (f) the cost to Council of allowing J11 to expire at the conclusion of the current extension period and inviting tenders would be excessive;

COUNCIL CONSIDERS THAT ENTERING INTO THE PROPOSED ALLIANCE-STYLE CONTRACT WITH THEISS FOR PROVISION OF THE WASTE SERVICES IN SUBSTITUTION FOR J11 IS IN THE PUBLIC INTEREST.

(ii) As:

- (a) Council considers as in (i);
- (b) it is likely that if Council invited tenders for the Waste Services, no person would submit a tender more advantageous to Council than the proposed alliance-style contract with Theiss referred to in (i), and no satisfactory result would be achieved; and
- (c) the invitation of tenders would be likely to involve the Council and any tenderers in considerable expense, without producing any benefit to Council;

COUNCIL IS OF THE OPINION, pursuant to the terms of the Council's Interim Procurement Manual under the *City of Brisbane Act 1924*, THAT IT IS IN THE PUBLIC INTEREST THAT IT PROCEED WITHOUT INVITING TENDERS TO ENTER INTO THE PROPOSED CONTRACT WITH THEISS FOR PROVISION OF THE WASTE SERVICES.

(iii) As:

- (a) Council is of the opinion as expressed in (ii);
- (b) Theiss is willing to enter into the proposed alliance-style contract in substitution for J11; and
- (c) Council has made provision in the budget for the 2006/2007 financial year for the procurement of the Waste Services not including the payment referred to in (i)(e)(1) above;

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COUNCIL APPROVES THE ADDITIONAL PAYMENT referred to in (i)(e)(1) above **AND THE ENTERING INTO A CONTRACT WITH THEISS FOR THE PROVISION OF THE WASTE SERVICES** on terms satisfactory to the Manager, Brisbane City Legal Practice, and Council authorises the Divisional Manager, City Business Division, to manage all aspects of such contract.

ADOPTED

K UTILISING A SHORTLISTING PROCESS FOR CONTRACT NO. MD 7002906-07 – CONSTRUCTION OF THE DARRA WATER QUALITY LABORATORY, PURSUANT TO COUNCIL'S INTERIM PROCUREMENT MANUAL

243/109-70029/2006/2007

217/2006-07

137. The Acting Chief Executive Officer provides the following background information regarding this matter.
138. New laboratory facilities are being provided for the Brisbane Water Scientific Laboratory Services to replace the existing 30-year-old premises at Oxley Creek WasteWater Treatment Plant. The project was initiated as a Brisbane Water project following a detailed Business Case during which a number of alternatives were considered to improve the laboratory facilities for Brisbane Water. Funding was provided for the completion of the design and documentation stage by June 2005. External design consultants were engaged, tender drawings completed and a Bill of Quantities prepared. Funding has now been provided for City Property Branch to complete the construction of the facilities.
139. The project will provide a new purpose-built laboratory building to support water, wastewater and environmental scientific analytical services for Brisbane Water, other BCC business units and external clients. The new laboratory will contain high-value electrical, mechanical, fire and hydraulic services, as well as an extensive laboratory fit-out for up to 40 staff and equipment. It is to be built on Council-owned land adjacent to an existing Council depot. The project scope includes preliminary works and provision of improved data services by iDivision.
140. The recommended procurement strategy for the laboratory construction phase includes inviting tenders from experienced and qualified contractors short-listed from an Expression of Interest and tender process.

Rationale for Restricted Tender Process

141. A procurement risk assessment, which included advice from external consultants, identified continuing tender market conditions in which many contractors are operating at full or approaching full capacity. The trend is to be increasingly selective of projects on which they are prepared to tender. As a result, an open tender process may attract a reduced field of the most appropriate contractors.
142. Industry practice for procuring high value and specialist facilities such as laboratories and hospitals is to use a select tender processes to obtain maximum value.
143. It is recommended that an Expression of Interest (EOI) process leading to a shortlist, and then select tendering, should be used for procurement of this project. This process provides an incentive for tenderers to submit prices because:

If selected it will have a reasonable chance of success for the expense and effort;

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- . The cost of submitting an expression of interest is significantly less than tendering;
 - . There is less chance of tenders being determined by a price error from less competent tenderers; and
 - . Advance notice is provided to allow planning of the future tender and construction.
144. The alternative option of relying on weighted evaluation criteria as part of an open tender process has the potential to not always deliver the most acceptable contractor. This is due to the impact of low price in skewing the assessment process. Because of the high probability of reduced tendering by the most competent contractors, there is a risk that the submitted tenders:
- . could be too low to adequately construct the work to the specified quality and time;
 - . may not be of an acceptable standard to recommend any tender; and
 - . may require considerable time and cost to Council in the evaluation process.
145. Considering the above reasons, the Project Control Group has endorsed a procurement strategy of using an EOI leading to select tenders as the most advantageous procurement method for this project.

Funding and Budget Considerations

146. City Assets Branch has approved budget funds to a total of \$10.5 million over the next two financial years (2006/07 and 2007/08).
147. The recommended tendering method is not considered to have an impact on funding of the project.
148. The Acting Chief Executive Officer therefore submits the following draft resolution, with which the Stores Board and the Committee concur.
149. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) As:
- (a) Council has a requirement for the construction of a Water Quality Laboratory (the laboratory) at Darra to support water, wastewater and environmental analytical services for Brisbane Water and other units of Council;
 - (b) it is desirable that for the construction of the laboratory that the most suitable and qualified contractors be engaged;
 - (c) it is likely that a large number of tenders would be lodged if tenders were publicly invited for the construction of the laboratory;
 - (d) the cost to any prospective tenderer of formally submitting a tender is likely to be substantial both in time and resources;
 - (e) the cost to Council in evaluating tenders is likely to be substantial in time and resources; and

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- (f) due to the specialised expertise and resources required to undertake the construction of the Darra Water Quality Laboratory, it is likely that only a limited number of those tenders would be capable of serious consideration by Council;

COUNCIL CONSIDERS THAT UTILISING A SHORTLISTING PROCESS, provided for pursuant to Council's interim Procurement Manual pursuant to the *City of Brisbane Act 1924*, TO CALL FOR EXPRESSIONS OF INTEREST IS IN THE PUBLIC INTEREST.

- (ii) As the Council considers in (i) the **COUNCIL IS OF THE OPINION THAT IT IS IN THE PUBLIC INTEREST:**
- (a) **THAT COUNCIL PROCEED IN ACCORDANCE WITH COUNCIL'S INTERIM PROCUREMENT MANUAL TO INVITE EXPRESSIONS OF INTEREST FOR THE CONSTRUCTION OF THE LABORATORY;**
- (b) **THAT COUNCIL PREPARE A SHORTLIST OF PERSONS FROM THE PERSONS WHO SUBMIT EXPRESSIONS OF INTEREST; and**
- (c) **THAT COUNCIL INVITES TENDERS FROM ALL THE PERSONS ON THE SHORTLIST.**
- (iii) As
- (a) Council is of the opinion expressed in (ii); and
- (b) Council has made provision in the budget for the 2006/2007 financial year;

COUNCIL APPROVES:

- (1) **THE CALLING OF EXPRESSIONS OF INTEREST FOR THE CONSTRUCTION OF THE LABORATORY;**
- (2) **THE PREPARATION OF A SHORTLIST** of appropriately experienced and qualified contractors from the persons who submit expressions of interest; and
- (3) **THE INVITING OF TENDERS FROM ALL THOSE PERSONS ON SUCH SHORTLIST.**

ADOPTED

**L CONTRACTS AND TENDERING - REPORT TO COUNCIL OF CONTRACTS
ACCEPTED BY DELEGATES FOR THE MONTH OF AUGUST 2006
376/6/40(P4)**

218/2006-07

150. The Acting Chief Executive Officer provides the following background information regarding this matter.

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151. Section 40 of the *City of Brisbane Act 1924*, provides for a delegate of Council to make, vary or discharge a contract in the name of or on behalf of the Council. Council has delegated to the Establishment and Co-ordination Committee, the Chief Executive Officer and the Permanent Heads of the Units of Administration, the authority to enter into contracts.
152. Council's Principles, Practices and Procedures for Contracts and Tendering contain a requirement for a monthly report of contracts accepted by delegates to be presented to the Council through the Establishment and Co-ordination Committee.
153. Accordingly, the Acting Chief Executive Officer submits the following recommendation, with which the Stores Board and the Committee agree.
154. **RECOMMENDATION:**

THAT THE REPORT TO COUNCIL OF CONTRACTS ACCEPTED BY DELEGATES FOR THE MONTH OF AUGUST 2006, AS DETAILED IN THE SCHEDULE SUBMITTED HEREUNDER BE NOTED.

Contract No. Successful Contractor/s	Delegates	Tender Prices Accepted	Contract Purpose	Unsuccessful Tenders /Quoters	Prices Tendered	Start/End Dates
BRISBANE TRANSPORT						
NIL						
BRISBANE WATER						
NIL						
CITY BUSINESS						
NIL						
BRISBANE CITY WORKS						
NIL						
CITY FLEET						
NIL						
CORPORATE SERVICES DIVISION						
I60158-05/06 N-Com Pty Ltd	CFO	\$127,146.87	Rooftop Radio Equipment Relocation Services	No other Tenders received	N/A	F/Y 2005/06 2006/07
OFFICE OF THE LORD MAYOR AND THE CHIEF EXECUTIVE OFFICER						
NIL						
CUSTOMER AND COMMUNITY SERVICES						
NIL						
CITY POLICY AND STRATEGY DIVISION						
N60170-05/06 Black & White Cabs Pty Ltd	CEO	Schedule of Rates (Section 42A – Preferred Supplier Arrangement)	Personalised Public Transport	Yellow Cabs Pty Ltd	Schedule of Rates (Section 42A – Preferred Supplier Arrangement)	F/Y 2006/07
MAJOR INFRASTRUCTURE PROJECTS OFFICE						
NIL						
IDIVISION						
I60131-05/06 Dimension Data Australia Pty Ltd	CEO	Schedule of Rates (Section 42A Preferred Supplier Arrangement under a GITC Agreement)	CISCO Systems Products and Related Services	Data#3 Limited IBM Australia Pty Ltd Alpha West Services Pty Ltd Net Star	Schedule of Rates (Section 42A Preferred Supplier Arrangement under a	F/Y 2005/06 2006/07

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Contract No. Successful Contractor/s	Delegates	Tender Prices Accepted	Contract Purpose	Unsuccessful Tenders /Quoters	Prices Tendered	Start/End Dates
				Fujitsu Australia Ltd (non-conforming)	GITC Agreement)	
STRATEGIC PROCUREMENT OFFICE						
A60043-05/06 DJ & MB MacCormick, Botha Boring, Tunnel Boring Australia Pty Ltd, Perry Infrastructure Pty Ltd and Rob Carr Pty Ltd (Successful Tenderers achieved best value for money outcomes)	CEO	Schedule of Rates (Section 42A - Panel Arrangement)	Provision of Trenchless Pipe Installation	Bullseye Microtunnelling Pty Ltd (non-conforming) SADB Directional Drilling	Schedule of Rates (Section 42A - Panel Arrangement)	F/Y 2005/06 2006/07
A60046C Central Plumbing Pty Ltd, City View Plumbing Pty Ltd, Queensland Plumbing Pty Ltd, Spence Plumbing Service Pty Ltd and Total Quality Plumbing (Successful Tenderers achieved best value for money outcomes)	CEO	Schedule of Rates (Section 42A - Panel Arrangement)	Plumbing - Building Maintenance and Trades	Conway Industries Pty Ltd Forester's Homes and Renovations Pty Ltd Probuild Industries Australia Pty Ltd Trading As PBI Australia HR Plumbing Pty Ltd Kell & Rigby Pty Limited Enware Australia Pty Limited Aquapure Constructions Pty Ltd WJ & M Allendorf Trading As WMA Demolition/ASI Commercial Maintenance (non- conforming)	Schedule of Rates (Section 42A - Panel Arrangement)	F/Y 2005/06 2006/07
A60074-05/06 BDS Recruit Pty Ltd, Chandler Macleod Limited, Hays Personnel Services (Aust), McArthur Management Services (Qld) Pty Ltd and TAD Pty Ltd (Successful Tenderers achieved best value for money outcomes)	CEO	Schedule of Rates (Section 42A - Panel Arrangement)	Temporary Labour Hire Services	Freelance Civil Services Quantum People GPS Adecco Services Pty Ltd Skilled Group Limited Industrial Manpower Pty Ltd Trading As Contract Personnel Robert Walters Hamilton James & Bruce Group Limited	Schedule of Rates (Section 42A - Panel Arrangement)	F/Y 2005/06 2006/07
A60094-05/06 BDO Kendalls, Deloitte Touche Tohmatsu, Ernst & Young Australia, KPMG	CEO	Schedule of Rates (Section 42A - Panel Arrangement)	Provision of Accounting, Tax and Financial Consulting Services	Booz Allen Hamilton (Australia) Limited Pilot Nexia Pty Ltd	Schedule of Rates (Section 42A -	F/Y 2005/06 2006/07

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BCC.070.0428

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Contract No. Successful Contractor/s	Delegates	Tender Prices Accepted	Contract Purpose	Unsuccessful Tenders /Quoters	Prices Tendered	Start/End Dates
Corporate Finance (Aust) Pty Ltd and Price Waterhouse Coopers (Successful Tenderers achieved best value for money outcomes)		Arrangement)		AEC Group limited Solute Pty Ltd Pitcher Partners, Brisbane Partnership	Panel Arrangement)	
J60045-05/06 (Tier 1) Transpacific Industrial Solutions Pty Ltd, (Tier 2) Barry Bros. Specialised Services Pty Ltd, Collex Pty Ltd and Waste Trans. Pty Ltd (Successful Tenderers achieved best value for money outcomes)	CEO	Schedule of Rates (Section 42A - Panel Arrangement)	Provision of Educting, Jet Rodding, CCTV Inspection and Root Cutting Services	Tyco Water Pty Ltd Aqua-Assets Pty Ltd	Schedule of Rates (Section 42A - Panel Arrangement)	F/Y 2005/06 2006/07
T60150-05/06 Endurequip	CEO	Schedule of Rates (Section 42A - Preferred Supplier Arrangement)	Supply of Mobile Bus Jacks to Brisbane Transport	Hartex Engineering Pty Ltd Australian Automotive Equipment Pty Ltd OzEzy Lift Pty Ltd	Schedule of Rates (Section 42A - Preferred Supplier Arrangement)	F/Y 2005/06 2006/07

ADOPTED

M DELEGATION OF POWERS TO APPROVE A CONTRACT WITH ENERGEX LIMITED FOR THE PROVISION OF LANDFILL GAS TO ELECTRICITY AND GREENHOUSE MINIMISATION ACTIVITIES AT SELECTED LANDFILL SITES

243/110-50059/2004/2005(P2)

219/2006-07

155. The Acting Chief Executive Officer provides the following background information regarding this matter.
156. Further to Council's previous and continuing experience with the provision of gas to electricity and greenhouse minimisation activities at landfills located at Bacton Road, Chandler, and Roghan Road, Fitzgibbon, five landfill sites were selected to apply to a Request for Tender (RFT) process: Sherbrooke Road, Willawong; Nudgee Road, Nudgee; Boundary Road, Camp Hill; Cemetery Road, Ferny Grove; and Upper Kedron Road, Ferny Grove. These areas have been found to represent the best selection of sites, drawn from the 160 closed landfill sites in the Brisbane City Council area, with a view to achieving maximum aggregation of demand.
157. In September 2004, the Pollution Prevention Health and Safety Branch of the Community and Economic Development Division engaged a consultant, PEG Business Solutions Pty Ltd (PEG), to report on the viability of Council Landfills. It was considered that there was substantial evidence to indicate the prospective viability of "bundling" the five selected sites together as one "bundled project" under a single contract.

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BCC.070.0429

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158. By bundling these sites together, Council facilitates the prospect that, subject to testing, revenue from gas to electricity activities at either or both Nudgee and/or Willawong Landfill Sites could offset the costs of greenhouse minimisation activities at three other "non-commercial" sites (Ferny Grove, Cemetery Road and Boundary Road) within the scope of a single contract. In seeking to apply the recommendations from the PEG report, on 12 March 2005, the Divisional Manager, Community and Economic Development Division, gave pre-market approval for the advertising of the RFT for the following contract.

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Staged Contract

159. Due to the uncertainty of testing outcomes before contract award, the procurement strategy has been developed to apply two distinct stages to the contract's execution.
160. The viability of all or each of the sites for gas to electricity and/or greenhouse minimisation activities will only be known after extensive testing has been undertaken. Furthermore, when these activities are conducted, any or all of the sites could be found to be non-viable unexpectedly early. The RFT has been designed to allow for varying outcomes as the contract proceeds. The two stages of contract execution are set out below.

Stage 1 - Testing Stage

161. The contractor will undertake testing of landfills and the outcomes reported to Council. Council then chooses which activities shall be undertaken based on scenarios, which were offered by the contractor in the contractor's original tender offer.
162. In order to expedite the testing stage, an order for \$95,000 will be placed with Energex Ltd to conduct preliminary testing at Nudgee and Willawong Landfills. The order is only payable should testing prove that one or both of the sites are unviable for commercial utilisation.
163. Should the Gas to Electricity Contract be executed prior to completion of testing, the order will be cancelled and the testing requirements rolled into the contract.

Stage 2 - Operational Stage

164. Council provides the contractor with leases over the electricity generator sites and easements over the gas extraction fields on the commercial sites only. The contractor then undertakes installation, operation and maintenance of gas to electricity and greenhouse minimisation activities based on the scenarios offered in its tender, and the testing outcomes at stage one.
165. When the outcomes of stage one are obtained, Council will have the opportunity to choose which offered scenario to apply to the operation in order to obtain the most effective gas to electricity and/or greenhouse minimisation outcomes at the most acceptable price to Council.
166. The RFT closing date was 22 April 2005.

Rationale for Delegation

167. In order to maximise the greenhouse gas abatement from the subject landfills, and the royalty to Council, it is prudent to execute the contract with Energex as soon as possible after the Energex Board has issued its approval of the contract.
168. The earliest date for submission of the draft contract to the Energex Board is 25 September 2006, which is during Council's Spring Recess.
169. Delegation to the Establishment and Co-ordination Committee (E&C) for approval of the contract will avoid a delay in the execution of the contract by Council and Energex, and the commencement of the works.

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Funding and Budget Considerations

170. The \$95,000 cost for completion of the Willawong Landfill Gas Extraction System is provided for under the existing Willawong Capital Landfill Remediation budget. Should the gas flows prove viable, then Energex will bear this cost.
171. Revenue from sale of the electricity produced on each site is to be realised by Council as a percentage of Energex's gross profit. This percentage will not be known until an appropriate scenario is chosen from the Scenario Plan, following the Landfill Gas Testing Stage. Once chosen, the percentage is fixed for the term of the contract, and rise and fall variations have already been factored by Energex in its offer.
172. The Acting Chief Executive Officer therefore submits the following draft resolution, with which the Stores Board and the Committee agree.
173. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT UNDER SECTION 39B OF THE *CITY OF BRISBANE ACT 1924*, BRISBANE CITY COUNCIL DELEGATES to the delegate specified in Table 1A the powers under the *CITY OF BRISBANE ACT 1924* specified in Table 1B on the conditions stated in Table 2.

TABLE 1A
DELEGATE(S)
Establishment and Co-ordination Committee

TABLE 1B
POWERS UNDER THE <i>CITY OF BRISBANE ACT 1924</i>
Upon recommendation of the Stores Board, enter into contract with Energex Ltd to carry out Landfill Gas to Electricity and Greenhouse Mininisation Activities operations and works at Nudgee, Willawong, Bardon Road, Camp Hill Cemetery Road, Ferny Grove and Upper Kedron Road, Ferny Grove landfill sites as are determined to be commercially viable and to pay the Council royalties for landfill gas.

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TABLE 2
GENERAL CONDITIONS
<p>1. Each of the functions and powers delegated by this resolution includes:</p> <p>(a) doing any act and making any decision;</p> <p>(b) giving or causing to be given any notice, notification, statement of reasons;</p> <p>(c) issuing or causing to be issued, and endorsing, any certificate, permit or other instrument of authorisation, and any copy thereof,</p> <p>if doing so is incidental to or entailed by the exercise of the functions and powers.</p> <p>2. This resolution takes effect from the date it is made until:</p> <p>(a) the delegation is revoked; or</p> <p>(b) such time as Council may determine,</p> <p>whichever is earlier.</p> <p>3. A reference to a law includes a reference to:</p> <p>(a) the law as originally made, and as amended from time to time since it was originally made;</p> <p>(b) if the law has been repealed and remade (with or without modification) since the reference was made---the law as remade, and as amended from time to time since it was remade;</p> <p>(c) if a provision of the law has been omitted and remade (without modification and whether in the law or another law) since the reference was made---the provision as remade;</p> <p>(d) the renumbered law, as renumbered or amended from time to time.</p> <p>4. In this resolution:</p> <p>"delegate", in relation to a position, means the person holding that position from time to time;</p> <p>"law" includes a provision of a law;</p> <p>"position" means a position as designated in this resolution or as re-designated under a different title while the delegation to that position remains in force.</p> <p>5. The delegate in Table 1A may only exercise the power in Table 1B when Council is in recess.</p> <p>6. This delegation is contingent on there being budget provision for the entry into the contracts the subject of the delegation.</p> <p>7. This delegation can be exercised in respect of any individual transaction, which exceeds \$4 million whilst Council is in recess.</p>

ADOPTED

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N EXTENSION OF CARPARK AND CAFE FACILITIES AT THE ST LUCIA GOLF LINKS

(5)243/30-2/87/88(P1/A4)

220/2006-07

174. The Divisional Manager, City Business Division, and the Divisional Manager, City Policy and Strategy Division, provide the following background information in relation to this matter.
175. Hillstone Pty Ltd (Formally Latfield Pty Ltd) has operated the St Lucia Clubhouse since 1987. In 1996, Hillstone Pty Ltd (Hillstone) undertook a major redevelopment of the clubhouse facility.
176. This redevelopment saw the construction of the following:
- . Porte Cochere;
 - . Presidents Bar;
 - . Main Function Room;
 - . 19th Café; and
 - . Clubhouse patio areas.
177. On 19 May 2003, Council approved a second major redevelopment of the clubhouse and café facilities by Hillstone.
178. This redevelopment saw the construction of the following:
- . New Clubhouse extension which increased capacity from 250 to 450 people;
 - . A new sales centre and office accommodation;
 - . Additional 28-bay carpark; and
 - . 100 Acre Bar.
179. The success of these new facilities has exceeded the expectations of the project. Above budget patronage and performance of the new 100 Acre Bar has enticed the lessee to develop plans for a further extension to this facility and to provide a new shade structure in the central common area.
180. Since 1984, visitors to the St Lucia Golf Links have from time to time used the vacant grassed areas in the front of the facility for parking during peak periods. Part of this area is gazetted park. However, increased events have now forced visitors to more frequently use this grassed area in order to accommodate those instances when the golf course and the lessee have concurrent events that exceed the existing carpark capacity and natural on-site overflow areas.
181. Currently, this occurs 75 times per annum. The usage of the parkland from a long-term perspective is not desirable, as it is unsafe for patrons and their vehicles due to it not being lit, the ground being uneven and rocky, and in places it is very sloped and slippery when wet.
182. To address this issue, it is desirable to construct a 70-bay carpark with lighting adjacent to the existing car-parking facilities. This will utilise 2.7 hectares of the adjacent parkland. The total parkland size is 12.3 hectares. This development will be subject to a full development assessment application.
183. Hillstone, which is also currently required to provide a new fire service to the clubhouse through the same area, proposes to construct a 70-bay carpark with lighting, an extension to the 100 Acre Bar, and a new shade structure in the central common area.

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Implications of Proposal

184. Acceptance of the recommendation would allow Hillstone Pty Ltd to construct the new improvements, to extend the carpark to meet the growing needs of the facility, and to provide safe car-parking facilities to all visitors. The new will limit car-parking in the adjoining park and reduce the likelihood of car-parking in neighbouring streets.
185. The carpark will be constructed on approximately 2.7 hectares of parkland, subject to full development assessment. This proposal may incur some objection from the local community, as the project is on the same site as the Indooroopilly Road golf course fence development and the Hillside Terrace bikeway development. Local residents are objecting to both of these projects.

Customer Impact

186. Customers to the 100 Acre Bar will benefit from the new extension to the area which is currently often booked out. The extension will provide more general seating and a more casual area suited for golfers to socialise after their game of golf.
187. The new shade structure will provide a sheltered link between the Port Cochere, Clubhouse and 100 Acre Bar.
188. The new carpark with lighting will allow the venue to provide safe and secure car-parking facilities for all its patrons and help to remove the current negative impacts of cars parking in designated parks and local streets.

Environmental Impact

189. The project will include the installation of two rainwater tanks. One of these will be placed at the 100 Acre Bar, and the other will be located next to the main clubhouse. These tanks will be used to supply water to top up fountains, wash down concrete areas and water the gardens.
190. The carpark will require the removal of six trees from the park area and 17 trees from the golf course. These trees form a small scrub pocket near the existing carparks on a bare, rocky, uneven and sloped piece of ground. The whole park and golf course area to the front of the existing carpark has 95 trees. The carpark design has included consultation with Natural Environment and Sustainability Branch to save the most valuable specimens in the area, and to include these specimens in the design. In addition, a landscaping plan will be designed to provide substantial tree and landscaped plants to offset this loss.
191. The new shade structure will require the removal of a 10 year-old ficus tree from a raised garden bed planted by the lessee in 1996. The tree has recently started causing damage to the surrounding infrastructure. The brick retaining wall of the raised garden in which it was planted has cracked in six locations, and the concrete paving adjoining the garden has lifted in two locations. In addition, roots from the tree were located in a nearby grease trap, which services the 100 Acre bar.
192. A report on the fig tree, from Vegetation and Pest Services, indicates that the tree may cause damage to the foundations of the nearby Pro Shop and underground services if no further action is taken.
193. Additional lighting to the carpark will be designed to ensure that it is directed to the carpark only.

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194. The Divisional Managers therefore submit the following recommendation, with which the Committee agrees.

195. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT COUNCIL APPROVE:

(i) **THE CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS BY HILLSTONE PTY LTD AT ST LUCIA GOLF COURSE:**

- . To extend the 100 Acre bar;
- . To provide a new shade structure with the central common area; and
- . The construction of a car-park;

in accordance with the approved concept plan, and subject to Hillstone Pty Ltd obtaining all development approvals.

(ii) **THE AMENDMENT OF THE LEASE** in accordance with the terms sheet submitted, and subject to the amended lease being on terms acceptable to the Divisional Manager, City Business Division, the Divisional Manager, City Policy and Strategy Division, and the Manager, Brisbane City Legal Practice.

ADOPTED

O REMISSION OF WATER USE CHARGES FOR NOT-FOR-PROFIT SPORTING ORGANISATIONS PURSUANT TO SECTION 79A OF THE CITY OF BRISBANE ACT 1924

381/1/27

221/2006-07

196. The Divisional Manager, City Policy and Strategy Division, provides the following background information in relation to this matter.

197. There are currently 192 not-for-profit sporting organisations that are eligible for a remission on water charges. In 2005-06, not-for-profit sporting organisations were charged for water on the following basis:

- (a) **Water Consumption Charges:** calculated based on total water consumption multiplied by 97 cents per kilolitre (kl); and
- (b) **Water Access Charges:** calculated by multiplying the water consumption charges calculated in (a) above by 30 per cent subject to a minimum charge of \$110 per annum.

198. In 2005-06 the following remissions on water charges were granted to eligible not-for-profit sporting organisations:

- (A) Not-for-profit sporting organisations on Council leased land received a 100 per cent remission of the 30 per cent access charge (to a minimum of \$110); and
- (B) Not-for-profit organisations with sporting fields received a further 35 per cent remission of water consumption charges or 50 per cent remission of water consumption charges (in the case of sporting organisations leasing Council land on ex-landfill sites).

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199. In the 2006-07 budget, the Lord Mayor announced a new charging regime for non-residential property owners:
- (a) **Water Consumption Charges:** are to be calculated on a tiered basis with the first 200 kl being charged at \$1.00 per kl, the next 200kl charged at \$1.02 per kl and consumption above 400kl being charged at \$1.32 per kl;
 - (b) **Water Access Charges:** are to be charged at a fixed amount of \$113 per annum. The 30 per cent access charge has now been incorporated into the water consumption charges that apply for water use above 400kl;
 - (c) **SEQWater Charge:** An additional charge of 5 cents per kl (SEQWater Surcharge) will apply to total consumption.
200. As a result of these changes, it is necessary to align the existing water remissions policy to the new charging structure. It is not proposed in this submission to alter the criteria and water benchmarks outlined in the existing water remission policies. Existing criteria have been restated in the draft resolution submitted hereunder.

Proposed Remission

201. In order to ensure that eligible not-for-profit organisations continue to receive the same level of remissions, it is proposed that the calculation of remissions be amended from 1 July 2006 as follows:
- (A) As the 30 per cent access charge has now been incorporated into the water charge applying to water use above 400kl, this remission will be calculated by reducing the third tier rate of \$1.32 per kl to the second tier rate of \$1.02 per kl;
 - (B) The existing remission on water consumption charges of 35 per cent and 50 per cent will continue, with the exception that the remission will be calculated after taking account any remission calculated in (A) above. This remission will also apply to the SEQWater Charge.
202. As a result of these changes sporting organisations will experience a similar increase in water charges compared to other non-residential properties.

Customer Impact

203. The amendment to the existing remissions policy will ensure that Sporting Organisations continue to receive financial assistance through reduced water charges.
204. Nett increase in water charges for sporting organisations will be in line with other non-residential properties.
205. Properties that are not currently eligible for the 30 per cent Access Fee remission but eligible for the 35 per cent remission will experience a reduction in water charges in 2006-07. This is as a result of the 35 per cent remission being calculated on the total water charges, which includes the incorporation of the access fee. Previously, the 35 per cent remission did not apply to the 30 per cent access fee. It has been proposed to calculate the 35 per cent remission to simplify the calculation of this remission. There are 19 customers who will experience this decrease at an estimated cost of \$5000.

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Financial Impact

206. \$400,000 has been provided in the 2006-07 budget for the continuation of remissions to sporting organisations. This is in line with budget allocations in previous years.
207. The Divisional Manager therefore submits the following draft resolution, with which the Committee concurs.
208. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) As:
- (a) Council has previously granted remission of water use charges for the 2005/2006 financial year to eligible sporting organisations equal to 35 per cent of the Consumption Charge for Commercial Water Properties Water Charges Rate 1;
 - (b) Council has previously granted remission of water use charges for the 2005/2006 financial year to eligible sporting organisations leasing Council land on ex-landfill sites equal to 50 per cent of the Consumption Charge for Commercial Water Properties Water Charges Rate 1;
 - (c) Council has previously granted remission of water use charges for the 2005/2006 financial year to eligible sporting organisations leasing Council Land equal to 30 per cent of the Access Fee charged for Commercial Water Properties Water Charges Rate 1;
 - (d) Council's budget for 2006/2007 significantly changes the basis for calculation of water use charges requiring consequential amendments to the basis of the granting of the remissions specified in (i)(a) to (c) above;

Then for the reasons specified above, **COUNCIL RESOLVES TO APPLY REMISSIONS TO ELIGIBLE SPORTING ORGANISATION FOR THE 2006/2007 FINANCIAL YEAR** as follows:

- (1) in the case of eligible sporting organisations, 35 per cent of the Total Consumption Charges for Commercial Water Properties but exclusive of the Access Charge for that Category;
 - (2) in the case of eligible sporting organisations leasing Council Land on ex-landfill sites, 50 per cent of the Total Consumption Charges for Commercial Water Properties but exclusive of the Access Charge for that Category;
 - (3) in the case of sporting organisations leasing Council Land, an additional remission equal to the difference between the charges for water consumption for that property the subject of Water Charge Rate 3 (eg above 400 kilolitres) and the charges for that same consumption (above 400 kilolitres) as if Water Charge Rate 2 had applied to that consumption.
- (ii) For the purposes of this resolution:

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- (a) If any eligible sporting organisation qualifies for a remission under (i)(3) and either (i)(1) or (i)(2), then the remission in (i)(3) will be applied to the rate account first before any other remission is applied;
- (b) To be eligible for the remission in (i)(1):
- (1) the sporting organisation must be not-for-profit;
 - (2) the sporting organisation must manage and maintain sporting fields and have responsibility for water charges on those sporting fields;
 - (3) the sporting organisation must submit and implement an acceptable water management plan;
 - (4) the sporting organisation must allow public access to the sporting fields when not used for formal recognised activities;
 - (5) the sporting organisation must make arrangements for the payment of any outstanding water debt before it becomes eligible for the remission under this clause;
 - (6) where one water meter account services a fully licensed club in conjunction with sporting fields or a golf club, the remission will only be granted by reference to the actual water consumption of that land or the annual water use benchmark for that land whichever is the lesser;
 - (7) the annual water use benchmark applicable to any land for any financial year will be calculated by:
 - (A) ascertaining the number and type of fields applicable to the relevant land at the end of that financial year;
 - (B) ascertaining the water use benchmarks applicable to each of those fields as set out in the table hereunder;
 - (C) adding together all the water use benchmarks calculated under subparagraph (ii)(b)(7)(B) above.

Water Use Benchmarks Table

Sports Code	Area	Water Use Annual Benchmark
Rugby League	0.77	$0.77 \times 5 = 3.85$ mega litres
Rugby Union	0.77	$0.77 \times 5 = 3.85$ mega litres
Soccer	0.77	$0.77 \times 5 = 3.85$ mega litres
Hockey	0.77	$0.77 \times 5 = 3.85$ mega litres
Touch Football	0.77	$0.77 \times 5 = 3.85$ mega litres
Softball / Baseball	0.77	$0.77 \times 5 = 3.85$ mega litres
Australian Rules Football	1.7	$1.7 \times 5 = 8.5$ mega litres
Gaelic Football	1.7	$1.7 \times 5 = 8.5$ mega litres
Cricket	1.7	$1.7 \times 5 = 8.5$ mega litres
Athletics	1.7	$1.7 \times 5 = 8.5$ mega litres

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Netball – grass	0.45	$0.45 \times 5 = 2.25$ mega litres
Croquet	0.156	$0.16 \times 5 = 0.8$ mega litres
Bowling greens	0.144	$0.15 \times 5 = 0.72$ mega litres
Golf Courses	Per putting green	0.36×1 putting green = 0.36 mega litres <i>* Note - 2 putting greens equals one bowling green</i>
<i>Modified Fields</i>		<i>Pro rata by area</i>

- (c) To be eligible for the remission in (i)(2):
- (1) the sporting organisation must be not-for-profit;
 - (2) the sporting organisation must manage and maintain sporting fields leased from Council on ex-landfill sites and have responsibility for water charges on those sporting fields;
 - (3) the sporting organisation must submit and implement an acceptable water management plan;
 - (4) the sporting organisation must allow public access to the sporting fields when not used for formal recognised activities;
 - (5) the sporting organisation must make arrangements for the payment of any outstanding water debt before it becomes eligible for the remission under this clause;
 - (6) where one water meter account services a fully licensed club in conjunction with sporting fields or a golf club, the remission will only be granted by reference to the actual water consumption of that land or the annual water use benchmark for that land whichever is the lesser;
 - (7) the annual water use benchmark applicable to any land for any financial year will be calculated by:
 - (A) ascertaining the number and type of fields applicable to the relevant land at the end of that financial year;
 - (B) ascertaining the water use benchmarks applicable to each of those fields as set out in the following table hereunder; and
 - (C) adding together all the water use benchmarks calculated under subparagraph (ii)(c)(7)(B) above.

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Water Use Benchmarks Table

Sports Code	Area	Water Use Annual Benchmark
Rugby League	0.77	$0.77 \times 5 = 3.85$ mega litres
Rugby Union	0.77	$0.77 \times 5 = 3.85$ mega litres
Soccer	0.77	$0.77 \times 5 = 3.85$ mega litres
Hockey	0.77	$0.77 \times 5 = 3.85$ mega litres
Touch Football	0.77	$0.77 \times 5 = 3.85$ mega litres
Softball / Baseball	0.77	$0.77 \times 5 = 3.85$ mega litres
Australian Rules Football	1.7	$1.7 \times 5 = 8.5$ mega litres
Gaelic Football	1.7	$1.7 \times 5 = 8.5$ mega litres
Cricket	1.7	$1.7 \times 5 = 8.5$ mega litres
Athletics	1.7	$1.7 \times 5 = 8.5$ mega litres
Netball – grass	0.45	$0.45 \times 5 = 2.25$ mega litres
Croquet	0.156	$0.16 \times 5 = 0.8$ mega litres
Bowling greens	0.144	$0.15 \times 5 = 0.72$ mega litres
Golf Courses	Per putting green	0.36×1 putting green = 0.36 mega litres <i>* Note - 2 putting greens equals one bowling green</i>
Modified Fields		<i>Pro rata by area</i>

- (d) To be eligible for the remission in (i)(3):
- (1) the sporting organisation must lease sporting land from Council;
 - (2) the sporting organisation must be not-for-profit;
 - (3) remission payments will be directly credited to the sporting organisation's water and sewerage account;
 - (4) the sporting organisations must be able to demonstrate financial hardship;
 - (5) the sporting organisation must submit and implement an acceptable water management plan; and
 - (6) the sporting organisation must make arrangements for the payment of any outstanding water debt before it becomes eligible for the remission under this clause.

ADOPTED

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ESTABLISHMENT AND CO-ORDINATION COMMITTEE
[Report of 18 September]

222/2006-07

The Right Honourable the LORD MAYOR (Councillor C K T NEWMAN), Chairperson of the Establishment and Co-ordination Committee, moved, seconded by Councillor N L WYNDHAM, that the report of the meeting of that Committee held on 18 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

It was then moved by the LORD MAYOR, seconded by Councillor J H CAMPBELL, that the report as received be adopted.

Chairperson: LORD MAYOR.

LORD MAYOR: Mr Chairman, we have four items, A, B, C, D. I might just talk to Item D first. It is the new City Centre Neighbourhood Plan. Very excited about this Mr Chairman. It is a far more enlightened approach than the one of the previous administration which was going down a path of strict and very prescriptive height limits.

While this plan protects certain important precincts around for example the Mall, King George Square, shading issues associated with the City Botanic Gardens and other heritage precincts in the City, it allows people to take the shackles off, and go for the sky literally.

If someone has an appropriate site, if someone's got an appropriate site, well they can build a tall building. I hope that this plan encourages innovation, it encourages exciting buildings, while making Brisbane's CBD a more exciting and pedestrian friendly city. So I'm very delighted that we are bringing that one here today.

Just going back to Item A, we have a contract here with Curhside Services Pty Ltd. This is in relation to kerbside collections. I do make the point that Civic Cabinet were concerned about some investigations over the contract process that are still underway. Having discussed that and sought some assurances from the Acting CEO and BCLP (Brisbane City Legal Services), we were prepared then to bring it forward today.

What is being recommended here is for Council to approve a public interest resolution so the contract may be entered into with kerbside collections. However the delegate to actually undertake the awarding of the contract will be E&C (Establishment and Co-ordination Committee).

And what I'm saying to all the councillors here today, we're asking for that delegation. We're asking for you to give us that approval to enter into that contract. We just need to be satisfied of a few things before we actually give the green light to that, and no doubt the DEPUTY MAYOR will explain to Labor Councillors Mr Chairman and I will explain to the Liberal Councillors the issues at hand.

But having said that, I assure the Chamber we've done our utmost to protect the public interest and we feel that we really need to be in a position where despite the Recess, we can get on hopefully and approve a contract so that kerbside collections may continue.

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Chairperson:

Further debate. DEPUTY MAYOR.

DEPUTY MAYOR:

Yes Mr Chairman, I wanted to make some comments in relation to the City Centre Plan, the draft which is before us and which will go down to the State Government for its State Interest check. I think that all Councillors are aware of the great legacy that was left by the departed Trevor Reddacliff. He carried out an excellent piece of work with some great experts in the planning, architectural infrastructure, and community development area to deliver a Master Plan which now has been picked up by Jillian Goodfellow and a number of people in City Planning.

There has been some assistance from outside consultants, and I thank them for the delivery of this local plan, or neighbourhood plan. The fact is that the City Centre is the most confined and concentrated City Centre, or CBD anywhere in Australia. Hemmed in as it is, bounded by the River to the south and to the east, and Spring Hill to the north.

The only way that it will grow effectively is up. And 20 years ago I think that there was within the general community and Councillor QUIRK and Councillor CAMPBELL will bear this out, as they were both here during the famous world's tallest building episode, where there was a groundswell of resistance from the general community about the proposal for the world's tallest building to be built in the centre of Brisbane.

I think that the temperature and attitude of the climate of public opinion in Brisbane has changed significantly. I think people are more accepting about taller buildings, but on the basis that they are in the right location, that they are not overshadowing the public domain, King George Square, City Botanic Gardens, ANZAC Square. That they are not interrupting the important vistas and views. The view corridors, for example, the corridor from Ann Street, from Gotha Street all the way along Ann Street to St John's Cathedral. That they are not impacting in an overwhelming or an overshadowing way the Queen Street Mall.

These are important considerations which are embedded in the detail of the local plan. And where buildings can be constructed that do not have those impacts, then yes, I think the people are prepared to embrace and accept greater height in buildings. And there is one other condition, that if we are building buildings of the 21st Century that are taller, then they should demonstrate the best example of 21st Century architecture.

They should include ecologically sustainable development principles. They should be well designed. Some people regularly talk about places like Dubai and Hong Kong and Shanghai as exemplars for world class skyscraper development.

Now I have got to say this, that in Brisbane there simply is not the money that there is in Dubai and Shanghai. And it is not just a question of having good architects. Because we have got good architects and good planners in spades when it comes to designing excellent buildings. What we do not have is the depth of money in order to invest in that sort of monumental architecture.

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So it is not a simplistic notion that we can lift the lid on height and we will suddenly have Shanghai or Dubai. It is silly. And there is that feeling in the community that we do not want it. The fact is we are a very small CBD. And as I have said, if we are going to accommodate as this plan projects, an additional 5,000 to 10,000 residents in the CBD, calling the CBD home. Plus 40,000 to 50,000 or even 60,000 workers additional to the 100,000 plus that we have coming into, and going out of the city every day where they work. If we are going to do that, then the only way to go is up, but we must make sure it does not overwhelm those important public domain areas - Queen Street Mall, King George Square, and it does not overwhelm and overshadow those important heritage vistas of the city, because that is what makes Brisbane unique.

What else happens in this Local Plan? Well we are preserving an additional 36 heritage buildings. So what we are doing is providing not only the opportunity for 21st Century architecture that is modern, contemporary and monumental, but it is also preserving the best of 19th Century and 20th Century architecture by ensuring that those buildings are preserved for all time.

And we should remember the great benefit of the Goss Government in delivering Heritage Legislation in Queensland that enabled us to do this sort of thing. Because it was the Dean Brothers - members I think of the Liberal Party - the Dean Brothers who left their legacy.

We have talked today about the legacy of Trevor Reddcliff. The legacy of the Dean Brothers of course is rubble. I got arrested on the site of the Bellevue Hotel almost 20 years ago, or more than 20 years ago. It was in about 1979 or 1980. Twenty six years ago. That was the sort of legacy that the Dean Brothers leave. They leave nothing behind but the memories.

But this Local Plan will preserve the memories in bricks and mortar. So it is not only about building the new Brisbane, it is about preserving the old.

There is something else that is important to understand about the Local Plan too. If we are going to accommodate more people living here, and accommodate more commuters coming and going, then we have to invest more in public transport.

Anyone who thinks that the only way to plan for growth is widening the arterial road corridors of this city, will condemn the city to arteriosclerosis. And we will die of a planning heart attack.

The fact is we have got to invest more in public transport. That means more buses. That means more CityCats. It means more busways and BUZ routes, and it also means more in relation to other mass transit modes, like light rail and heavy rail.

Now this Plan is predicated on the basis that we need two additional rail stations in the city. And they should be at the centre of our financial district at Eagle Street. As well, the expanding tertiary education sector of Gardens Point QUT Campus. And they should be connected up underground by railway links to Roma Street Railway Station and Central Railway Station.

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Now this city can be great beyond our dreams if we can achieve one thing above all else. And that is to work in partnership with a State and Federal Government to deliver that important infrastructure.

Councillors:

Hear, Hear.

DEPUTY MAYOR:

The horizon of opportunity for this city is limitless, so long as we can get harmony and agreement and cooperation down in George Street with the State Government, but also and importantly, down there in Canberra.

And the people who are missing from that partnership at the moment are Canberra. And that is why we need clever, intelligent, watchdogs for their local communities who are going to ably represent their constituency down in Canberra and let them know that Brisbane is the new, emerging, colossus of Australia, and it is about time they invested in it.

Councillors:

Hear, Hear.

Chairperson:

Debate. Councillor CASHMAN.

Councillor CASHMAN:

Thank you Mr Chairman. Mr Chairman, I am rising to speak on Item D which is the City Centre Neighbourhood Plan.

Mr Chairman, when the LORD MAYOR was elected, he was elected on the basis of our Future Brisbane Policy and our Future Brisbane Policy included a Master Plan for the City. And this is the outcome of that Master Plan in a statutory sense.

Under the previous administration, we saw Councillor Quinn and Councillor HINCHLIFFE and their Labor colleagues coming forward with bandaid treatment for the CBD. And we knew there was a better way to do it, than to keep putting bandaids on something that was flawed in the beginning, which was their old City Plan.

So Mr Chairman, we threw it out when we got into office, we stopped the process of those bandaid treatments going through, and embarked on a total new process in terms of the City Centre Master Plan. Involving those residents who live within the city, and involving professionals in the design area. I would like to thank both the residents and the professionals in that design field for coming and giving of their time. Particularly those in the industry and the professionals who came along and gave a whole day workshop towards this City Centre Master Plan. And in doing so, we have come up with a really good product that is not only innovative, but interesting and different for the city of Brisbane.

It sets us aside from other cities such as Sydney and Melbourne. It gives us our own character going into the future, and it does not deliver us a product which the Labor councillors would have delivered to us, which was just a stagnating City Centre.

So we see here before us something that will provide us with innovative design, and Councillor HINCHLIFFE I take a bit of issue with some of the comments you made with regard to some of the Chinese cities. The cities of China and the cities in the Middle East which you criticised for the design of their buildings.

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I would see this City Centre Neighbourhood Plan delivering very innovative design. And the LORD MAYOR has continued since his election, encouraging the industry to come up with innovative designs and interesting designs, and something that is out of the box. And something that is very truly reflective of the Brisbane character. I would see this Master Plan encouraging that type of design.

It is also envisaged that the city be a city of parts, and the late Trevor Reddacliff was very keen to see our city and the different parts of our city joined together by pedestrian link and public spaces. And we all know how important public spaces and really innovative and different public spaces are in the context of a city centre.

We were only this morning talking with Dr Steve Johnson from Portland, Oregon, and he was talking about the importance of good public spaces for people to get together and talk together, and to discuss things. And that is what we want for our city of Brisbane going forward.

We want to make sure that the river views are protected and are used, and that we use the river well. That is also in the City Centre Master Plan.

And of course public transport which is always very, very important for the CBD of a city, to link the parts of the city together. And we can only look back on the past, the Labor councillor's track record. The State Government for a start in not providing these stations. and there have been many studies before, that have gone over the years that have suggested that, but the State Labor Government had not acted on those. We hope now that they will start to act on some of that work.

The Labor councillors on that side led by Councillor HAYES and Councillor Soorley and Councillor HINCHLIFFE at the time, actually rejected Federal Government money for a light rail system in the city. Had we had that money and that light rail in place, we would have already been ahead of the game Mr Chairman. But of course, they did nothing but look backwards. They did nothing but do bandaid treatments within the CBD, and it has taken this administration under the leadership of the LORD MAYOR to make sure that we came up with a great plan for this city, and one that will take us forward in an innovative way into the future.

Chairperson:

Debate. Councillor ABRAHAMS.

Councillor ABRAHAMS:

Thank you Mr Chairperson, and I will be quick.

It is interesting listening to the debate because in the debate on this, we have not seen what I believe is the core...

Chairperson:

To which Item are you speaking?

Councillor ABRAHAMS:

I am talking about the Neighbourhood Plan for the CBD.

What I believe when you talk about a city, the thing that defines it more than anything else is the way that the people of that city use the inner core of their city.

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Is it a place where they come and spend time and walk, and chat, and as I have heard from many of my residents, literally go just to watch the other people doing their business in the city because that is what makes a vibrant CBD. Because they will see, and there is some humour there, you all know the huge range of activities that actually go on, on a very active centre city street. And that is what is the core of the commerce of a city.

So when we are actually looking at this Master Plan, it seems to me what is most important is how we actually manage the streets, and what is going on in those streets. And then the second factor is in fact the transport around those streets. And the final one is the buildings. Because you only see those buildings from the street when you are there enjoying the city. And therefore I am delighted to commend this Master Plan to the Chamber, because it has given so much thought and consideration to the quality for pedestrians while they are in the centre of our city.

It clearly dictates where there should be pedestrian shelters, and the appropriate design for those pedestrian shelters. It talks about links cross-city so that in cross-city blocks, they add convenience and vibrancy to the city and of all of the plans that are coming with this Master Plan, four of them relate to the wellbeing of pedestrians.

So getting up and speaking in strong favour for this component of the plan, I also believe we must give as much weight to the implementation for the pedestrian facilities in this plan. All too oft as we have actually just heard earlier in the debate from the other side, they are reduced to parks, but the links and connectivity to the joy and pleasure of getting there is forgotten.

So in my role, I will be absolutely sure that the appropriate money and facilities and shade and shelters are given to the people of our city.

Councillors:

Hear, Hear.

Chairperson:

Further debate. Councillor BERMINGHAM.

Councillor BERMINGHAM:

Thank you Mr Chairperson. I rise to speak on Item D, the City Centre Neighbourhood Plan.

I just want to welcome this City Centre Neighbourhood Plan and the associated amendments. The proposed amendments are of course to be part of the City Plan 2000.

This Neighbourhood Plan delivers the statutory force to the land use components of the City Centre Master Plan. A Master Plan that has important points listed in a vision as part of this document. In the very first dot point - this massive document that is quite heavy - an integrated public transport network capitalising on opportunities provided by TransApex.

This integrated public transport network will include improvements to train, bus, ferry and taxi services, and will prioritise investigation of new mass transit options.

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The second dot point which is what Councillor ABRAHAMS was referring to, is the pedestrian and cyclist friendly streets and spaces providing safety, good connectivity, fine grade permeability and legibility, supported by high quality facilities. And this CBD Master Plan has been endorsed by all of us.

Before us today we have the City Centre Neighbourhood Plan which provides a statutory effect of the CBD Master Plan. In other words, the meat on the bone. And it is to make the vision reality. So one area that has been overlooked in the LORD MAYOR's election promise, and I am happy to quote, "that is that the Liberal Team will adopt a commonsense approach to ensure a user friendly CBD. We will require all new developments in the CBD to provide courier, taxi and disabled drop off bays."

So this is a promise that we know cannot be delivered. And, I have to say should not be delivered, because it would be a conflict with the vision dot points that I just read out to you. And from a logical point of view, the LORD MAYOR's promise would have taken away the precious footpath space from pedestrians which we all support as part of this amendment.

I know everyone in the Chamber supports the importance of pedestrian and cyclist space in order to get around, and in fact we need a city centre that we can access or get to. That means we need to prioritise other demonstration projects in the vision, that delivered this plan. For example, the new mass transit options, heavy rail to Eagle Street that Councillor HINCHLIFFE mentioned, and Gardens Point, and a consideration is a link to the Gabba, which I would totally support. And a new dedicated public transport bridge linking Adelaide Street to South Brisbane.

Councillors:

Hear, Hear.

Councillor BERMINGHAM: This Neighbourhood Plan provides for more commercial and residential development to our CBD, but this in turn demands better public transport linkages. For the CBD to thrive for us, to create more jobs, increase export and create economic prosperity, we need better public transport, and we need it now. Thank you.

Chairperson:

Further debate. LORD MAYOR?

Upon being submitted to the Chamber, the motion for the adoption of the report of the Establishment and Co-ordination Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

The Right Honourable the Lord Mayor (Councillor C K T Newman) (Chairperson); The Deputy Mayor (Councillor D B Hinchliffe) (Deputy Chairperson); and Councillors H J Abrahams, J H Campbell, K Flessner, V Newton, G M Quirk and K M Rea.

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A CONTRACT WITH CURBSIDE SERVICES PTY LTD FOR SUPPLY OF NECESSARY TRUCKS, FUEL AND CONTRACT LABOUR (DRIVERS AND LABOURERS) FOR THE ANNUAL KERBSIDE LARGE ITEMS AND KERBSIDE GREENWASTE COLLECTION SERVICES, IN ACCORDANCE WITH COUNCIL'S INTERIM PROCUREMENT MANUAL, AND DELEGATION OF POWERS PURSUANT TO SECTION 39B OF THE CITY OF BRISBANE ACT 1924
243/1/0(P3)

223/2006-07

1. The Acting Chief Executive Officer provides the following background information regarding this matter.
2. City Waste Services (CWS) is responsible for managing the annual Kerbside Large Items and Kerbside Greenwaste Collection Services. Brisbane CityWorks (BCW) provides those services to CWS via a Customer Service Agreement (CSA).
3. BCW, in the provision of these services during financial year 2005/2006, subcontracted to Curbside Services Pty Ltd (Curbside) to supply to it all of the following resources used in the provision of those services:
 - . rear lift refuse compactor vehicles;
 - . flat-top trucks;
 - . fuel for trucks; and
 - . truck drivers and driver's assistants/labourers (contract labour from a labour hire agency called WorkPac).
4. BCW contracted with Curbside under Panel Arrangement Contract No. C40082-03/04 (managed through Council's Fleet Product Group), being the Intermittent Hire of Major and Minor Plant, Passenger and Commercial Vehicles, Trucks and Specialised Equipment.
5. All of the rear-loading garbage compactors and high-sided trucks used by BCW in the provision of the Kerbside Large Items and Kerbside Greenwaste Collection Services were engaged under this arrangement.
6. Panel Arrangement Contract No. C40082-03/04 is due to expire on 30 December 2006, and is currently under review by Strategic Procurement Office.
7. During 2005/2006, BCW also sourced all drivers and driver's assistants/labourers used in the provision of Kerbside Large Items and Kerbside Greenwaste Collection Services through Curbside. Curbside in turn sourced all contract labour from a labour hire company. A recent Queensland Audit Office (QAO) audit of the financial management of Kerbside Large Items and Kerbside Greenwaste Collection Services has identified that Curbside was not a Council approved panel participant for the provision of contract labour.
8. The QAO recommended that a Council resolution should be sought to apply an exception to Council's procurement requirements "where Value for Money can be demonstrated by the engagement of the vehicles from and the labour hire through Curbside".

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Rationale for Sole Sourcing

9. The proposal is for Council to enter into a contract with Curbside for the provision of all rear lift compactor vehicles, flat-top trucks including fuel, and contract labour for the Kerbside Large Items and Kerbside Greenwaste Collection Services for two cycles of collection up to September 2008.
10. The Kerbside Large Items and Greenwaste Collection Services that are provided by Council are both considered to be valued and essential services by the ratepayers of Brisbane. Accordingly, it is essential that the contractual arrangements for these services be properly finalised as soon as possible.
11. Council Officers have undertaken research of availability, scale and capability of other suppliers of the required vehicles, and have ascertained that there are no alternative suppliers available at this time. Market intelligence has confirmed that Curbside is now the sole provider in Brisbane with the required specialist vehicles. Its competitors no longer have suitable vehicles available.
12. These specialist vehicles are rear-compacting collection vehicles. As the only vehicles suited to large-scale greenwaste and curbside collection, they are essential to the proper and cost-effective provisions of the required services.
13. Curbside also has a track record of reliability and quality with respect to the services it provides. It proved to be cost competitive twelve months ago when it bid for the Kerbside Compost Service Contract, its tender being the lowest submitted by an external provider. It subsequently sub-contracted to BCW, the successful tenderer for the Kerbside Large Items and Greenwaste Collection Services Contract, and has performed those services to BCW's satisfaction at a competitive rate.
14. Curbside has also performed similar services to the satisfaction of Ipswich City Council, and has just been awarded a contract for kerbside collection for Gold Coast City Council.
15. The specialist compactor vehicles required for the provision of the required services are high cost, and a new market entrant would need to commit to significant capital investment to be competitive with Curbside. This would not be achievable in the short to medium term, even if Council were to offer to the market a long-term contract of the type that financial institutions would require to fund the purchase of the required vehicles, and to do so would not deliver value.
16. Engaging all drivers and driver's assistants through Curbside will also ensure that fully trained and experienced contract labour can commence delivery of the 2006/2007 Kerbside Large Items and Kerbside Greenwaste Collection Services at short notice. This makes Curbside accountable for the delivery of the service.
17. Curbside has offered to provide the required services on a schedule of rates that is considered to be reasonable, advantageous and value for money. Having regard to economic conditions, the rates compare favourably to the rates paid to Curbside in respect of previous contractual arrangements. There has been a marginal increase in labour rates of \$1.30 per hour to \$26.90 over previous arrangements. The daily rate for compactor vehicles has increased by 14.6 per cent from \$525 to \$601.85 per day.

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18. These rates are subject to the execution of a two-year contract, and would increase by at least 10 per cent were a one-year arrangement to be put in place. These rates also compare favourably with the market rates for the provision of similar services. A commitment to September 2008, if given, will enable kerbside collections to be included in a wider review of waste collection contracts scheduled to occur by September 2008.
19. At this stage, it is expected that Curbside is still willing to negotiate these rates further, but these negotiations will probably not be finalised for a couple of weeks. It is for that reason that it is proposed that the Establishment and Co-ordination Committee (E&C) be delegated the power to approve the contract while Council is in recess, so that the services can commence as soon as the contract is finalised.
20. The contract to be utilised would be a standard Council services contract in similar format to the existing Panel Arrangement Contract. Appropriate environmental and workplace health and safety clauses would be inserted.
21. It is therefore considered to be in the public interest that Council proceed, without inviting tenders, to enter into a contractual arrangement with Curbside to supply trucks, fuel and contract labour (drivers and labourers) for the Kerbside Large Items and Kerbside Greenwaste Collection Services.
22. The offer submitted by Curbside to date represents value for money and there is clear opportunity to improve Council's commercial position even further. It is considered that the most advantageous term for this arrangement would be for two years up to September 2008.
23. At its meeting held on 18 September 2006, the Establishment and Co-ordination Committee carefully weighed concerns over investigations into the contract process against the public interest need for the collections to continue. After advice from Brisbane City Legal Practice supporting proceeding with the collections, the Committee resolved to submit the following recommendation to Council.
24. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT:

- (i) As:
 - (a) Council has an immediate requirement to contract with an appropriate service provider for the commencement of the Kerbside Large Items and Greenwaste collection program;
 - (b) Curbside Services Pty Ltd (Curbside) has to date been Council's preferred service provider for these kerbside collections;
 - (c) The panel contracting arrangements under which Curbside has been previously engaged have not fully complied with Council tendering and contracting rules and procedures;
 - (d) Curbside Services Pty Ltd is currently performing its contractual obligations with respect to Kerbside Collection in a satisfactory and cost-effective manner;

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- (e) Council Officers have undertaken research of availability and capability of other suppliers of kerbside collection services, and have ascertained that there are virtually no other alternative supplier available at this time;
- (f) Curbside is the only supplier that has the required equipment available at short notice to provide the required services;
- (g) Curbside has offered to provide the required services on a schedule of rates basis, at competitive rates that compare favourably to its previous rates and to those of the market; and
- (h) Curbside has indicated a willingness to negotiate a lower rate contingent upon a guaranteed longer term;

THEN COUNCIL CONSIDERS THAT ENTRY INTO A CONTRACT WITH CURBSIDE SERVICES PTY LTD FOR SUPPLY OF NECESSARY TRUCKS, FUEL AND CONTRACT LABOUR (DRIVERS AND LABOURERS) TO CARRY OUT THE REQUIRED KERBSIDE COLLECTION SERVICES UNTIL 30 SEPTEMBER 2008 WITHOUT INVITING TENDERS IS IN THE PUBLIC INTEREST.

(ii) As:

Council considers as in (i);

- (a) it is likely that if Council invited tenders for the required equipment and services, no person would submit a tender more advantageous to Council than the proposal by Curbside Services Pty Ltd referred to in (i), and no satisfactory result would be achieved; and
- (b) the invitation of tenders would be likely to involve the Council and any tenderers in considerable expense, without producing any benefit to Council;

Then COUNCIL IS OF THE OPINION THAT IT IS IN THE PUBLIC INTEREST THAT IT PROCEED WITHOUT INVITING TENDERS TO ENTER INTO CONTRACTUAL ARRANGEMENT WITH CURBSIDE SERVICES PTY LTD TO SUPPLY TRUCKS, FUEL AND CONTRACT LABOUR (DRIVERS AND LABOURERS) FOR THE ANNUAL KERBSIDE LARGE ITEMS AND KERBSIDE GREENWASTE COLLECTION SERVICES FOR THE NEXT TWO YEARS UP TO SEPTEMBER 2008.

- (iii) The Executive Manager, Strategic Procurement Office, is empowered to conclude and sign a contract with Curbside Services Pty Ltd in a form acceptable to the Manager, Brisbane City Legal Practice.
- (iv) The Divisional Manager, Brisbane CityWorks, shall be the Council's Contract Authority and is empowered to manage all aspects of this contract on Council's behalf save for any variations in scope or changes to the commercial conditions thereto that are to be approved by the Executive Manager, Strategic Procurement Office.

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- (v) **UNDER SECTION 39B OF THE CITY OF BRISBANE ACT 1924**, BRISBANE CITY COUNCIL DELEGATES to each delegate specified in Table 1A the powers under the *CITY OF BRISBANE ACT 1924* specified in Table 1B on the conditions stated in Table 2.

TABLE 1A
DELEGATE(S)
Establishment and Co-ordination Committee

TABLE 1B
POWERS UNDER THE CITY OF BRISBANE ACT 1924
upon advice of Stores Board, to approve the proposed contract, as negotiated and agreed by the Strategic Procurement Office with Curbside Services Pty Ltd, for the supply of trucks, fuel and contract labour (drivers and labourers) for the annual Kerbside Large Items and Kerbside Greenwaste Collection Services for two years up to September 2008

TABLE 2
GENERAL CONDITIONS
<p>1. Each of the functions and powers delegated by this resolution includes:</p> <p>(a) doing any act and making any decision;</p> <p>(b) giving or causing to be given any notice, notification, statement of reasons;</p> <p>(c) issuing or causing to be issued, and endorsing, any certificate, permit or other instrument of authorisation, and any copy thereof,</p> <p>if doing so is incidental to or entailed by the exercise of the functions and powers.</p> <p>2. This resolution takes effect from the date it is made until:</p> <p>(a) the delegation is revoked; or</p> <p>(b) such time as Council may determine,</p> <p>whichever is earlier.</p> <p>3. A reference to a law includes a reference to:</p> <p>(a) the law as originally made, and as amended from time to time since it was originally made;</p> <p>(b) if the law has been repealed and remade (with or without modification) since the reference was made---the law as remade, and as amended from time to time since it was remade;</p> <p>(c) if a provision of the law has been omitted and remade (without modification and whether in the law or another law) since the reference was made---the provision as remade;</p> <p>(d) the renumbered law, as renumbered or amended from time to time.</p> <p>4. In this resolution:</p> <p>"delegate", in relation to a position, means the person holding that position from time to time;</p> <p>"law" includes a provision of a law;</p> <p>"position" means a position as designated in this resolution or as re-designated under a different title while the delegation to that position remains in force.</p> <p>5. The delegate in Table 1A may only exercise the power in Table 1B when Council is in recess.</p> <p>6. This delegation is contingent on there being budget provision for the entry into the contracts the subject of the delegation.</p> <p>7. This delegation can be exercised in respect of any individual transaction, which exceeds \$4 million.</p>

ADOPTED

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B **NORTH-SOUTH BYPASS TUNNEL - REJECTION OF A CLAIM FOR COMPENSATION ARISING FROM THE RESUMPTION OF LAND AT 4 AND 10 EARLE STREET (95 LUTWYCHE ROAD), WINDSOR**

202/11-NO255/4; 202/11-NO255/10

224/2006-07

25. The Executive Manager, Major Infrastructure Projects Office, provides the following background information in relation to this matter.
26. On 14 February 2006, Council issued a Notice of Intention to Resume to Sabletile Pty Ltd, arising from the resumption of properties situated at 4 and 10 Earle Street (95 Lutwyche Road) Windsor, described as Lot 1 on SP125076 and Lot 35 on RP18497, Parish of North Brisbane, for road purposes. The land has a total area of 3430 square metres.
27. The resumption was subsequently published in the Queensland Government Gazette dated 30 June 2006.
28. The property at 10 Earle Street is improved with a single-level showroom/warehouse building, sheeted with fibrous cement, metal sheeting and concrete block external walls on a concrete slab. The building is approximately 60 years old, although it has been modified and extended. The floor area is 1050 square metres for the showroom and 937 square metres for the warehouse, a total of 1987 square metres. Its western boundary is to Lutwyche Road, which provides excellent exposure, while all vehicular access is from Earle Street at the eastern boundary. Sabletile Pty Ltd, trading as Empire Business Furniture, occupies the property on a leasehold basis from December 2005, with options extending to 2011.
29. At the request of Council, Realty Valuation Services (RVS) undertook an assessment of value of the two properties. In June 2006, it advised that it assessed the value of 4 and 10 Earle Street, Windsor, at \$5,950,000.
30. On 30 August 2006, Sabletile Pty Ltd (Sabletile), represented by Corrs Chambers Westgarth Lawyers, lodged a claim for compensation for \$12,000,000 plus GST. Sabletile also requested an interim payment or advance against compensation, should the claim not be accepted.
31. Based on the advice received from RVS, this claim is excessive and should be rejected. In accordance with Section 23 of the *Acquisition of Land Act 1967*, the advance should be equal to Council's estimate of compensation payable, namely \$5,950,000.
32. It is therefore recommended that the claim for compensation be rejected and an advance payment equal to Council's estimate of compensation payable be made.
33. Accordingly, the Executive Manager submits the following recommendation, with which the Committee agrees.
34. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT COUNCIL APPROVE THAT:

- (i) **THE CLAIM FOR COMPENSATION** set out in Schedule 1 Parts 1 and 2 hereunder **BE REJECTED AS EXCESSIVE;**
- (ii) **AN OFFER OF SETTLEMENT** as set out in Schedule 1 Part 3 hereunder **BE MADE;**
and

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- (iii) **AN ADVANCE ON COMPENSATION** as set out in Schedule 1 Part 4 hereunder **BE MADE** under Section 23 of the *Acquisition of Land Act 1967*.

Schedule 1

Part 1	Details of Resumption
Claimant	Sabletile Pty Ltd (trading as Empire Business Furniture)
Property Resumed	4 and 10 Earle Street (95 Lutwyche Road) Windsor, described as Lot 1 on SP125076 and Lot 35 on RP18497, Parish of North Brisbane
Purpose of Resumption	Road purposes and a purpose incidental to the purpose of an approved Tollway Project, namely the North-South Bypass Tunnel Project
Part 2	Details of Claim
Amount of Claim	\$12,000,000 under all heads of compensation
Part 3	Details of Offer
Amount of Offer	\$5,950,000
Part 4	Details of Advance
Amount of Advance	\$5,950,000 Interest calculated on the current Land Court rate of 5.5 per cent on the offered amount from the date of resumption to the date of payment.

ADOPTED

C **DELEGATION OF POWERS TO ACCEPT, REDUCE AND RELEASE GUARANTEES PURSUANT TO SECTION 39B OF THE CITY OF BRISBANE ACT 1924**
288/20-39B(A22)

225/2006-07

35. The Chief Financial Officer, Corporate Services Division, provides the following background information in relation to this matter.
36. At the request of the Corporate Treasury Manager, the Assurance and Audit Services Branch conducted a review of Bank and Performance Guarantees held by Council, as part of the 2004/05 Assurance and Audit Services Annual Plan.
37. The findings of the review were detailed in the Assurance and Audit Services Report 'Review of Bank Guarantees', dated 25 May 2005 (the report).
38. Guarantees are normally issued as security for transaction performance. Guarantees represent compensation for credit risk in the event that one party fails to deliver or perform on contractual obligations to the guaranteed party (obligee).
39. Typically, a guarantee accepted by the Council:
- . is provided by a party eg. a developer or supplier who has a contractual obligation to the Council to provide works or goods;
 - . is provided to secure to the Council the performance of a party's contractual obligations;
 - . is given by an approved bank or other financier; and

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- provides for the payment to the Council by the obligor of a specified sum of money in the event that the developer or supplier defaults in the carrying out of its obligations to the Council.
40. In the report, the Corporate Treasury Manager was identified as the position currently authorised to accept bank and/or performance guarantees on behalf of Council, subject to the guarantees meeting all of the credit and related approvals. However, the report acknowledged that the responsibility for the acceptance of the form and conditions of the guarantees generally lies with the relevant officers in user Divisions.
 41. At present, delegations exist for a number of other Council officers to accept and release guarantees on behalf of Council. In many cases these are either not reflective of current work practices, organisational structure, or the delegations were granted in relation to legislation that has now been repealed or superseded.
 42. The report recommends that each Division should appoint one or more contacts, who are authorised to issue instructions for the release or modification of guarantees relating to the Division.
 43. Council has recently approved new policies and procedures, prepared by Brisbane City Legal Practice, in relation to guarantees. The policy and procedures incorporate the recommendations set out in the report, and also include guidelines for acceptable guarantees.
 44. It is proposed that Council issue new delegations in order to enable the nominated positions to approve the acceptance, reduction and release of guarantees on behalf of Council. This will enable the approval process to occur at the business activity level, which will result in better ownership of the process and give the business units control over service levels. The corporate guarantee policy and procedures will ensure that there is a consistent and controlled approach towards the management of guarantees.
 45. It is intended to have three levels of delegations as set out follows:
 - Level 1** – High level delegation granting full authority to accept all guarantees. It is intended that this level be limited to Brisbane City Legal Practice and the Corporate Treasury Manager. This will allow these areas to approve the acceptance of guarantees that are given in particular circumstances eg. those which have expiry dates or do not fully comply with the minimum criteria for guarantees outlined in the guarantee procedure.
 - Level 2** – is issued to Delegates whose Divisional Manager has not specified any monetary authority limits. These delegates can approve guarantees to any limit provided that they comply with the guarantee policy and procedure (in particular the minimum criteria).
 - Level 3** – is issued to Delegates whose Divisional Manager has specified monetary authority limits. These delegates can approve guarantees to the specified monetary limit provided that the guarantees comply with the guarantee policy and procedure (in particular the minimum criteria).
 46. It is intended that all Divisional Delegates and their nominees attend an information session regarding the relevance and risks associated with guarantees. Information sessions will also cover the details of the new corporate guarantee policy and procedures.

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47. The Chief Financial Officer therefore submits the following draft resolution, with which the Committee concurs.

48. **RECOMMENDATION:**

THAT IT BE RESOLVED THAT UNDER SECTION 39B OF THE CITY OF BRISBANE ACT 1924, BRISBANE CITY COUNCIL

DELEGATES:

- (a) to each delegate specified in Table 1A the powers under the *CITY OF BRISBANE ACT 1924* specified in Table 1B;
- (b) to each delegate specified in Table 2A the powers under the *CITY OF BRISBANE ACT 1924* specified in Table 2B;
- on the conditions stated in Table 3.

REVOKES:

- (a) any delegations made to an officer to approve, reduce or release a guarantee.

TABLE 1A	
DELEGATE(S)	
DELEGATE	LIMIT
Corporate Services	
Manager Brisbane City Legal Practice	Unlimited
Solicitor – Property Team Leader	Unlimited
Corporate Treasury Manager	Unlimited

TABLE 1B
POWERS UNDER THE CITY OF BRISBANE ACT 1924
under Section 6A , accept, reduce and release guarantees

TABLE 2A	
DELEGATE(S)	
DELEGATE	LIMIT
Customer and Community Services	
Principal Engineer Assessment	Up to \$500,000.00
Team Leader, Development Assessment	Up to \$500,000.00
Principal Planner Assessment	Up to \$200,000.00
Manager, Licensing & Compliance	Up to \$500,000.00
Team Leader, Licensing & Compliance	Up to \$200,000.00
Principal Development Officer Building	Up to \$200,000.00
Principal Officer Plumbing Services	Up to \$200,000.00
Team Leader, Licensing Sealing & Certificates Unit	Up to \$200,000.00
Principal Development Officer, Environmental Health	Up to \$200,000.00
Brisbane City Works	

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TABLE 2A	
DELEGATE(S)	
DELEGATE	LIMIT
Commercial Manager	Unlimited
Contracts Administration	Unlimited
Major Infrastructure Projects Office	
Executive Manager, Major Projects	Unlimited
Manager, Major Projects	Unlimited
Senior Finance Officer	Unlimited
Strategic Procurement	
Manager, Corporate Risk Management	Unlimited
Procurement Manager	Unlimited
Sourcing Manager	Unlimited
Brisbane Water	
Senior Contract Procurement Officer	Unlimited
Contract Procurement Officer	Unlimited
Manager Projects Branch	Unlimited
Contract Procurement Officer	Unlimited
Brisbane Transport	
Finance Manager	Unlimited
Financial Controller	Unlimited
Divisional Management Accountant	Unlimited
Corporate Services	
Chief Financial Officer	Unlimited
Financial Controller	Unlimited
Manager City Property	Unlimited
City Business	
Principal Contracts Manager	Only for contracts managed by City Design – Unlimited
Project Director	Only for contracts managed by City Design - Unlimited
Collections Contract Manager	\$10,000,000.00
Disposal Contract Manager	\$5,000,000.00
Manager City Venues	\$10,000.00
Divisional Manager	Unlimited
Manager City Waste Services	\$10,000,000.00
City Policy and Strategy	
Principal Financial Controller	Unlimited
Senior Program Officer, Public Transport	Unlimited
Principal Transport Infrastructure	Unlimited
Principal Policy Officer Landscape Amenity & Business	Unlimited

TABLE 2B
POWERS UNDER THE CITY OF BRISBANE ACT 1924
under Section 6A, approve, reduce and release guarantees up to the specified limits

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TABLE 3
GENERAL CONDITIONS
<p>1. Each of the functions and powers delegated by this resolution includes:</p> <p>(a) doing any act and making any decision;</p> <p>(b) giving or causing to be given any notice, notification, statement of reasons;</p> <p>(c) issuing or causing to be issued, and endorsing, any certificate, permit or other instrument of authorisation, and any copy thereof,</p> <p>if doing so is incidental to or entailed by the exercise of the functions and powers.</p> <p>2. This resolution takes effect from the date it is made until:</p> <p>(a) the delegation is revoked; or</p> <p>(b) such time as Council may determine,</p> <p>whichever is earlier.</p> <p>3. A reference to a law includes a reference to:</p> <p>(a) the law as originally made, and as amended from time to time since it was originally made;</p> <p>(b) if the law has been repealed and remade (with or without modification) since the reference was made---the law as remade, and as amended from time to time since it was remade;</p> <p>(c) if a provision of the law has been omitted and remade (without modification and whether in the law or another law) since the reference was made---the provision as remade;</p> <p>(d) the renumbered law, as renumbered or amended from time to time.</p> <p>4. The delegates in Table 2A must exercise their powers in accordance with Council's Guarantee Policy and Guarantee Procedure as amended from time to time.</p> <p>5. The delegates in Table 1A may exercise their powers in respect of any guarantee but, in particular, if a delegate in Table 2A cannot comply with condition 4.</p> <p>6. In this resolution:</p> <p>"delegate", in relation to a position, means the person holding that position from time to time;</p> <p>"law" includes a provision of a law;</p> <p>"position" means a position as designated in this resolution or as re-designated under a different title while the delegation to that position remains in force.</p>

ADOPTED

D **APPROVAL TO NOT PROCEED WITH PROPOSED CITY CENTRE LOCAL PLAN AMENDMENTS, AND TO PROPOSE REPLACEMENT OF THE CITY CENTRE LOCAL PLAN WITH A NEW LOCAL PLAN ENTITLED "CITY CENTRE NEIGHBOURHOOD PLAN"**

460/136(82)

226/2006-07

49. The Divisional Manager, City Policy and Strategy Division, provides the following background information in relation to this matter.
50. The *Brisbane City Plan 2000* (City Plan) includes a local plan entitled the City Centre Local Plan. At its meeting held on 17 October 2003, Council resolved to amend this local plan, and proposals were advertised from 5 February to 19 March 2004. Twenty-six properly made submissions were received.

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51. As a result of the submissions received, it is recommended that Council resolve not to proceed with such proposed amendments.
52. Following the submissions referred to above, a new local plan entitled the "City Centre Neighbourhood Plan", has been prepared with the aim of achieving the following significant benefits:
- . Protection of the commercial primacy of the Central Business District (CBD) and the capacity to enhance its economic role in the region;
 - . Enhanced quality of built-form outcomes in the CBD, especially in relation to enhancing the interface between the public and private domain;
 - . More locally responsive built-form outcomes that respect streetscape character, views, nearby public spaces and heritage places;
 - . Reduced potential for pedestrian and vehicular conflicts; and
 - . Protection for building and features of heritage value.
53. The package of draft amendments includes:
- . The new proposed City Centre Neighbourhood Plan and associated amendments (Attachment C submitted);
 - . Minister's letter advising Council that the previous proposals may be publicly notified (Attachment D submitted);
 - . Report on submissions to the previous draft Local Plan (Attachment E submitted); and
 - . Submissions received (tabled).
54. Should Council resolve to propose amendments in the form of the new package indicated above, it will be forwarded to the Minister for consideration of State interests prior to commencing public consultation.

Customer Impact

55. The draft City Centre Neighbourhood Plan will provide the community and landowners with a vision against which to gauge development applications and provide locally focused desired land use and built form outcomes for the City Centre.
56. Currently, there are few design provisions specific to the CBD. Consequently, the Neighbourhood Plan will be seen as providing a degree of regulation that currently does not exist. Conversely, these provisions should improve the quality of the environment for users of the CBD.
57. The Divisional Manager therefore submits the following draft resolutions, with which the Committee concurs.
58. **RECOMMENDATION:**

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**TO RECONSIDER PROPOSED AMENDMENTS TO THE CITY CENTRE LOCAL PLAN
AFTER A REVIEW OF THE SUBMISSIONS RECEIVED PURSUANT TO SCHEDULE 1 OF
THE INTEGRATED PLANNING ACT 1997**

THAT IT BE RESOLVED THAT:

As:

- (a) At its meeting held on 14 October 2003, pursuant to Section 9(2) of Schedule 1 of the *Integrated Planning Act 1997* (IPA), Council proposed amendments to the City Centre Local Plan (proposed amendments) in the *Brisbane City Plan 2000* (planning scheme);
- (b) Pursuant to Section 9(3) of Schedule 1 of IPA, a copy of the proposed amendments was given to the Minister for consideration of State interests, and by letter dated 17 December 2003, copy submitted at Attachment D, the Minister advised Council that it could publicly notify the proposed amendments;
- (c) Such proposed amendments were publicly notified on 5 February 2004, by notice in *The Courier-Mail*, with the final date for receipt of submissions being 19 March 2004, and 26 submissions were received and are tabled;
- (d) Pursuant to Section 17 of Schedule 1 of IPA, Council has prepared a report on submissions, as set out at Attachment E submitted, explaining in general terms how it has dealt with the submissions received;

COUNCIL, pursuant to Section 16(1) of Schedule 1 of IPA, having regard to the submissions received **RESOLVES NOT TO PROCEED WITH THE PROPOSED AMENDMENTS.**

**TO PROPOSE AMENDMENTS TO THE CITY CENTRE LOCAL PLAN IN THE BRISBANE
CITY PLAN 2000 PURSUANT TO SCHEDULE 1 OF THE INTEGRATED PLANNING
ACT 1997**

THAT IT BE RESOLVED THAT:

- (i) Pursuant to Section 1(1) of Schedule 1 of the *Integrated Planning Act 1997* (IPA), **COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000** (planning scheme) **BY REPLACING THE CITY CENTRE LOCAL PLAN WITH A NEW LOCAL PLAN ENTITLED "CITY CENTRE NEIGHBOURHOOD PLAN"** together with relevant consequential amendments as set out at Attachment C submitted (proposed amendments).
- (ii) Pursuant to Section 9(2) of Schedule 1 of IPA, **COUNCIL PROPOSES AMENDMENTS TO THE PLANNING SCHEME TO REPLACE THE CITY CENTRE LOCAL PLAN WITH THE PROPOSED AMENDMENTS.**
- (iii) Council directs, pursuant to Section 9(3) of Schedule 1 of IPA, that the Minister be given a copy of the proposed amendments.

ADOPTED

ADJOURNMENT:

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At that time, 4:10pm, it was resolved on the motion of Councillor L D BRYANT, seconded by Councillor F FARMER, that the meeting adjourn for a period of 15 minutes.

UPON RESUMPTION at 4:25pm the Deputy Chairperson of Council (Councillor Ann Bennison) took the Chair.

URBAN PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

228/2006-07

The DEPUTY MAYOR and MAJORITY LEADER (Councillor D B HINCHLIFFE), Chairperson of the Urban Planning and Economic Development Committee, moved, seconded by Councillor C E BERMINGHAM, that the report of the meeting of the Urban Planning and Economic Development Committee held on 12 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices

The DEPUTY MAYOR then moved, seconded by Councillor BERMINGHAM, that the report be adopted.

Deputy Chairperson: Any debate?

DEPUTY MAYOR: No Madam Acting Chair. We received a representation in relation to Neighbourhood Planning and a petition for opposing the car park, which is not proceeding anyway.

I commend the Report.

Deputy Chairperson: Any debate?

Upon being submitted to the Chamber, the motion for the adoption of the report of the Urban Planning and Economic Development Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

The Deputy Mayor, Councillor D B Hinchcliffe (Chairperson); Councillor C E Bermingham (Deputy Chairperson); and Councillors A Bennison, C R Cashman, P Cumming, G Knapp and S Sutton.

A INFORMATION REPORT – NEIGHBOURHOOD PLANNING PROGRAM UPDATE

229/2006-07

1. Shane Hackett, Principal Program Officer, Local Planning and Design, City Policy and Strategy, provided the Committee with an update on the Neighbourhood Planning Program, the details of which are set out below.
2. The Neighbourhood Planning Program comprises of three selection criterion which suburbs must fulfil; these key criteria are:

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Technical Criteria

- implementation of cityshape
- capacity for growth
- development "hot spots"
- employment growth
- transport infrastructure eg. busway
- issues raised by community.

Operational Criteria

- integration of high and low growth areas-balanced approach
- demonstrating different scales of development
- possible combination includes:
 - (a) two high growth areas
 - (b) three low growth areas.

Equity Criteria (*Areas without any previous local planning*)

Possible areas include:

- Hamilton
- Anstead
- Mt Ommaney
- Hemmant
- Bracken Ridge.

3. The five Neighbourhood Plans to go ahead for 2006/07 are:
- Bracken Ridge; Bald Hills; Fitzgibbon; Carseldine
 - Centenary Suburbs
 - Wynnum Manly
 - Acacia Ridge and Archerfield
 - Lutwyche Corridor.

These plans have a number of key issues to address; they range from strategic planning of emerging communities to poor public transport concerns in these areas. It is also identified that these plans overlap existing local plans in the area; and therefore some works and progress have been carried out. The fact that some areas have already started upgrades, is reflected in the reduced amount budgeted for that area, as compared to those suburbs that need to be addressed from scratch.

4. The approved budget for the 2006/07 financial year to cover the Neighbourhood Planning Program is a total of \$1,518,000.00, this being divided over the five Neighbourhood Planning areas and amounts for Capital and also contingency. The work on the five plans has commenced and is expected to take 18 months to complete.
5. Mr Hackett then answered some questions from the members of the Committee and the Chairperson thanked him for the presentation and update.
6. **RECOMMENDATION:**

**THAT COUNCIL NOTE THE INFORMATION CONTAINED IN THE ABOVE REPORT.
ADOPTED**

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B PETITION – OPPOSING THE PROPOSED 128-SPACE CARPARK WHICH IS PART OF A DEVELOPMENT APPLICATION AT 151 SHAW ROAD, WAVELL HEIGHTS
A06/71975

230/2006-07

7. A petition from residents of Brisbane, objecting to the 128 space car park which forms part of a Development Application for Outdoor Sports and Recreation facilities at 151 Shaw Road, Wavell Heights, was presented by Councillor Kim Flessler to Council at its meeting held on 23 May 2006, and received.
8. The Divisional Manager, Customer and Community Services Division, submits the information set out below in relation to this matter.
9. A Development Application was lodged to override the 'level of assessment table' in City Plan 2000. The application seeks that two outdoor volleyball courts and outdoor seating on the sporting ovals be exempt from development, that storage sheds, amenity blocks and community space be self assessable and that the tennis centre be code assessable.
10. While the proposal seeks approval for car parking within the site on both sides of Shaw Road, a number of petitions were lodged objecting to the 128-space car park on the eastern side of Shaw Road.
11. Since receiving the petition, Council has been in discussions with the applicants and they have agreed to remove the proposed 128-space car park due to lack of community support.
12. The petitioners specifically identified the following issues with the 128-space car park on the eastern side of Shaw Road:
 - inconsistent with city plan
 - the valuable green space should be protected
 - shaw park land should be preserved for sports and recreation purposes and not car parking
 - there is no need for additional car parking as there are no new additional sporting facilities
 - the proposed 128 space car park will result in the loss of two hockey pitches and a cricket oval
 - the proposal is misleading as to the number of hockey pitches remaining post construction
 - the proposal will result in new pollution run-off into kedron brook
 - the operation of the car park would compromise the safety of pedestrians and cyclists that use the kedron brook bikeway
 - the entrance/exit to the proposed 128 space car park presents a safety risk to motorists using shaw road and cyclists commuting to the city via the shaw road bike lane
 - council studies confirm the site floods
 - the car park operation will result in a loss of amenity for local residents from light, noise, air quality and dust.
 - the developer has chosen the least cost option for the car park.
13. After negotiations with the applicant, it was decided to delete the car park from the current proposal.

Consultation

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14. Local Councillor for the Northgate Ward, Councillor Kim Flesser, has raised concerns and does not support the 128-vehicle sealed car park on the eastern side of Shaw Road.
15. The Divisional Manager, Customer and Community Services Division, therefore recommends as follows and the Committee agrees.
16. **RECOMMENDATION:**

THAT THE PETITIONERS BE ADVISED THAT:

- **THE APPLICATION FOR THE OUTDOOR SPORT AND RECREATION FACILITIES AT 151 SHAW ROAD, WAVELL HEIGHTS IS STILL BEING ASSESSED BY COUNCIL; HOWEVER THE APPLICANT HAS NOW DECIDED TO REMOVE THE PROPOSED 128-SPACE CAR PARK ON THE EASTERN SIDE OF SHAW ROAD FROM THE CURRENT APPLICATION.**
- The suggestions raised in the petition for alternative parking arrangements will be considered as part of the overall assessment of the application.

ADOPTED

URBAN PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

[Special Meeting]

231/2006-07

The MAJORITY LEADER and DEPUTY MAYOR (Councillor D B HINCHLIFFE), Chairperson of the Urban Planning and Economic Development Committee, moved, seconded by Councillor C E BERMINGHAM, that the report of the special meeting of the Urban Planning and Economic Development Committee held on 19 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices

The DEPUTY MAYOR then moved, seconded by Councillor BERMINGHAM, that the report be adopted.

Deputy Chairperson: Any debate?

DEPUTY MAYOR: Yes Madam Acting Chair, the Committee met this morning in relation to the development proposal from Mirvac for Indoor Sport and Recreation Shop Office Convention Centre Restaurant Cafe Multi Unit Dwelling, Park and Operational Work for Disturbance of Marine Plants etc, at 21 Softstone Street, Tennyson.

This proposal of course is for a 5500 capacity roofed-stadium. It incorporates 22 tennis courts, 1500 temporary seats around two of those courts for tennis. Basically this is the establishment of the State Tennis Facility in Brisbane. I think there have been people not only in Brisbane but in Queensland and all over Australia looking forward to having this tennis facility established in Brisbane, and we are hopeful that the next generation of Rod Lavers and Roy Emersons and all of the other great stars of the tennis community that Queensland has created - [REDACTED] among them - that the next generation will be fostered and nurtured in the tennis facility at Tennyson.

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I commend Mirvac for the development. They have worked very closely with the South Team. I would also like to congratulate Steve (Schwartz) and Rory (Kelly) and Peter (Button) in Team South for the work that they have put in. This will result in about 400 units of residential development. That residential development will fuel the establishment of the tennis facility.

I also congratulate the local Councillor, Helen ABRAHAMS and State Member, Simon Finn, for their involvement in the project. They have taken a very --

Councillor interjecting.

DEPUTY MAYOR:

-- no, never. Never against it. Always wanting to achieve good outcomes for their local community. As a result of Councillor ABRAHAMS' involvement we will make sure that there is no parking in the residential area surrounding the stadium for event management or for the construction. As a result of Councillor ABRAHAMS' involvement we will make sure that the bikeway is kept open. As a result of Councillor ABRAHAMS' involvement that there are ecologically sustainable development features incorporated in the development as a result of Councillor ABRAHAMS' involvement, and thank you LORD MAYOR for thanking me to make all of these complimentary remarks about Councillor ABRAHAMS.

Councillor interjecting.

DEPUTY MAYOR:

No, never. We are assured that there will be an effective bikeway along that river frontage.

Councillors Interjecting:

Hear! Hear!

DEPUTY MAYOR:

So I applaud all --

Councillor interjecting.

DEPUTY MAYOR:

-- No, no, no, an effective bikeway.

Deputy Chairperson:

LORD MAYOR you will get an opportunity to speak if you want to take it.

DEPUTY MAYOR continue.

DEPUTY MAYOR:

What did you have for lunch?

I thank the LORD MAYOR for his useful and friendly interjection. I also thank my colleagues for their support for this important development.

Deputy Chairperson:

Any debate?

Councillor CASHMAN.

Councillor CASHMAN:

Thank you Madam Chairman.

Madam Chairman, this application in Item A, which is the only Item before us, is a great addition to our city. It will be a world class tennis centre with capacity 5500 people in the stadium. It will be a roofed stadium, and it will have 20 corporate boxes. There will be 1500 temporary seats around two show courts and there will be 22 outdoor tennis courts for daily use.

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On top of this will be function rooms. There will be an additional park for residents to use and of course a number of residential units as well. Madam Chairman, Councillor HAYES has interjected by saying she can read. Well that's great news to me to hear that Councillor HAYES can read now that she's sitting on the back bench.

Deputy Chairperson:

Councillor interjecting.

Councillor CASHMAN:

Councillor CASHMAN, continue on with Item A.

Madam Chairman, the blocks of units, the apartments that are proposed for the riverfront will be in a perfect position with a view of the city, a view of the river and the apartments will have great views of the river and will be in place of the old buildings that were there when the Tennyson Powerhouse was in place. Those buildings have been removed and these buildings will take their place and I am sure that it will be a much better view for those people on the other side of the river who will be walking along there to view these apartments, apart from those residents that will live in these apartments, which will be in a fantastic position for those residents.

There will be a walkway along the river and it will be a walkway that will at some stages be nicely set back from the buildings and at another stage very close to the buildings, what we call the pinch point, but nevertheless it will work well as a fairly wide walkway and be a very, very useful addition and a nice addition for those residents who currently live on that side of the city and also for the residents in the future.

As I said there will be extra parkland that will be made available now to the general community which was not available before in that area.

I would also like to make mention of the fact that there were only three submissions that were made on this application. I mean a big, huge application which will have huge impacts for this city going forward. I would like to congratulate Mirvac for the amount of energy that they expended in putting into involving the public and engaging the public in the consultation process, but not only that, also taking into account the views of those residents in that area. It is very obvious that that engagement was worthwhile and was effective because there were, as I said at the end of it all, only three submissions. And those submissions reflected basically what Mirvac had included in their plan anyway, which tended to be the event management program for managing events in the city to make sure that it doesn't impact on local residents in the inner part of the city, to make sure it doesn't impact on local residents, and also to make sure that the parking is managed on site and that the construction is managed in the best possible way to stop the impacts again on residents.

I would like to just make mention of the Development Assessment Staff, Richard Sivell and Peter Button and Peter Button's staff in the Development Assessment Team South, for the great job that they have done in keeping this development application moving through the system and for delivering this approval on time.

Deputy Chairperson:

Further debate?

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Councillor ABRAHAMS.

Councillor ABRAHAMS: I rise to very quickly talk about this development approval, and I do so because there was an interjection that in fact I did not support this proposal. I just wish to put on the record that clearly I have supported this proposal from the first time it came through to my office, to the consultation that was actually undertaken and in terms of all of the discussions that I have had with Mirvac and with officers from Mirvac and the Council officers.

There was at one point, true, when people were concerned at the proximity of one building to the river, but I have always supported this initiative and am delighted, as Councillor HINCHLIFFE has acknowledged, to be able to value-add through the process some of the initiatives that have been included in this application --

Councillors Interjecting: *Hear! Hear!*

Councillor ABRAHAMS: -- which will do a great benefit.

This development puts Brisbane on the world international tennis circuit. It will be a major achievement and I am delighted that it is actually on this side of the river, but it also will be a great thing for the local community. The local community will have public access to the river which they don't have for quite some distance city-side of this development. They will have a bikeway and free access through that bikeway the whole time, but most importantly a site that has looked like a demolition site for the last 15 years now will actually give back to the local community and therefore it is totally supported by that local community.

I too would like to go on the record to commend Mirvac for their consultation. The officers put in an extraordinary amount of time and numbers of meetings on this proposal. There was nothing that they left unturned and as a result of that it has had strong endorsement from the local community. I am delighted to support this, as I have all throughout the whole application.

Deputy Chairperson: Further debate? Right of Reply?

Upon being submitted to the Chamber, the motion for the adoption of the special report of the Urban Planning and Economic Development Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

The Deputy Mayor, Councillor D B Hinchliffe (Chairperson); Councillor C E Bermingham (Deputy Chairperson); and Councillors C R Cashman, P Cumming, G Knapp and S Sutton.

LEAVE OF ABSENCE:

Councillor A Bennison.

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A DEVELOPMENT APPLICATION - INDOOR SPORT AND RECREATION, SHOP, OFFICE, CONVENTION CENTRE, RESTAURANT (CAFÉ), MULTI-UNIT DWELLING, PARK AND OPERATIONAL WORK FOR DISTURBANCE OF MARINE PLANTS AT 21 SOFTSTONE STREET, TENNYSON – MIRVAC QUEENSLAND LIMITED
DRS/USE/H05-933802

232/2006-07

1. The Team Leader, Development Assessment Team South, reports that a development application has been submitted by Brannock and Associates on behalf of Mirvac Queensland Ltd, as follows:

Development Aspects:	Making a Material Change of Use (Preliminary Approval overriding the planning scheme under section 3.1.6 of the IPA); Making a Material Change of Use (Development Permit); Operational Works (Development Permit)
General Description:	Indoor Sport and Recreation, Outdoor Sport and Recreation, Shop, Office, Convention Centre,- Restaurant (Café), Multi-Unit Dwelling, Park and Operational Work for Marine Disturbance
Land Ownership:	Department of Local Government Planning Sport and Recreation
Address of the Site:	21 Softstone Street, Tennyson
Described as:	Lot 566 on SP104107 and Lot 1 on SP164685, Parish of Yeerongpilly
Containing an area of:	285,300 square metres

2. The proposal involves the following elements:

State Tennis Centre

- 5500 capacity roofed stadium including 20 corporate boxes
- 1500 temporary seats around two show courts
- 22 outdoor tennis courts for daily use
- function rooms
- ancillary Shop and Office
- public access road (dedicated at later date)

Preliminary Approval

- The Master Plan and Supplementary Code for buildings A, B & C (191 units) and balance of park (approx 11,750 square metres) and riverside path connection to Softstone Street is to be dedicated to Council

Stage 1 Residential

- Multi-unit Dwelling
 - (a) Building E (70 units and 10 levels)
 - (b) Building F (44 units and six to nine levels)
 - (c) Ancillary gym
- Park (approx 7000 square metres) including approx 300 metres of riverside path to be dedicated to Council

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Stage 2 Residential

- Multi-unit Dwelling - Building D (88 units and 11 levels)
- Shop (100 square metres).

3. The Team Leader advises that the application was lodged as an impact assessable application under *Brisbane City Plan 2000* and as such public notification was required. Thirteen submissions were received and the concerns of the submitters have been considered. The submissions and representations are summarised as follows:

Issues	Response
1. Provision for widening of the railway overbridge on Softstone Street not considered to allow for increased traffic which will be generated by the development	Railway overbridges are a State Government responsibility
2. Upgrading of Ortive Street in terms of electricity and stormwater	No upgrading is proposed or is required to electricity in the street. There are no stormwater impacts as the proposed development is lower
3. No provision for adequate screening and security measures of proposed parkland adjacent to residential use	Screening has been included in a condition requiring that the applicant submit a Landscape Plan
4. Proposal has not demonstrated compliance with the Desired Environmental Outcomes	The proposal incorporates a State Tennis facility, housing and associated uses and is cognisant of the impacts on the environment. The approval has been conditioned appropriately
5. Impacts of increased noise of the proposed use on adjacent residential area	Conditioned noise report
6. Upgrading of Ortive Street in terms of increased traffic movement within Ortive Street	Traffic movements are redirected away from Ortive Street
7. Proposal will devalue property values	This is not a City Plan issue
8. Proposal will generate traffic which exceeds reasonable expectations for a residential area	Traffic movements are directed to use Farifield Road with upgrades to signalised intersections required as conditions of the approval

4. Continuing, the Team Leader advises that the subject application required Referral Coordination with referral to the following:

Concurrence Agencies

- Environmental Protection Agency (Contaminated Land Unit)
- Department of Primary Industries and Fishing
- Queensland Transport
- Department of Main Roads

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Advice Agencies

- Department of Natural Resources and Mines
- Energex
- Powerlink.

5. The Urban Planner recommends that the application be approved subject to reasonable and relevant conditions and the Committee agrees.

6. **RECOMMENDATION:**

(i) That it be and is hereby resolved that whereas-

- (a) A development application was properly made on the 16 November 2005 pursuant to Section 3.2.1 of the *Integrated Planning Act 1997*, described as follows:

Development Aspects:	Making a Material Change of Use (Preliminary Approval overriding the planning scheme under section 3.1.6 of the IPA); Making a Material Change of Use (Development Permit); Operational Works (Development Permit)
General Description:	Indoor Sport and Recreation, Outdoor Sport and Recreation, Shop, Office, Convention Centre, Restaurant (Café), Multi-Unit Dwelling, Park and Operational Work for Marine Disturbance
Land Ownership:	Department of Local Government Planning Sport and Recreation
Address of the Site:	21 Softstone Street, Tennyson
Described as:	Lot 566 on SP104107 and Lot 1 on SP164685, Parish of Yeerongpilly
Containing an area of:	285,300 square metres

- (b) Pursuant to Section 3.5.4 of the *Integrated Planning Act 1997*, the proposal has been assessed against the applicable codes, Chapter 3 Section 2.5.2 Impact Assessment;

The Council –

- (A) Upon consideration of the application, the relevant codes under *Brisbane City Plan 2000* and those matters set forth in Section 3.5.4 (2) of the *Integrated Planning Act 1997* relevant to the application, considers that:

- (1) The subject site is suitable for the proposed use.
- (2) The proposal would not detrimentally affect the amenity of the neighbourhood.
- (3) The amenity of the future residents on the site can be achieved to an acceptable standard.
- (4) The proposal will not have a detrimental impact on the surrounding road network.

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(B) Accordingly considers that were the following reasonable and relevant conditions imposed on the development, it would be appropriate that the proposed development be carried out on the subject land:

- dedication "in fee simple on trust" to Brisbane City Council for Public Purposes for parkland and community facilities including a riverside walkway and bicycle access through the site
- contaminated land to be remediated prior to dedication to Council
- event Transport Management Plan to be provided at Operational Works stage
- submission of a Rehabilitation Plan which focuses on the riverbank areas
- best practice sustainability principles to be incorporated
- noise quality requirements for all residential units
- landscaping to improve the appearance of the development
- building bulk and appearance are not modified by enclosure of any deck or balcony areas
- on-site car parking and safe ingress and egress
- construction car parking to be on site
- inclusion of public art
- external building materials and finishes are of a high standard
- headworks contributions for water and sewerage infrastructure.

(ii) Whereas the Council determines as in (i) hereof, **THE COUNCIL APPROVES THE DEVELOPMENT APPLICATION** referred to above, subject to the conditions in the Development Approval Package submitted at "A", and according will:

- (a) notify the applicant of this decision
- (b) notify the Dutton Park Ward Councillor of this decision
- (c) advise the Environmental Protection Agency, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (d) advise the Department of Main Roads, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (e) advise the Department of Primary Industries, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (f) advise the Queensland Transport, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (g) advise the Department of Natural Resources and Mines, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (h) advise Powerlink, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period

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- (i) advise Energex, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (j) advise the Manager of City Planning be advised of the decision
- (k) advise the submitters be advised of the decision at the expiration of the applicant's negotiated decision period.

ADOPTED

ROADS, TRANSAPEX AND TRAFFIC COMMITTEE

233/2006-07

Councillor G M QUIRK, Chairperson of the Roads, TransApex and Traffic, moved, seconded by Councillor M de WIT, that the report of the meeting of the Roads, TransApex and Traffic held on 12 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

Councillor QUIRK then moved, seconded by Councillor de WIT, that the report be adopted.

Deputy Chairperson: Any debate?

Councillor QUIRK: Yes, just a few comments Madam Chair if I may.

We have here a report of presentations made at the Committee Meeting last week in relation to Hamilton Road and also the Alderley Roundabout.

Deputy Chairperson: A very fine project.

Councillor QUIRK: Madam Acting Chair, they are. In fact one which would be dear to your heart is the Item B there, which is the Alderley Roundabout which many of your constituents will benefit from.

Councillors Interjecting: *Hear! Hear!*

Councillor QUIRK: Well quite a few of you. That's right. Councillor HAYES' and Councillor CASHMAN's constituents as well as others.

Madam Chair, one of the things that struck me with the presentation was that a new learning came out of it for me in that in the early stages when this project was being prepared I was quoting on radio that we had seen 44 accidents over the last five years - reportable accidents. Madam Chair just now as we are within a matter of a few weeks away from having a tender received and accepted for the project, we see that the number of incidents, traffic accidents in fact which are recorded accidents at that roundabout is now up to 52. So it's gone from 44 just a little over a year and a half ago now to 52 recorded accidents over the last five years.

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What that says to all of us I guess is that this project cannot come a day too soon, and it is the number one rated project that we have on this city's books in terms of safety and we will be, Madam Chair, come the time of the awarding of that tender, wanting to get stuck into it and get the project completed as quickly as we possibly can. So Madam Chair that is something that by the time we come back as a Council, I think E&C will have signed off on a recommendation in relation to the awarding of the tender for that project.

Hamilton Road was here last week of course in terms of the awarding of the tender, and there are a couple of other traffic calming matters on that report together with a traffic study review for the St Lucia traffic area that we will be carrying out over the coming months.

Deputy Chairperson:

Any debate?

Councillor WYNDHAM.

Councillor WYNDHAM:

Thank you Madam Chair.

Madam Chair I would like to speak briefly on Items A and B.

Regarding Hamilton Road, firstly I would like to thank Council officer Mary O'Hare and also of course Councillor Graham QUIRK for their work on this, particularly with the consultation because I know at times it was extremely difficult for Mary to deal with the issues, and I guess when you're being abused by members of the public because you're only doing your job it becomes rather difficult, and she held the line and was able to deal with those issues.

Today's meeting or gathering that we had over at the DPI earlier on with Dr Steve Johnson from Portland, Oregon, brought forward two points about consultation that show that we are on the right track with consultation in some of these things. And that is of course not looking at things locally but looking at things regionally and also the wisdom of the crowds, and you would be aware of the wisdom of the crowds from the LGAQ (Local Government Association Queensland) conference that we did.

So with the wisdom of the crowds, obviously the consultation period --

Councillors interjecting.

Councillor WYNDHAM:

No sorry, you weren't in that crowd Peter.

With the wisdom of the crowds of course we have come up with quite a result that I believe is regionally significant and not locally significant. It benefits many on the northern side of Brisbane.

Councillors Interjecting:

Hear! Hear!

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Councillor WYNDHAM:

In particular, the benefits are of course that in the major local infrastructure areas like Rode Road, where we have about 34,000 cars daily travelling down a road that was designed for around 20,000 to 24,000 cars, this will be alleviated somewhat. I note through time spent looking at the intersection of Trouts and Rode Roads, that about 20 per cent of this traffic turns off Rode Road and travels down Trouts Road back onto Hamilton Road, to avoid, or to obviously get around that missing section of Chermshire Hills. And of course that will increase the traffic that is going down Hamilton Road, but it will only serve to make it safer on some of the other roads in the area.

It is also noted too that quite a bit of infrastructure changes are taking place on the Milne Hill section of the road because that at the moment has a speed rating I believe of around 25km/h, which is totally inadequate, and it is now being upgraded to approximately 60km/h, which will make it a lot safer in the transition from the Trouts Road area to the Maundrell Terrace area. But in between that of course we have lights at the intersection of Whites Road and Narthanya Street and those lights Madam Chair are as a request from the local residents, and myself I guess reiterating the problems that are associated with that area where coming out of Narthanya Street. You basically have to look over your left shoulder to see where the traffic is coming from to avoid a collision and that is totally inappropriate for a turnout on to a fairly major road from an area that has no other access via a signalised intersection.

Of course the savings of around the \$6 million that we were notified of last week is also very, very welcome I'm sure by all ratepayers.

Let's look also at some of the other improvements it gives us. It gives us bike lanes. And I have been approached by many people in the area that work down towards Chermshire at the ATO (Australian Taxation Office) and areas like that, who do now travel through that area, which is basically very rugged terrain on the road reserve, they travel through that area to go to work in the Chermshire area at Prince Charles Hospital at the ATO and Chermshire Shopping Centre. So that is one benefit already that the local residents can see is happening, and I know there are quite a few residents that do ride their bikes, including students from some of the schools that ride their bikes through that area to go to school each day.

The project also gives good pedestrian access to the Chermshire Hills area as well as fauna access from the Chermshire Hills, Milne Hill and Raven Street Reserve with fauna crossings, land bridges and the like.

The other benefit of course is the enhancement and rehabilitation of some of the areas of Milne Hill, Raven Street and the creek area in Chermshire Hills, which I believe we are spending quite a considerable amount of money on. Evidence of that recently was seen by the removal of grass-trees, which were removed and potted by a local company and which will be re-vegetated into the area once this project has gone ahead. So all of that in itself enhances quite a lot of the environmental issues that we were concerned about originally.

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So this project certainly is welcomed by the locals. It certainly is welcomed by those in surrounding regions and of course it is welcomed by those people who have to use Rode Road daily, particularly that 20 minute delay to get onto Rode Road itself from the Beckett Road intersection. So that in itself brings me to Pickering Street, which is another delay of about 15 to 10 minutes in the traffic situation for those north western residents of Brisbane.

Now if you add together both the Hamilton Road and Pickering Street time savings, I am sure you are aware that this could take up to the best part of half an hour off a trip to the city, which is welcomed by most of our residents. In fact those people using public transport will welcome this too because they won't be sitting at these two intersections waiting five to 10 minutes or 20 minutes, whatever it takes, for a bus to get through these intersections.

So all around it is a great project and Councillor QUIRK must be commended on what he has done. Thank you.

Deputy Chairperson: Further debate?

Councillor QUIRK.

Councillor QUIRK: No, I have no further comments.

Upon being submitted to the Chamber, the motion for the adoption of the report of the Roads, TransApex and Traffic Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

Councillor G M Quirk (Chairperson); Councillor M de Wit (Deputy Chairperson); and Councillors C E Bermingham, P Cumming, M A Hayes and F Hopkins.

A INFORMATION REPORT – HAMILTON ROAD PROJECT UPDATE

234/2006-07

1. Mary O'Hare, the Program Officer, Project Delivery, and Alan Evans, the Principal Transport Infrastructure, Transport and Traffic Branch, City Policy and Strategy Division, attended the meeting to provide the Committee with an update on the Hamilton Road Project. The officers advised that the contract for the construction of the Hamilton Road upgrade was scheduled for consideration at Council later that day. The Program officer advised of the information below.
2. The Project will provide for sections of Hamilton Road to be upgraded and the construction of a link through the Chermshire Hills. The objectives of the project were summarised as being:
 - improved safety for motorists and pedestrians through the provision of right turn pockets and central median
 - improved road network capacity to meet the travel requirements of residents and businesses in the developing suburbs surrounding McDowall and Chermshire
 - reduced travel times for motorist travelling east-west in the McDowall and Chermshire areas
 - reduced traffic congestion on Rode Road between Maundrell Terrace and Beckett Road
 - minimisation of environmental impacts to the sensitive areas including Chermshire Hills Reserve.

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3. A map showing an overview of the project was displayed including construction of the Hamilton Road Link and straightening of the road around the Milne Hill Reservoir.
4. The benefits of the project include the following:
 - increased opportunities for public transport
 - improved safety for vehicles travelling through the Milne Hill section
 - reduced traffic volumes on Rode Road
 - additional bike lanes on Hamilton Road between Paramount Circuit and Whites Road
 - rehabilitation of a portion of Chermshire Hills and Raven Street Reserve
 - construction of a fauna overpass, fauna fencing and a landbridge to reduce the loss of fauna in the area.
5. A number of strategies have been devised to ameliorate the environmental impact of the project on surrounding bushland areas and fauna, and enhance the natural environment in these areas. These strategies fall into four main areas as outlined below:
 - (a) Flora Salvage Strategy including retrieval of grass trees, seed collection and propagation, and removal of whole plants for relocation.
 - (b) Fauna Surveys conducted before construction, during and after the construction process and checking for, and relocating, fauna prior to land clearing.
 - (c) Native Bee Investigations including identification and relocation of hives.
 - (d) Construction of fauna crossings and enhancements including a landbridge at Milne Hill, an underpass at Chermshire Hills and fauna fencing.
6. The risks involved in the project were discussed. These include:
 - that delivery of current scope will be perceived by the community as not fixing the problem of congestion
 - that there will be a negative reaction from environmental groups (the Mountains to Mangroves Group is being worked with closely on the project)
 - that eroding or dispersive soils could damage local environment and water quality, and geotechnical issues could affect the project (mitigation strategies are in place to address these risks).
7. Detailed tables showing the estimated costs and budget for the various components of the project were displayed.
8. The current status of the Hamilton Road Upgrade Project was outlined. This is summarised as follows:
 - awarding of the Design and Construct Contract to be considered by full Council on 12 September 2006
 - early works to be started onsite by Brisbane City Works with water main relocations shortly
 - Telstra and Energex are to commence facility relocations in mid-September 2006
 - main construction work to commence in January 2007
 - anticipated completion by early-to-mid 2008.
9. The presenters answered a number of questions and the Program Officer was congratulated on her excellent work with the local environmental groups. The Chairperson then thanked the presenters for their contribution to the meeting.
10. **RECOMMENDATION:**

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THAT COUNCIL NOTE THE INFORMATION CONTAINED IN THE ABOVE REPORT.

ADOPTED

B INFORMATION REPORT – ALDERLEY ROUNDABOUT UPGRADE PROJECT

235/2006-07

11. [REDACTED], the Senior Program Manager, Transport Infrastructure, and [REDACTED], the Principal, Transport Infrastructure, Transport and Traffic Branch, City Policy and Strategy Division, provided a presentation on the upgrade of the Alderley Roundabout, which is located at the intersection of Raymont, Sicklefield and South Pine Roads and Pickering Street. The Senior Project Manager advised of the information below.
12. A map of the Alderley area was displayed, showing the location of the roundabout. The project provides for the removal of the roundabout and signalisation of the intersection. This will alleviate the current situation where there are significant traffic delays being experienced. The project is at the tender-assessment stage and a recommendation is due at the end of the month.
13. The project is included in the Transport Plan for safety and congestion timing for 2006-2008. The intersection currently:
 - ranks number one in Council's intersection priority ranking system
 - experiences a high and increasing accident rate (52 recorded accidents occurred in the last five years, including 29 injury with six hospitalisations)
 - results in traffic queues and delays being experienced (often of around ten minutes)
 - is a top priority for the RACQ in a *Red Spot* survey.
14. A diagram was displayed which showed the sections of the intersection where accidents have occurred.
15. The expected benefits of the upgrade of the roundabout were listed. These included the following:
 - improved safety for motorists and pedestrians through installation of traffic signals with right-turn pockets and central medians
 - improved intersection capacity through installation of traffic signals and coordination with the open-level crossing on South Pine Road
 - improved safety for cyclists by provision of an off-road bike path on the west side of South Pine Road and Shand Street to connect to the Kedron Brook Bike Path.
16. A photograph of the current roundabout locality looking north and an artist's impression of the intersection following the upgrade work were displayed. This showed the Church bell tower which will be relocated several metres as part of the construction work.
17. The current status of the project was outlined. It was explained that:
 - detailed design and the majority of consultation have been completed
 - land acquisition has been completed
 - tenders are currently being assessed
 - advance works to 910 millimetre diameter water line on Shand Street are complete
 - construction is anticipated for between November 2006 and December 2007.

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18. The layout plan of the new intersection was displayed, showing the location of traffic signals on Raymont, South Pine and Sicklefield Roads and Pickering Street, and the partial closure of a section of South Pine Road. The proposed new layout for the corner of Sicklefield and South Pine Roads and Shand Street was also displayed as well as the new section of bikeway along Shand Street.
19. Details of the budget allocation for the project were provided and the key project risks were listed. The key risks were:
- the potential for additional traffic to be attracted to the upgraded intersection (from other surrounding roads such as Wardell Street)
 - objections by businesses to the partial closure of South Pine Road and clearways (plans to address these potential impacts are being formulated, including better signage)
 - traffic management and traffic delay issues during construction (proposals to shorten the construction period are being considered)
 - potential delays due to any construction scope changes
 - potential delays with Queensland Rail implementing linkages to new signals.
20. The presenters answered a number of questions and the Chairperson thanked them for their contribution to the meeting.

21. **RECOMMENDATION:**

THAT COUNCIL NOTE THE INFORMATION CONTAINED IN THE ABOVE REPORT.

ADOPTED

C PETITION - REQUESTING THAT SEVENTH AVENUE BE INCLUDED IN THE ST LUCIA TRAFFIC AREA

A06/74933

236/2006-07

22. A petition from residents of Seventh Avenue, St Lucia, requesting that their street be included in the St Lucia restricted parking area (known as the St Lucia Traffic Area), was presented to the meeting of Council held on 30 May 2006, by Councillor J Magub, and received.
23. The Acting Manager, Transport and Traffic Branch, submits the following background information in relation to this matter.
24. Seventh Avenue is located adjacent to the boundary of the St Lucia Traffic Area, which was implemented in 1996. Seventh Avenue is 7.5-metres wide narrowing to about 6.0 metres at the intersection with Tenth Avenue. It is considered that if drivers park according to the Road Rules then staggered on-street parking can be safely accommodated in Seventh Avenue, although drivers may have to stop to pass other cars. While acknowledging that this situation is not ideal, installation of no stopping zones or other parking restrictions in Seventh Avenue would simply relocate the parking demand to other nearby streets.
25. Several streets along the western boundary of the existing traffic area, including Seventh Avenue, Mitre Street and Durham Street, experience a high parking demand generated by the nearby University.

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26. In recent times concerns have been raised by the community and Councillor Judy Magub, Councillor for Toowong Ward, regarding parking in this area. It is agreed that a review of the boundary of the St Lucia Traffic Area is needed to address these parking issues. Extending the boundary would improve residents' amenity by deterring long-term parking.
27. The process for changing the boundary is lengthy. The first step is to determine community support for the proposed change and carry out detailed parking surveys. This first stage is about to commence. The process to complete any change to the boundary of the traffic area, including consultation and State Government approval, may take up to 12 months.

Funding

28. Funding is available in Schedule 209 to conduct the initial broad community consultation. The overall project cost to change the traffic area boundary and local law is estimated at \$100,000 and will include preparation of maps, newsletters and traffic sign changes. Funding will be sought as part of the normal budget process.

Consultation

29. Councillor Judy Magub, the Councillor for Toowong Ward, has been consulted and supports the review of the St Lucia Traffic Area boundary.

Customer Impact

30. Installation of parking restrictions on a street by street basis rather than as an area wide treatment may move parking demand to nearby streets creating similar traffic conditions and complaints.

Preferred Option

31. It is the proposed option that Council commence the review of the St Lucia Traffic Area boundary and that the petitioners be advised accordingly.
32. The Acting Manager therefore submits the following recommendation with which the Committee agrees.
33. **RECOMMENDATION:**

THAT THE PETITIONERS BE ADVISED OF THE INFORMATION CONTAINED IN THE ABOVE REPORT.

ADOPTED

D PETITION - REQUESTING THE INSTALLATION OF A SPEED HUMP IN LAGOON CRESCENT, BELLBOWRIE
A06/187753

237/2006-07

34. A petition from residents of Lagoon Crescent, Bellbowrie, requesting Council to install a speed hump to address a traffic safety issue in their street, was received during the Winter Recess 2006.
35. The Acting Manager, Transport and Traffic Branch, City Policy and Strategy Division, provides the information below in respect to this matter.

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36. Lagoon Crescent rises from Pioneer Crescent and then bends to the left over a crest. While this is not a sharp crest, nor a severe curve, visibility is limited for residents accessing their properties. Some motorists tend to cut the corner to maintain speed through the curve.
37. The nature of Brisbane's topography places some residential and commercial properties adjacent to crests and bends where vehicular access requires that drivers exercise additional caution. It is not considered practical or desirable to introduce reduced speed limits, parking bans or traffic calming at all such locations.
38. In practice traffic management measures are installed on an area-wide basis, or for the length of a road. While traffic volumes have increased in Lagoon Crescent since the completion of development along the street, they are still low and the installation of a local area traffic management scheme would not be considered at this time.
39. To improve awareness of the curve, and the need to reduce speed, a curve warning sign with a 30 km/h advisory sign will be installed on the northern approach to the curve. Also a centre line will be installed around the curve.
40. To reduce corner cutting, and the speed at which motorists enter Lagoon Crescent from Pioneer Crescent, it is proposed to install an unbroken centre line in Pioneer Crescent and a turn arc at the intersection. The separation line in Lagoon Crescent will also be extended.

Funding

41. Funds for the installation of warning signs and line markings are available in the 2006/07 Transport and Traffic General Amenity budget.

Consultation

42. The Councillor for Pullenvale Ward, Councillor Margaret de Wit, has been consulted, but she believes that the proposals will not address the speed and corner-cutting issues in the area.

Customer Impact

43. Installing additional warning signs and centre-line markings will enhance safety and residential amenity.

Preferred Option

44. It is therefore proposed that Council install a curve-warning sign with a 30 km/h advisory speed limit, a centre line around the curve, and extend the separation line at the intersection in Lagoon Crescent. In Pioneer Crescent, Council will also install an unbroken centre line and a turn arc at the intersection.
45. After considering the matter the Committee recommends as follows.
46. **RECOMMENDATION:**

THAT THE PETITIONERS BE ADVISED OF THE INFORMATION CONTAINED IN THE ABOVE REPORT.

ADOPTED

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**E PETITION – REQUESTING INSTALLATION OF TRAFFIC CALMING IN
AFFLECK STREET, ALDERLEY, AND A REVIEW OF THE DESIGN OF THE
INTERSECTION OF AFFLECK AND ELFREDA STREETS**

A06/171307

238/2006-07

47. A petition from residents of Affleck Street, Alderley, and adjacent streets, requesting Council to install traffic management measures in Affleck Street and review the layout at the intersection of Affleck and Elfreda Streets, was presented to the meeting of Council held on 13 June 2006, by Councillor S Griffiths on behalf of Councillor A Bennison, and received.
48. The Acting Manager, Transport and Traffic Branch, submits the information below in respect to this matter.
49. Affleck Street is approximately 11-metres wide and it runs in a north-south direction between Lloyd Street and Goskar Avenue/Banks Street. The upper part of the street, between Lloyd Street and Edith Street, is relatively steep at a one-in-10 grade; the grade flattens in the lower section of the street.
50. Traffic management measures have been implemented in and around the area—comprising of mainly roundabouts and modified-T intersections. The intersections of Affleck Street with Lloyd Street and Elfreda Street have been treated with modified-T intersections. The distance between these intersections is approximately 270 metres.
51. Islands at the intersection of Affleck Street and Elfreda Street were constructed to suit particular vehicle movements at the time, such as caravans or large trailers, into or out of private properties. A review will be carried out of this intersection to ensure that the layout is the most effective to cater for current traffic movements.
52. Affleck Street has already been identified for inclusion in the 2006-2007 budget for preliminary design of a traffic management scheme. Consultation will soon be undertaken with local residents. Comments received during the consultation process will be considered when undertaking preliminary design. Funding for construction of the scheme is not currently available and will need to be sought in line with citywide priorities, as part of the normal budget negotiations.

Funding

53. Funding is available in the 2006-2007 Schedule 64, Local Area Traffic Management, for the design of a traffic management scheme for Affleck Street.

Consultation

54. The Ward Councillor, Councillor Ann Bennison, has been consulted and agrees with the preferred option.

Preferred Option

55. It is proposed that Council consult with local residents and undertake preliminary design of a suitable traffic management scheme based on the results of the consultation.

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56. That Acting Manager therefore submits the following recommendation with which the Committee agrees.

57. **RECOMMENDATION:**

THAT THE PETITIONERS BE ADVISED OF THE INFORMATION CONTAINED IN THE ABOVE REPORT.

ADOPTED

FINANCE COMMITTEE

239/2006-07

Councillor K FLESSER, Chairperson of the Finance Committee, moved, seconded by Councillor S SUTTON, that the report of the meeting of the Finance Committee held on 12 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

Councillor FLESSER then moved, seconded by Councillor SUTTON, that the report be adopted.

Upon being submitted to the Chamber, the motion for the adoption of the report of the Finance Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

Councillor K Flessler (Chairperson); Councillor S Sutton (Deputy Chairperson); and Councillors K L Bianchi, M de Wit, F Farmer and J Prentice.

LEAVE OF ABSENCE:

Councillor M A Hayes.

A REPORT ON COUNCIL'S BANK AND INVESTMENT POSITION AS AT 30 JUNE 2006
396/32(A3/P4)

240/2006-07

1. The Chief Financial Officer, and the Principal Financial Accountant, Corporate Services Division, provided the Committee with a detailed report on the Council's bank and investment position as at 30 June 2006.
2. The Committee noted the information contained in the report submitted.
3. **RECOMMENDATION:**

THAT THE INFORMATION CONTAINED IN THE REPORT SUBMITTED BE NOTED.
ADOPTED

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B **FINANCIAL REPORTS (ACCOUNTS RECEIVABLE, RATES, INVENTORY,
ACCOUNTS PAYABLE, EMPLOYEE LEAVE ENTITLEMENTS AND MALLS)
FOR THE YEAR ENDED JUNE 2006**
456/20/8(2/P3)

241/2006-07

4. The Chief Financial Officer, and the Principal Financial Accountant, Corporate Services Division, provided a detailed report on the Council's position relating to accounts receivable, rates, inventory, accounts payable, employee leave entitlements and malls for the year ended June 2006.
5. General discussion and questions ensued, following which the Principal Financial Accountant was thanked for his contribution to the meeting.
6. The Committee noted the information contained in the report submitted.
7. **RECOMMENDATION:**

**THAT THE INFORMATION CONTAINED IN THE REPORT SUBMITTED BE NOTED.
ADOPTED**

COMMUNITY SERVICES COMMITTEE

242/2006-07

Councillor K M REA, Chairperson of the Community Services Committee, moved, seconded by Councillor F FARMER, that the report of the meeting of the Community Services Committee held on 12 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

Councillor REA then moved, seconded by Councillor FARMER, that the report be adopted.

Deputy Chairperson: None from you Councillor REA?
Yes, Councillor.

Councillor MacPHERSON: Yes Madam Chair, thank you very much.

I just want to speak about both of these items and they are both petitions which were received regarding the location of the Runcorn Pool. One was from the people who use the off leash park at Nathan Road, Runcorn, and one was, I think it was members of the Runcorn Swimming Club who are opposed to having the pool at Runcorn State School, and that's where it initially was proposed to be built, however there were no expressions of interest either. So after consultation with the local community a couple of sites came up and that was the Nathan Road Park and also Runcorn State High School.

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Unfortunately the park in Nathan Road is subject to flooding and the Council officers have told me that there would have been at least three metres of cut and fill. So three metres high of cut and fill which would have been a lot of cut and fill. It would have blown out the budget considerably. It would have added to the cost of the pool. So now the Council officers are looking at the feasibility of the Runcorn High School site. It is actually stacking up. Last week I attended the Local Parents and Citizens which was attended by about 30 people, including the Principal of the school and parents and a couple of other teachers. I went with Graham Heiner, the Project Officer, and he gave them a presentation on the pool. They were very supportive, the P&C, the parents and the teachers and the principal at the school. They thought it would be a good thing for the school, and I think it will actually be a good thing for the community because for anyone who knows Runcorn High School, Runcorn High School is on Hill Road at Runcorn; however, it actually has a three-street frontage, but at the rear of the school where there is a whole lot of vacant Education Department land, there is an entrance via Bonemill Road, which is still about 50 metres from the sporting precinct where the Nathan Road Park is situated. So it is still in that precinct, but a bit further away, so there will be less traffic congestion.

It will also bring a bit of life to that area. It is a bit dead at night time and in the day time it is a bit quiet, so it will bring a whole lot of life to that area. I think it will be great for the community. I was at the school again this morning for another function that they had on this morning, but afterwards they had a morning tea and I did speak again to the President of the P&C and also the Principal, who both again repeated what they had said the other night at the meeting, that they were both in favour of it and the parents were in favour of it. So it is all stacking up and it is looking good.

Graham Heiner I must say has been very professional and he tells me it will be another couple of weeks and then we will be going back to the P&C with some more plans. I just want to get the pool built and operational. Thank you.

Deputy Chairperson: Any further debate?

Upon being submitted to the Chamber, the motion for the adoption of the report of the Community Services Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

Councillor K M Rea (Chairperson); Councillor F Farmer (Deputy Chairperson); and Councillors L D Bryant, S Griffiths, G MacPherson, J Magub and N Wyndham.

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**A PETITION – REQUESTING COUNCIL TO CONSULT WITH RESIDENTS
PRIOR TO ANY DECISION TO DEVELOP A NEW PUBLIC SWIMMING
POOL ON THE DOG OFF-LEASH AREA AT NATHAN ROAD PARK,
RUNCORN**
A06/227169

243/2006-07

1. A petition from residents of the Runcorn area and users of the Nathan Road Park off-leash dog area, requesting Council to carryout consultation prior to making a decision to develop a new public swimming pool at the dog off-leash area, was presented to the Council meeting held on 8 August 2006, by Councillor G MacPherson, and received.
2. The Divisional Manager, City Policy and Strategy Division, submits the information below in relation to this matter.
3. Council intends to provide three new swimming pools. These will be located in the areas of Morningside, Holland Park and Runcorn. Staff iinvestigated a number of site options prior to seeking private-public partnerships in February 2006. This was important to ensure the best and most viable sites are selected with the assistance of experienced pool operators.
4. Two sites were contemplated in the Registration of Interest document for the Runcorn Pool. These were Runcorn State School and Nathan Road Park Runcorn. Subsequently, and as a result of further investigation and consultation, the Establishment and Coordination Committee endorsed an alternative site at Runcorn High School on 7 August 2006, subject to further feasibility investigations.
5. A draft response to the petitioners has been prepared is included in Attachment A. The main body of the draft response is repeated below.

Consultation

6. The relevant Ward Councillor for Runcorn, Gail MacPherson, has been consulted and agrees with the approach in this submission for addressing this petition.
7. The Divisional Manager therefore submits the following recommendation with which the Committee agrees.
8. **RECOMMENDATION:**

THAT THE PETITIONERS BE INFORMED THAT THE NEW COUNCIL POOL IN RUNCORN IS NOT RECOMMENDED TO BE LOCATED AT THE DOG OFF-LEASH AREA OF NATHAN ROAD PARK, RUNCORN, AND IS INSTEAD PROPOSED FOR THE RUNCORN HIGH SCHOOL—SUBJECT TO FURTHER FEASIBILITY INVESTIGATIONS—in accordance with the draft response in Attachment A submitted, the body of which is outlined below.

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DRAFT RESPONSE

Council previously contemplated Nathan Road Park for the new pool, and further consultation suggested a preference for the northern part of the park as a possible location. However, this further consultation also requested Council to investigate Runcorn High School. As such, Council staff investigated the school and received an enthusiastic response from the school principal and officers at Education Queensland. Council is able to inform you that the recommended site is the Bonemill Road frontage of Runcorn High School, subject to further investigation.

The implementation of this recommendation will be subject to successful development application and other consultation processes. The current proposal includes both an indoor leisure-therapy pool and an outdoor heated 25 metre pool.

In the unlikely event that Council reconsiders the park if Runcorn State High School is unfeasible, you can be assured that Council will indeed consult with park users prior to making a final decision.

ADOPTED

**B PETITION – OPPOSING THE CONSTRUCTION OF A NEW PUBLIC POOL
 AT RUNCORN STATE SCHOOL**
A06/227169

244/2006-07

9. A petition from residents of Runcorn and members of the Runcorn State School Swim Club, opposing the redevelopment of the current Runcorn State School pool into a publicly accessible Council swimming pool, was presented to the meeting of Council held on 9 May 2006, by Councillor G MacPherson, and received.
10. The Divisional Manager, City Policy and Strategy Division, provides the information below.
11. Council is providing three new swimming pools: in Morningside, Holland Park and Runcorn. Council has investigated a number of site options prior to seeking private-public partnerships in February 2006. This was important to ensure the best and most viable sites were selected with the assistance of experienced pool operators.
12. Prior to Council seeking partnerships, staff discussed this project with Education Queensland and Runcorn State School, in good faith, to ascertain if this project represented an opportunity and mutual benefit to determine if it should be further pursued.
13. Initial response from the key school stakeholders was favourable to the idea of exploring matters further. This meeting included representatives of Parents and Citizens, the Principal, and Education Queensland. Council later became aware of the Swim Club's strong opposition to the project.
14. Subsequently, and as a result of further investigation and consultation, the Establishment and Coordination Committee endorsed an alternative site at Runcorn High School on 7 August 2006, subject to further feasibility investigations.
15. A draft response is included in Attachment A submitted, the body of which is outlined in the recommendation below.

Consultation

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16. The relevant Ward Councillor, Gail MacPherson, has been consulted and agrees with the approach in this submission for addressing this petition.
17. The Divisional Manager therefore submits the following recommendation with which the Committee agrees.
18. **RECOMMENDATION:**

THAT THE PETITIONERS BE ADVISED THAT THE NEW COUNCIL POOL IN RUNCORN IS NOT RECOMMENDED TO BE LOCATED AT RUNCORN STATE SCHOOL AND THAT THE PROPOSED SITE IS RUNCORN HIGH SCHOOL—SUBJECT TO FEASIBILITY INVESTIGATIONS—in accordance with the draft response in Attachment A submitted, the body of which is outlined below.

DRAFT RESPONSE

Council's previous correspondence informed you that an option to locate a pool at Runcorn State School is not likely to be pursued as a result of the Private-Public Partnership process commenced in February 2006. Council is able to inform you that the recommended site is the Bonemill Road frontage of Runcorn High School, subject to further investigation.

The implementation of this recommendation will be subject to successful development application and other consultation processes. The current proposal includes both an indoor leisure-therapy pool and an outdoor heated 25 metre pool.

ADOPTED

ENVIRONMENT AND SUSTAINABILITY COMMITTEE

245/2006-07

Councillor H J ABRAHAMS, Chairperson of the Environment and Sustainability Committee, moved, seconded by Councillor S GRIFFITHS, that the report of the meeting of the Environment and Sustainability Committee held on 12 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

Councillor ABRAHAMS then moved, seconded by Councillor GRIFFITHS, that the report be adopted.

Deputy chairperson: Any debate?

Councillor ABRAHAMS: No, but I would just like to mention one thing relevant to my portfolio and that is I would wish to congratulate the LORD MAYOR for the funding that he has put into the bikeways that provide access to the Green Bridge. I am delighted that my endeavours to work with the LORD MAYOR on this project have achieved a wonderful outcome for the cyclists of the city.

Councillors Interjecting: Hear! Hear!

Councillor ABRAHAMS: There will be no but. There will be no but.

Councillors interjecting.

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This is clearly where people power, strong representation and a wise decision has actually delivered what the IAS (Impact Assessment Study) expected. So well done, congratulations, but particularly to the community on this on achieving safety for the Green Bridge.

Deputy Chairperson:

Any debate.

Councillor KNAPP:

Madam Chair.

Deputy Chairperson:

Councillor KNAPP.

Councillor KNAPP:

Madam Chair I would just like to rise briefly to congratulate the LORD MAYOR because we had a presentation, as you all can see, on the thing that is dear to all our hearts, his initiative of the Catchment Coordinators that will go out across all the creeks.

Councillors Interjecting:

Hear! Hear!

Councillor KNAPP:

It was interesting today Madam Chair that you and I actually heard Steven Johnson speak on outcomes and how we measure them. I thought it was really interesting looking at this report and then hearing what he had to say today - because he is a Greenie and he started cleaning up his creek a long time ago - about how you actually demonstrate the money spent. We all look for outcomes so it looks very good, to say we've planted an extra amount of trees and all of those things, and that the money that we've put into this program is X amount of dollars.

However, I think that we should actually start valuing other things as well and look at the community growth that has occurred in relation to that. The number of volunteer hours that you actually can't quantify, and putting it as a KPI is very difficult. It is difficult to justify something that costs us about \$600,000 a year for staff wages, We put these figures down and say well look we've justified it. We've planted so many trees and things like that, but of greater importance I think is that what is happening is that the sharing of models is occurring so that the model used in SOWN (Save our Waterways Now) and the model used in B4C (Bulimba Creek Catchment Coordinating Committee) are two very advanced models, which allow people to look at propagating.

Both have got propagating programs that cost nothing to the Council because we propagate 28,000 trees at SOWN and B4C does the same - carried out with volunteer labour, through Volunteering Queensland - people who come once a week to the nursery and pick out trees. We have two retirement villages - one in your area (Councillor BENNISON's) and one in Councillor HAYES' area - that have got people picking out trees and propagating the mangrove.

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So the program is a fantastic program which just started out I think about rehabilitation and rehabilitating our creeks and I think that is a very important thing that we do. I look in 20 years time, and when we're probably all retired, but we'll be able to walk through our retreats ---- except the baby boy here (Councillor SCHRINNER) -- and look at another 20 years of a creek that has been rehabilitated and is free of weeds. Wouldn't that be a most wonderful thing that we could achieve. To look back at that this program and how it was started, through Habitat and then through NHT (Natural Heritage Trust) really if you go back to SOWN, it was started in 1994 and B4C was about the same time where the national government gave money to programs for rehabilitation.

I think it would be a wonderful achievement to say yes we are doing well and we are when you look at the figures here and the generation of the coordinators for grants. [REDACTED] is looking at doing a grant in relation to monitoring Ithaca Creek and asking stakeholders and developers to contribute in relation to it. On the ground it is fantastic but I am looking forward to another 20 years where we are able to say this was a significant program. And that across the world people are looking at it and saying isn't this a great initiative of Brisbane City Council to actually value, not only their creeks, but also value the community participation in it and that we should be lauded across the world because of this initiative.

Councillors Interjecting:

Hear! Hear!

Deputy Chairperson:

Further debate?

Councillor ABRAHAMS.

Councillor ABRAHAMS:

Just in conclusion, I would like to go on record, as we did at the Committee, to congratulate Councillor KNAPP for the work that she did in instigating the Creek Catchment Coordinators. Clearly with the passion she has just spoken about, we know where this project arose and I wish to congratulate you.

Just as a bit of an update, there has been some debate on whether the Catchment Coordinators are funded as Council officers or whether they are on contract. Of the four new ones my understanding is two are now Council contractors and it is only a matter of time until the other two also come in as Council officers, as this is the way to make sure they deliver the best outcome, and again I congratulate Councillor KNAPP for her endeavours on that measure.

Upon being submitted to the Chamber, the motion for the adoption of the report of the Environment and Sustainability Committee was declared carried on the voices.

The report read as follows:

ATTENDANCE:

Councillor H J Abrahams (Chairperson); and Councillors A Bennison, F Hopkins, S Griffiths, G Knapp and N L Wyndham.

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A INFORMATION REPORT – CATCHMENT COORDINATOR PROGRAM

246/2006-07

1. Pat Bourke, Senior Program Officer, Catchment and Waterways Management, City Policy and Strategy, provided the Committee with a presentation on the Catchment Coordinator Program, the details of which are set out below.
2. A catchment is described as an area of land bounded by natural features, such as hills, from which all runoff flows to a common low point, such as a creek, lake, river or bay. The Brisbane River catchment covers an area greater than 13,500 square kilometres. In the Brisbane City Council area this includes more than:
 - 38 major creek catchments
 - 630 kilometres of waterways.
3. The Creek Catchment Coordinator Program was introduced in 2004/05 and employed four Council officers. Brisbane City Council is the only Local Government in Australia to provide staff as Catchment Coordinators for such a program. In 2006/07 Council will employ a further three coordinators, giving a total of 10 to work in nine catchments across the city.
4. The Creek Catchment Coordinator Program identified five objectives, these are as follows:
 - (a) Raise Stakeholder awareness of sustainable urban water resources. As part of this objective the coordinators:
 - visited 42 schools, spoke with 2800 students and spent 260 hours with students
 - focused on caring for catchments and waterways
 - generated 50 newspaper articles and 13 radio/television appearances
 - engaged with more than 10,000 people across Brisbane through on-ground activities such as fish monitoring workshops, water quality monitoring events and creek and bushland restoration.
 - (b) Improve catchment health through stakeholder involvement (on-ground). For this objective coordinators:
 - provided additional assistance to habitat Brisbane in the planting of almost 32,000 plants on 37 sites involving 6700 hours
 - assisted in removing over 1400 square metres of weeds and rubbish from restoration sites
 - assisted private landholders to plant over 3200 indigenous species on 27 sites
 - collected 8 kilograms of seed for propagation in-group nursery's and eventual use of seedlings on restoration sites.
 - (c) Increase participation in sustainable water resource management (participation and involvement). For this the coordinators:
 - provided 29 referrals to other programs including habitat Brisbane and conservation partnerships
 - engaged additional work crews throughout the catchments to deliver 6700 additional hours involving 171 people
 - assisted the delivery of 20 events with over 1000 people including competitions and on-ground projects with schools and other targeted training events.

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- (d) Develop sustainable catchment groups networks and linkages to foster catchment groups development (partnerships and capacity building). In this regard Council:
- attracted 46 partners/sponsors across nine catchments injecting \$866,000 in revenue into catchment group activities - \$525,000 in cash (including grants) and \$260 in-kind to group activities
 - on-ground volunteer efforts provide another \$157,000 to the program
 - delivered 16 capacity building workshops/training events to 570 people
 - engaged with 15 regional partners from south-east Queensland (Queensland landcare, south-east Queensland catchments, and other local governments).
- (e) Improved sense of community through ownership, celebration and interaction (social cohesion and fabric). The Catchment Coordinator:
- assisted in the development and delivery of the Oxley creek water festival that reached over 5000 people
 - conducted five catchment tours across Brisbane involving 600 people.
5. Some of the challenges facing the program hinge on communication, in particular the need to improve the groups interaction with the coordinator.
6. The Creek Catchment Coordinator Program aims to further develop the team to deliver exceptional outcomes and outputs and also to capture the remainder of the city's catchments. It is expected to be better integrated with Council programs and scheduled works so that communities feel part of a solution and are more involved. There will be more flexibility and empowerment to attract and hold onto partners, and expand the range of activities offered to potential partners.
7. Mr Bourke then answered some questions from the members of the Committee and the Chairperson thanked him for the presentation.

8. **RECOMMENDATION:**

**THAT COUNCIL NOTE THE INFORMATION CONTAINED IN THE ABOVE REPORT.
ADOPTED**

WATER AND CITY BUSINESSES COMMITTEE

247/2006-07

Councillor J H CAMPBELL, Chairperson of the Water and City Businesses Committee, moved, seconded by Councillor P CUMMING, that the report of the meeting of that Committee held on 12 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

Councillor CAMPBELL then moved, seconded by Councillor V NEWTON, that the report be adopted.

Deputy Chairperson: Is there any debate?

Councillor CAMPBELL: Thank you Madam Chair.

I think the report is self-explanatory and it is a great project, the CBD Recycling Project. I have talked about that in the Chamber previously. It has tremendous potential.

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I would like to take this opportunity of briefly mentioning the formal opening at Rochedale of the Rochedale Renewable Energy Facility at the Brisbane Landfill at Rochedale. The LORD MAYOR will be having the honour of opening it officially tomorrow, but I would just like to remind people that of course that the idea for this proposal of course took a long time to develop and it was initiated during the Soorley Administration. The actual planning consent was granted in October 2003 under Lord Mayor Tim Quinn, and it was actually generating by 18 November 2004.

So Madam Chair, it was a great Labor initiative and as a result of that we have 26,000 megawatt hours of electricity being generated. The effect of it is a reduction of 133,000 tons of methane emissions being dealt with at the landfill, and by virtue of using it - not just flaring it on the site, but using it to generate electricity - this has led to the equivalent of 29,000 tons of carbon-dioxide emissions being displaced instead of having electricity generated by burning coal, or the equivalent of 31,500 cars being off the road. Another way of looking at it is an equivalent of 3500 trees being planted each year.

So Madam Chair it really is a tremendous project. It is being managed Madam Chair by a joint venture of Landfill Management Services (LMS), and Theiss Services, and of course Theiss manage our Rochedale Landfill. So I am sure that the LORD MAYOR will draw attention to the history regarding this innovation, but Madam Chair I thought I would just take the opportunity of having that recorded at this occasion.

Thank you.

Deputy Chairperson: Any debate?

Upon being submitted to the Chamber, the motion for the adoption of the report of the Water and City Businesses Committee was declared carried on the voices.

The report read as follows

ATTENDANCE:

Councillor J H Campbell (Chairperson), Councillor P Cumming (Deputy Chairperson); and Councillors K L Bianchi, L D Bryant, G MacPherson, J Prentice and A Schrinner.

A INFORMATION REPORT – BRISBANE WATER'S CBD REUSE SCHEME

248/2006-07

1. Andris Krumins, the Manager, Strategic Planning, Policy and Innovation, from Brisbane Water, and Cyril Tollari, Engineer, Strategic Planning, Policy and Innovation, delivered a presentation on Brisbane Water's scheme for the harvesting and use of recycled water in the Central Business District. The Manager advised of the information below.
2. A number of water users from the CBD area have expressed interest in using recycled water, including South Bank, the Roma Street Parklands and the Cultural Centre. A main driver of this project is Council's desire to assist these customers to maintain the quality of their landscapes under the current and future water restrictions.

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3. Preliminary investigations have been carried out which have revealed that there are a number of potential alternatives in the CBD area to using drinking water. A comprehensive scheme to provide recycled water to CBD customers would provide citywide benefits through lessening Brisbane's demand for potable water. A stakeholders' working group has been established to pursue the concept and it has been determined that there is a demand for approximately 1 Megalitre of water per day, although seasonable variations would see this rise to 1.5 Megalitres in summer.
4. The stakeholders involved with Council in the working group are:
 - the Queensland Coordinator General
 - South Bank Corporation
 - Roma Street Parklands
 - Queensland Cultural Centre
 - Brisbane Convention Centre
 - Queensland University of Technology and Griffith University
 - Treasury Casino
 - Queensland's Environmental Protection Agency.
5. The options identified for supplying the recycled water are:
 - water mining
 - North-South Bypass Tunnel (NSBT) groundwater
 - desalination of water from Brisbane River
 - rainwater collection (this would be a supplementary water source only).
6. The water-mining option would source local municipal wastewater from the S1 sewer which runs beneath the CBD. Water mining is already underway at Rocks Riverside Park and in New Farm Park. This process would use compact membrane bioreactor plants to produce very high quality water. There is plenty of wastewater available in the S1 sewer, which could possibly be extracted at Turbot Street. It would be treated nearby and pumped to the historic reservoirs at Wickham Terrace for storage and distribution.
7. The use of groundwater from the NSBT was then discussed. All tunnels collect groundwater and estimated inflow for the NSBT is about 1 Megalitre per day. The NSBT contract requires this water to be extracted and treated prior to discharge into a waterway. If the NSBT became part of the scheme the water could be extracted in the vicinity of Campbell Street and pumped to the CBD for reuse. This would be a permanent water source but it won't become available until after construction of the tunnel. Meetings will be held with RiverCity Motorways to discuss the issue.
8. The desalination plant option would involve treatment of Brisbane River water which is saline in the CBD reaches. The plant would remove salt and other impurities such as dirt by using reverse osmosis membrane technology. A diagram of such a plant was shown. The plant would produce around 1 Megalitre per day at a reasonable cost and have a footprint of about 200 square metres.
9. The historic Wickham Terrace reservoir could be used to store the water. The reservoir has a capacity of 2 Megalitres, and due to its elevation gravity feed could be used to distribute the water.

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10. In regard to the distribution system for the bulk water, new reticulation could be constructed and water mains that have been abandoned due to their small size could be used. Using these old mains would reduce the capital cost and produce less traffic disturbance than construction of an entirely new system.
11. A map of the CBD area showing the extent of the water reuse scheme and the locations of the major facilities was displayed. It was stated that the scheme was highly feasible and would just need the necessary injection of funding. Funding sources from outside of Council (such as grants) are being explored. Cost estimates of the various sourcing options, and for the storage and reticulation systems, were then provided.
12. The Manager and Engineer answered a number of questions, following which the Chairperson congratulated them and other Brisbane Water officers involved for what he said was a tremendous and innovative project.
13. **RECOMMENDATION:**

THAT COUNCIL NOTE THE INFORMATION CONTAINED IN THE ABOVE REPORT.

ADOPTED

PUBLIC TRANSPORT COMMITTEE

249/2006-07

Councillor V NEWTON, Chairperson of the Public Transport Committee, moved, seconded by Councillor F HOPKINS, that the report of the meeting of that Committee held on 12 September 2006, be received. Upon being submitted to the Chamber, the motion was declared carried on the voices.

Councillor NEWTON then moved, seconded by Councillor HOPKINS, that the report be adopted.

Deputy Chairperson: Any debate Councillor NEWTON?

Councillor NEWTON: Yes Madam Chair.

I just have one thing I wanted to discuss prior to actually looking at the Items in the Report.

Councillors in the Chamber would have no doubt heard about the tragic event that happened last Wednesday evening when there was an accident between a bus and two pedestrians in the Valley, which resulted in the death of one of those pedestrians which was indeed very tragic.

I contacted the bus driver to make sure that they were doing okay, because obviously it is a pretty difficult situation. As I have said all along our bus drivers do a really amazing job. They drive in very difficult conditions at times and I am sure all our thoughts and prayers are with the driver, but also with the families of the pedestrians who were involved in the incident, and the family of the driver. I think at this stage it is probably inappropriate to do much more commenting about the specifics of the incident because there is a police investigation involved, but I think it is just important to mention that today.

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Of course Madam Chair, at the Committee meeting last Tuesday we had a couple of things on the agenda. Firstly, of course was the Activity Highlights and it is always great to see people taking public transport to sporting events with great gusto, and it is just wonderful to see that that has continued and I guess it highlights the fantastic precedent - I am not sure exactly when it was actually set - Councillor HAYES you might be able to enlighten me - where the different football codes actually paid for these shuttle services.

Councillor interjecting.

Councillor NEWTON:

When Suncorp started I understand. Okay.

So it actually meant that people saw public transport as a viable option to getting to sporting games, which is just fantastic. I know at times it has created some challenges and recently with the *Riverfestival* being held at the same time as one of the AFL (Australian football League) final matches, but certainly it has provided a great opportunity for people to get along and get around to their football games quite easily, which is just great to see. In fact I think nearly every code was involved in that Report.

At 5:03pm the Chairperson of Council (Councillor Kevin BIANCHI) assumed the Chair.

Of course Mr Chairperson, Madam Chair sorry, oh Mr Chairperson. They've changed gender mid report. They're doing this to make sure I'm on my toes.

Councillor interjecting.

Councillor NEWTON:

Welcome back Mr Chairperson. My apologies for calling you Madam Chair.

Of course, one of the important reports - it doesn't matter how much you blink Mr Chairperson you still do not look very feminine.

One of the interesting presentations last week also was about the personalised public transport. Of course, it is nearly 12 months since the first of those has been operating. I guess they are akin to a policy that was put in train when Councillor HINCHLIFFE was in a formal role when he brought on the Council Cab Service, which I know that each and every one of us across the city appreciate for our senior citizens. I acknowledge Mr Chairperson that it was a Liberal Party election commitment to do the Personalised Public Transport. I guess that's why when Councillor BENNISON enquired as to how the priorities were determined for where the Personalised Public Transport would go, she was advised that it was based on election commitments, not necessarily on any other assessment by Council officers. I think it is important to clarify that. I know that Councillor QUIRK was very helpful in clarifying that for the member of the Committee.

So Mr Chairperson, as I mentioned, there were two services operating since October 2005 and I think the emphasis --

Chairperson:

Order!

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Councillor NEWTON: -- indeed is on the word services, because like a lot of areas of public transport there is not 100 per cent recovery of the cost of public transport.

Of course, I mentioned earlier Mr Chairperson that one of those was the Carindale run and I know that Councillor SCHRINNER mentioned in the Committee that it provides an important contact for people to the Carindale Bus Interchange for a particular community that finds it difficult to get across there, and it provides a really important service for that community and I think that is terrific.

I can give the Chamber some figures because obviously we have 2005/06 figures. There were 5098 users that year, however it seems that the service is indeed growing because over the 2005/06 period the average weekly use was 103 persons, or about 26 persons per day, but in the last quarter of data from April to June that increased to 150 persons, or about 30 persons per day.

It is free travel for blind people and infants. Mr Chairperson this is an important service for people in those communities, and I think Councillor CASHMAN must have misunderstood my comments earlier. I have never suggested shutting down the PPT. I have never suggested it.

Councillors interjecting.

Chairperson: Order!

Councillor NEWTON: I have never suggested it. I have never suggested it.

Councillors interjecting.

Chairperson: Order!

Councillor NEWTON: What I have said --

Chairperson: Order!

Councillor NEWTON: -- what I have said Mr Chairperson, is public transport is important in its various forms and we should be investing in it and not shutting it down like we have been seeing with the Inner City Ferry service that obviously is so keenly supported by Councillor CASHMAN, who is keen to shut down the inner city ferry service.

Chairperson: Councillor CASHMAN.

Councillor NEWTON: So Mr Chairperson, the other service of course is the Bald Hills one in Councillor CASHMAN's Ward --

Councillor interjecting.

Councillor NEWTON: -- and again it provides an important service for people in Bald Hills to get to the Bald Hills Railway Station. It unfortunately hasn't had the same strength in growth as the Carindale service but nonetheless, as I said, it is a service to the community. It was great to see the officers advising us of the next ones that are coming onboard and you will start to understand how these were actually Liberal Party commitments.

Chairperson: Order!

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Councillor NEWTON:

There is one at Karana Downs, which has only been operating for a week. Calamvale to the Sunnybank Hills Shopping Centre, Kangaroo Point and the Story Bridge Hotel and Wynnum Manly to Wynnum Plaza, which also connect in with various forms of public transport. So it was certainly interesting to have a presentation about that last Tuesday. It was very valuable for the Committee members and Councillor QUIRK to quite rightly acknowledge the work done by Tom Savage, who has been doing a significant amount of work. Unfortunately Tom Savage was on holidays and was not able to provide us with a presentation on the PPT Service. Nonetheless it was important to acknowledge and the Committee agreed wholeheartedly to pass on our thanks for the hard work he has put into this and I am sure we will be all looking forward to future updates on how the PPT Service is travelling.

Councillors Interjecting:

Hear! Hear!

Chairperson:

Councillor de WIT.

Councillor de WIT:

Thank you Mr Chairman.

I rise to speak on Item B, which is the Personalised Public Transport and at the outset I would like to say thank you to the LORD MAYOR and Councillor QUIRK for introducing this service. It is an excellent service, and to particularly thank Councillor QUIRK in relation to the Karana Downs service, because I know he had quite a deal of involvement in that.

Mr Chairman, it is interesting to hear Councillor NEWTON's comments, the barbs about the Liberal areas. Well Mr Chairman, the four that were the subject of this presentation, only one to the best of my knowledge is in a Liberal Ward, and that is Karana Downs. Wynnum Manly, Calamvale, Kangaroo Point, the last time I was aware are all in Labor Wards.

Mr Chairman, in any case, if we look at Karana Downs, Karana Downs as one would have expected Councillor NEWTON might have known by now, is a totally isolated community with no access whatsoever to any sort of bus transport or train transport, and until LORD MAYOR Campbell NEWMAN came along they had no hope of getting anything because we all recall Jim Soorley's attitude towards that part of Brisbane. He didn't want them. He told them they'd pay special levies if they wanted facilities --

Chairperson:

Order!

Councillor de WIT:

-- and had no interest whatsoever, nor did Councillor HAYES --

Chairperson:

Order!

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Councillor de WIT:

-- in providing this area, which has thousands of residents Mr Chairman, with any sort of access. So what you have is an isolated community in terms of where it's located, a long way from anywhere and particularly for teenagers and young people, they cannot go anywhere. There are no facilities at all. So the PPT service has been a very welcome addition. It has been a difficult one to work out because compared to the others, and of course I don't have any dealings with those, but from what Tom Savage told me, the others were much easier to plan in terms of the route, whereas here they go from Karana Downs through Mt Crosby and then back through Anstead into Bellbowrie to link in with the Moggill City Express buses. We had a route all set out and I wrote to the residents and had a complaint from one parent because the bus stop that it was going to link in with on Moggill Road is sort of fairly isolated and she felt it was not very safe for children. So after a re-examination it was decided she was correct so it was changed to then stop in the middle of Bellbowrie opposite the service station. So that then brought a complaint because that means that it's one extra zone in terms of the bus fare on the Moggill City Express. So it is very difficult to get these things just right.

We've already made several changes as a result of community consultation, and after the first week I received a note, an email from someone, giving me the figures for the first week. Out of these four services there were 115 passengers in the first week on the Karana Downs PPT, and the next closest was 25. So I don't know why Councillor NEWTON didn't want to talk about the first week patronage. Given that since then I called an Information Afternoon out there, and we got people together and listened to what their suggestions were, we have already changed the route twice and as well as that we have extended the times, because initially it was to finish at night at 6.30 at Bellbowrie, but we then found that some people who work in the city, by the time they leave the city and get the bus out to Bellbowrie were not able to link with that 6.30 service. So it has been extended to 6.50pm to get the last service out to Karana Downs and Mt Crosby.

Chairperson:

Order!

Councillor de WIT:

One of the route deviations that we made was via the Moggill School, and it just shows what comes out when you actually talk to the community, and again, just harking back to Dr Steve Johnson's comments today. It was interesting, we had six Liberal Councillors at that and four Labor, and only one Labor left by the end of it.

Mr Chairman, in talking to the community it was interesting that it turned out that there are 23 students who attend Moggill State School who live in Karana Downs or Mt Crosby and neither I nor even the Principal of the Moggill School would have ever guessed that. So I then wrote to the parents of those children and we have changed the route so that it now goes past the Moggill School and it actually starts there in the afternoon, so that if appropriate those parents no longer have to drive their children to school. They can catch the maxi cab to get to the Moggill School.

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Mr Chairman, there is no doubt that patronage on this service is going to increase and increase, because we are getting very positive feedback about it. The Black & White Cabs have done an excellent job in how they have trained the drivers for this particular service, and I would like to thank them, to thank John Tide, the General Manager of Black and White Cabs, and also Tom Savage. Tom did do a lot of work. As I said, it took us a while to try to work out the times because there is so much distance involved. The approximate times that it would go past certain areas, and the other problem is where it stops, because out on a lot of those rural roads there are very limited areas where they can safely pull over to collect passengers, but Mr Chairman, so far it is working extremely well and again, I would like to thank Councillor QUIRK for getting this service into Karana Downs for us.

Councillors Interjecting:

Hear! Hear!

Chairperson:

Further debate?

Councillor SCHRINNER.

Councillor SCHRINNER:

I would also like to speak briefly on Item B, the Personalised Public Transport service.

As has been mentioned before, we have one of these services at Carindale Hills and it has been operating since October last year, just after I came into this position, and I am pleased to say that so far it has been the most successful of the services, and it is one of the LORD MAYOR's commitments that he has delivered on, thanks in part to Graham QUIRK.

The PPT services an isolated part of Carindale, which is cut off from the rest of Carindale and does not have any other form of public transport. So it is basically a community that is marooned from the public transport services that most of us enjoy. From memory there are just over a hundred households in Carindale Hills, so to hear that there are approximately 25 to 30 passengers a day out of a hundred households, is quite a good response rate. That I have to say hasn't come by accident. It's come because I have actively promoted this service.

I have written to local residents on a number of occasions to provide them with timetables and to remind them about this service and it seems that this has paid off. I would encourage the councillors who have these new Public Transport services in their areas to let residents know about them, provide them with timetables and that investment will be repaid by improvements in the patronage.

I noted earlier in the meeting there was a comparison between the PPT Services and the Ferry Services on the Brisbane River in terms of cost recovery, and I think there is an important difference between the two different types of services. The PPT largely - in particular the Carindale Hills - service areas that don't have any other public transport. Whereas on the Brisbane River and in the areas that are serviced by the ferries there are many different options when it comes to public transport. So you can't compare those two and I think it is a mistake to do that, and it is a bit of trickery there and I would hate to think that Councillor NEWTON was flagging any cutbacks in these services.

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But today I would just like to commend this report and encourage the councillors that have these new services to do their best to promote them.

Chairperson: Further debate?

Councillor NEWTON.

Councillor NEWTON: I have never made any statements to cutback the Personalised Public Transport Services.

Councillors Interjecting: *Hear! Hear!*

Councillor NEWTON: That's all I have to add in this debate.

Upon being submitted to the Chamber, the motion for the adoption of the report of the Public Transport Committee was declared carried on the voices.

The report read as follows

ATTENDANCE:

Councillor V Newton (Chairperson); Councillor F Hopkins (Deputy Chairperson); and Councillors A Bennison, M A Hayes, G M Quirk and A Schrinner.

A ACTIVITY HIGHLIGHTS REPORT – 4 SEPTEMBER 2006
818/60/8(P3)

250/2006-07

1. The Acting Divisional Manager, Brisbane Transport, has submitted a report detailing significant issues which have impacted on Brisbane Transport, namely, services provided in conjunction with the following events:

Thursday 10 to Saturday 19 August 2006

Brisbane hosted the Exhibition (Royal Queensland Show). Brisbane Transport carried 41,772 patrons in both directions on the 500 and 600 shuttles services.

Sunday 13 August 2006

Brisbane hosted the Australian Football League match Lions versus West Coast. The match was attended by 23,764 people of which Brisbane Transport carried 10,195 patrons in both directions or 22.8 per cent of the crowd in the peak direction.

Sunday 20 August 2006

Brisbane hosted the National Rugby League match Broncos versus Storm. The match was attended by 40,159 people of which Brisbane Transport carried 19,636 patrons in both directions or 28 per cent of the crowd in the peak direction.

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Sunday 26 August 2006

Brisbane hosted the Soccer match Queensland Roar versus Perth Glory. The match was attended by 20,606 people of which Brisbane Transport carried 10,808 patrons in both directions or 27.3 per cent of the crowd in the peak direction.

2. The report is submitted for information purposes only.
3. Accordingly, the Committee noted the report and recommends as follows.
4. **RECOMMENDATION:**

THAT THE COUNCIL NOTE THE INFORMATION CONTAINED IN THE ACTIVITY HIGHLIGHTS REPORT SUBMITTED AND DATED 4 SEPTEMBER 2006.

ADOPTED

B INFORMATION REPORT – PERSONALISED PUBLIC TRANSPORT

251/2006-07

5. Ms Janelle Josey, the Acting Principal, Urban Transport, City Policy and Strategy Division, attended the meeting and provided the following information on Personalised Public Transport.
6. There have been two Maxi-Cab services operating since October 2005, namely Bald Hills and Carindale. The terminus for Bald Hills is the Bald Hills Railway Station. This service operates from 6.30am to 9am and from 3.35pm to 7.05pm, Monday to Friday, at 15 minute intervals. The Carindale Bus Interchange is the terminus for Carindale and this service operates from 6.30am to 9.30am and 3.30pm to 6.30pm, Monday to Friday, at 30 minute intervals. Free travel is available on all the services for blind persons and infants.
7. Four new Maxi-Cab services commenced in September 2006 as follows:

Area	Terminus	Times
Karana Downs	'Bellbowrie' Stop on Moggill Road	6am to 9am 3.10pm to 6:50pm Monday to Friday 20 minute intervals
Wynnum/Manly	Wynnum Plaza	10am to 4pm Saturday and Sunday 30 minute intervals
Calamvale	Sunnybank Hills Shopping Centre	6.30am to 9am 3pm to 6pm Monday to Friday 30 minute intervals
Kangaroo Point	Story Bridge Hotel	10am to 4pm Monday to Friday 30 minute intervals

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BCC.070.0502

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8. Maps were shown which covered the areas serviced. At present Council does not have a defined policy for the Maxi-Cab service. It was noted that once a policy is developed, the criteria for implementing a Maxi-Cab service would be made a priority. It was explained that Council's purpose is to fulfil a social justice commitment for public transport without the need for a larger bus.
9. The Committee was apprised of the policy position of TransLink. The TransLink Network Plan states:

Connect residential or other areas to the line-haul network at key stations instead of running services separately to major destinations - Feeder services offer a cost-effective way of providing convenient access to major destinations. For example, feeder bus services can connect with line-haul train and bus services in outer suburbs to provide fast connections to major centres like Brisbane CBD, instead of running these services separately. This can reduce the cost of providing services and allow TransLink to reinvest savings to improve local service frequency and coverage or improve other parts of the network.

10. The Chairperson thanked the presenter for the information that she had provided to the Committee. The Committee also acknowledged the work that Mr Tom Savage (Senior Project Manager for Urban Transport) had done on Personalised Public Transport.

11. **RECOMMENDATION:**

THAT COUNCIL NOTE THE INFORMATION CONTAINED IN THE ABOVE REPORT.

ADOPTED

PRESENTATION OF PETITIONS:

File No.	Councillor	Topic
A06/	J H CAMPBELL	Brisbane residents requesting an increase in the number of buses being purchased by Council to meet demand
A06/	V NEWTON	Request for Council to explore obtaining contributions from other levels of government including Council to fund the reinstatement of the beaches on the Brighton – Sandgate – Shorncliffe foreshores.
A06/	V NEWTON	Support for the construction of an overpass at the Geebung Open Level Crossing and calling on Council and the State Government to work together to achieve this.
A06/	V NEWTON	Northside residents requesting an increase in the number of buses being purchased by Council to meet demand
A06/	G MacPHERSON	Brisbane residents requesting an increase in the number of buses being purchased by Council to meet demand.
A06/	F FARMER	Residents of Jamboree Ward requesting Council to purchase more buses.
A06/	F FARMER	Residents of the Sinnamon Park area requesting Council to acquire the Sinnamon Park "Turf Farm" as parkland for the community and the environment and not allow it to be developed into a retirement village

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File No.	Councillor	Topic
DA SOUTH	F FARMER	CSR Development Applications, Darra (946550; 946551; and 948778) Note: Petition has been forwarded to Development Assessment South as submission period is still open for these development applications.
A06/	G M QUIRK	A request from Alderley Kindergarten and Preschool, corner South Pine Road and Railway Street, Alderley, requesting traffic calming measures in Railway Street, Alderley, to reduce the speed and volume of traffic outside the Alderley Kindergarten and Preschool.
A06/229821	LORD MAYOR (Councillor C K T NEWMAN	Residents of Phaius, Robur and Wallum Streets, Acacia Ridge, requesting that their gutters/driveways be lowered.
A06/	K L BIANCHI	Residents of Acacia Ridge Ward requesting Council to purchase more buses.

252/2006-07

It was resolved on the motion of Councillor L D BRYANT, seconded by Councillor N L WYNDHAM, that the petitions as presented be received and referred to the Committee concerned for consideration and report.

GENERAL BUSINESS:

Chairperson:

General Business.

Councillor BENNISON.

Councillor BENNISON:

Mr Chairman, I rise to speak in General Business on two items. The first is the markets coming to Blackwood Street, Mitchelton, and the second, I just have a couple of special gifts to give out so I hope you will allow me that indulgence.

Mr Chairman, the first item I am particularly excited about. As a Ward Councillor getting the Jan Powers Farmers' Markets into Enoggera Ward has been a really long journey and a bit of hard work, but it is actually going to happen. From this Sunday, 24 September, in the morning people from around the suburbs, around Enoggera Ward, will be able to come to Blackwood Street, Mitchelton, and enjoy the great event that the Farmers' Markets is. So as well as the markets we also have some entertainment planned and some road closures et cetera. So I think it will be a fabulous event. My staff have worked very hard on it as have the traders in Blackwood Street themselves, and I would like to pay tribute particularly to Mr Rod Palmer who is involved, he operates the Mitchelton Newsagency at Blackwood Street, and he has been particularly hardworking in relation to this.

A small group have got together, the Blackwood Street Action Group, and they have worked with myself and my staff and Jan Power, to make sure this event happens.

Councillor interjecting.

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Councillor BENNISON: Yes it is. A SCIP (Suburban Centre Improvement Project) in 1995. It is, but it wouldn't have happened if it wasn't for the SCIP and I'm glad Councillor HINCHLIFFE --

Chairperson: Order!

Councillor BENNISON: -- has interjected because he in particular would know the benefit of the Farmers' Markets and I suppose in New Farm where you have a lot of cultural events anyway, the Farmers' Markets is just one of those, but --

Councillor interjecting.

Councillor BENNISON: Exactly. But to a place like Enoggera --

Chairperson: Order!

Councillor BENNISON: -- which has been on the cusp of developing its community for some time, this is going to bring absolute added life to the community, and I am so excited that it is going to happen.

So I hope to see Councillor KNAPP, I hope you'll come over the hill on Sunday 24 September --

Councillor interjecting.

Councillor BENNISON: -- oh don't be so unkind - and everyone else - Councillor HOPKINS - anyone on the northside is welcome. Councillor WYNDHAM I am sure we will see you there. Oh the southsiders can come as well. Everyone can be there.

Chairperson: Order!

Councillor BENNISON: I have been told that the Farmers' Markets in some places have failed but we want to make sure that this does not happen at Blackwood Street, Mitchelton.

I also said I have a couple of little gifts to give out today.

Chairperson: Order!

Councillor BENNISON: I am glad I mentioned Councillor KNAPP in relation to the Farmers' Markets and asking her to come over the hill because there are a couple of people in this Chamber that are renowned for saying things that are often out there, quite bold, and sometimes people go oh don't say that. You know, we've got one of those on our side. We've got one of those on the Liberal side. Sometimes those two are in direct conflict and we see a bit of bashing going on in committee meetings etc, so I am really thrilled - and we won't name the one on our side of course will we, but Councillor KNAPP, you did say something that was a little bit foolish about three or four weeks ago, not only to me, but to everyone on our side, and that was in the lead up to the State Election. *They won't vote for that young girl.* So today I've got a special gift to give to you Councillor KNAPP. I'm not sure about the sizing and my partner offered to give me his instead, but just for you, for that sweet young girl who has been elected into the seat of Ashgrove. That's the first one.

Secondly, --

Chairperson: Order!

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Councillor BENNISON: -- I have a cap here --

Chairperson: Order!

Councillor BENNISON: -- that I think will become a collector's piece in the future, and I know if we gave that to somebody in the Liberal Party there would be a certain ex Councillor of this Chamber who probably wouldn't want to wear it, but yes, could become a really good fund raiser. So instead of giving it to that ex Councillor who is no longer here, we want to give this to the LORD MAYOR, and it is a *Bomber for Chatsworth* hat. That's for you LORD MAYOR.

Thank you Mr Chairman.

Councillors interjecting.

Chairperson: Further General Business?

As there was no further general business, the meeting was declared closed.

RIISING OF COUNCIL: 5:25pm.

PRESENTED:

and CONFIRMED

.....
CHAIRPERSON

Clerks of the Chamber in attendance:



19 SEPTEMBER 2006



Application No: DRS/USE/H05-933802
 Project No: DRS/PRO/P05-111547
 Contact: Steven Schwartz
 Telephone: [REDACTED]

- 9 OCT 2006

Mirvac Queensland Ltd
 C/- Brannock & Associates
 GPO Box 552
 BRISBANE QUEENSLAND 4001
 Attention: [REDACTED]

Dear [REDACTED]

Sent to Scrutiny on
 10 10 06 [REDACTED]

COUNCIL DELEGATE
 DECISION MADE ON
 6 OCT 2006

Brisbane City Council
 ABN 72 002 765 795

Development Assessment Team South
 Development Assessment
 Customer and Community Services
 GPO Box 1434
 Brisbane Qld 4001

Facsimile 07 3403 5379

Negotiated Decision Notice under section 3.5.17 of the *Integrated Planning Act 1997*: for the following aspects of development on land at 21 Softstone St, Tennyson Qld 4105 and described as Lot 566 on SP104107 and Lot 1 on SP164685, Parish of Yeerongpilly:

1. Preliminary Approval for a Material Change of Use overriding the planning scheme under section 3.1.6 of the IPA for Multi-unit Dwellings (191 units in 3 buildings), and Park;
2. Development Permit for Material Change of Use for Indoor Sport and Recreation (Tennis Centre Stadium) and Outdoor Sport and Recreation (outdoor courts) & associated uses including Office, Restaurant, Shop and Convention Centre (function rooms);
3. Development Permit for Material Change of Use for Multi-unit Dwelling (114 units in buildings E & F), and Park;
4. Development Permit for Material Change of Use for Multi-unit Dwelling (88 units in building D), Shop, Restaurant and Park; and
5. Development Permit for Operational Works for Disturbance to Marine Plants.

I am writing to inform you that the Council's delegate has considered your representations concerning the conditions contained in the Decision Notice dated 19 September 2006 and has decided to *amend* the conditions. The attachment explains the reasons for the decision and other details relevant to the consideration of your representation.

The accompanying development approval package contains:

1. the conditions now applying to this development approval;
2. a "Negotiated Decision Notice" under section 3.5.17 of the *Integrated Planning Act 1997*; and,
3. other information to help you comply with your approval.

Should you want to discuss the approval, please do not hesitate to contact me on [REDACTED]

Yours faithfully,

[REDACTED]

Steven Schwartz
 Urban Planner
 Development Assessment Team South
 Development and Regulatory Services
 Customer and Community Services

Negotiated Decision Notice Details
(Section 3.5.17 of the Integrated Planning Act 1997)

INTRODUCTION:

The Team Leader as the delegate appointed by the Council to determine the application favourably considered the representations.

NATURE OF CHANGES:

The Council's delegate amended the conditions as:

- Condition 5(a) – amended to remove incorrect reference to plan;
- Condition 5(k) – new part to condition adding an acceptable solution for parking;
- Condition 11 – amended to refer to new drawing and pathway requirements;
- Condition 20 – amended timing to reflect staging of building approvals;
- Condition 24 – amended to clarify requirements for bicycle parking;
- Condition 27 – amended wording to refer to ‘water harvesting devices’ and removed reference to pressure limiting devices;
- Condition 30 – amended to remove minimum value requirement for artworks;
- Condition 38 – amended timing to allow for sequential lodgement of operational works applications;
- Condition 39 – condition removed due to demonstrated difficulty in achieving compliance;
- Condition 63 – corrected error in timing;
- Condition 64 – corrected error in timing;
- Condition 75 – removed reference to ‘public’
- Condition 80 – removed superfluous dot points;
- Condition 87 – amended to clarify requirements at easement and include reference to new plan;
- Condition 89(b) – amended to clarify that this condition does not apply to the proposed revetment wall as shown on the approved plans;
- Conditions 91 and 158 – removed point (b) regarding operating hours for pool filter and pump;
- Conditions 92 and 159 – remains unchanged. Point (a) refers to windows whereas point (b) refers to balconies;
- Conditions 93 and 160 – removed reference to clothes washer;
- Conditions 94 and 162 – removed reference to operating hours;
- Conditions 99 and 166 – removed minimum requirements for artwork;
- Conditions 110 and 178 – amended to include a new point (b) describing revised requirements for pathways;
- Conditions 111 and 179 – amended to broaden scope for tree species;
- Condition 138 – amended to remove specific reference to Tennis Centre;
- Condition 151 – amended to refer to correct building;
- Condition 179 (a)(ii) – amended wording for consistency with Condition 111;
- Condition 204 – amended to clarify extent of street frontage referred to.

The following plans were added to the list of approved plans:

- 00-SK0049 Rev B, received 14/09/2006 – Detail cross sections through access road-Services through easement
- 0L-2038-A1L-205, dated 29/09/2006 – Riverside Promenade Park as amended in red to show revised path widths

APPLICANT DETAILS:

Mirvac Queensland Ltd
 C/- Brannock & Associates
 GPO Box 552
 BRISBANE QUEENSLAND 4001

SITE:

Address of Site:
21 Softstone St, Tennyson Qld 4105
 Real Property Description:
Lot 566 on SP104107 and Lot 1 on SP164685, Parish of Yeerongpilly
 Area Classification:
Community Use Area Cu8 - Utility Installation
 Name of Owner:
Department Of Local Government Planning Sport And Recreation
 Name of Ward:
Dutton Park

APPLICATION:

Aspects of development and development approvals sought:

1. **Material Change of Use - Preliminary Approval (buildings A, B & C, Park)**
2. **Material Change of Use - Development Permit (State Tennis Centre)**
3. **Material Change of Use - Development Permit (buildings E & F, Park)**
4. **Material Change of Use - Development Permit (building D, Shop, Restaurant, Park)**
5. **Carrying out Operational Work - Development Permit (Disturbance to Marine Plants)**

Description of Proposal:

- **Override the planning scheme for development of a major tennis centre, Multi-unit Dwellings and associated Centre Activities;**
- **State Tennis Centre and associated facilities including administration offices, conference facilities, café and outdoor lighting; and**
- **Residential apartments (393 dwelling units in 6 Multi-unit Dwellings) including residents' gymnasium and recreation building, café/restaurant, shop or office.**

Council File Reference:

DRS/USE/H05-933802

Lodgement Date:

16 November 2005

TYPE OF APPROVAL:

1. **Material Change of Use - Preliminary Approval (buildings A, B & C, Park)**
2. **Material Change of Use - Development Permit (State Tennis Centre)**
3. **Material Change of Use - Development Permit (buildings E & F, Park)**
4. **Material Change of Use - Development Permit (building D, Shop, Restaurant, Park)**
5. **Carrying out Operational Work - Development Permit (Disturbance to Marine Plants)**

FURTHER DEVELOPMENT PERMITS:

Development permits(s) for the following are required before the development can be carried out:

- Carry out Building Work
- Carry out Operational Work

CODES RELATING TO SELF ASSESSABLE DEVELOPMENT:

Light Nuisance Code

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Department of Natural Resources and Mines

Att: [REDACTED] Telephone [REDACTED]
 PO BOX 864
 IPSWICH QLD 4305
www.nrm.qld.gov.au

Energex Ltd**Chief Executive Officer**

Att: [REDACTED] Telephone [REDACTED]
 GPO BOX 1461
 BRISBANE QLD 4011
www.energex.com.au

Powerlink Queensland**Chief Executive Officer**

Att: [REDACTED] Telephone [REDACTED]
 PO Box 1193
 VIRGINIA QLD 4014
www.powerlink.com.au

The following were Concurrence Agencies for this application:

Department of Main Roads

(Metropolitan District)

Att: Paul Grice Telephone 3834 2011
 GPO BOX 70
 SPRING HILL QLD 4004
www.mainroads.qld.gov.au

Environmental Protection Agency

Coastal Licensing

PO BOX 15155
 CITY EAST QLD 4002
www.epa.qld.gov.au

Environmental Protection Agency
Contaminated Land Unit
PO BOX 2771
BRISBANE QLD 4001
www.epa.qld.gov.au

Department of Primary Industries
GPO BOX 2454
BRISBANE QLD 4001
www.dpi.qld.gov.au

Queensland Transport
GPO BOX 213
BRISBANE QLD 4001
www.transport.qld.gov.au

The Council did not refer this application to any other State Agency.

CONDITIONS:

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

RIGHTS OF APPEAL:

Extracts from those sections of the *Integrated Planning Act 1997* relating to the lodgement of Appeals are enclosed for your information.



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below:

Address of site:	21 SOFTSTONE ST, TENNYSON QLD 4105
Real property description of site:	SP104107/L566 Y'PILLY SP164685/L1 Y'PILLY
Aspects of development and type of approval:	<ol style="list-style-type: none"> 1. Material Change Of Use (Preliminary Approval) - Preliminary Approval Residential development. 2. Material Change Of Use (Development Permit) - Indoor Sport & Recreation (Tennis Centre Stadium), Outdoor Sport & Recreation (Outdoor courts), Convention Centre (Function Rooms) & ancillary uses including Office, Restaurant and Shop 3. Material Change Of Use (Development Permit) - STAGE 1 Residential: Multi Unit Dwelling - Buildings E & F, and Park 4. Material Change Of Use (Development Permit) - STAGE 2 Residential: Multi Unit Dwelling - Building D, and Shop/Restaurant (100m2) 5. Standard Advice (Non Development Advice) - Advice to developer for the Tennis Centre and all residential buildings 6. Carrying Out Operational Work (Development Permit) - Disturbance to Marine Plants 7. Referral Agency Requirements (Non Development Advice) - Environmental Protection Agency- Contaminated Land 8. Referral Agency Requirements (Non Development Advice) - Queensland Transport & Translink 9. Referral Agency Requirements (Non Development Advice) - Advice Agency - Energex Ltd 10. Referral Agency Requirements (Non Development Advice) - Advice Agency - Powerlink 11. Referral Agency Requirements (Non Development Advice) - Advice Agency Dept of Natural Resources Mines & Water
Description of proposal:	Negotiated Decision - State Tennis Centre (Indoor & Outdoor Sport and Recreation and offices, conference facilities, cafe and outdoor lighting) Multi Unit Dwellings, Park and Centre Activities (cafe/restaurant, shop and office) Operational Works for Disturbance of Marine Plants
Purpose:	Indoor Sport and Recreation, Outdoor Sport and Recreation, Shop, Office, Convention Centre, Restaurant (cafe), Multi-unit Dwelling, Park, Operational Work for disturbance of marine plants
Council File Reference:	DRS/USE/H05-933802
Package status:	APPROVED - Version 1 (9th of October, 2006 11:53:26 AM)
Package generated on:	9th of October, 2006

PROJECT TEAM

The assessment of this application has been undertaken by:

STEVEN SCHWARTZ
ASSESSMENT MANAGER
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: [REDACTED]

MARIO FURLAN
Architect
Development Assessment Team
SOUTH BRISBANE
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RORY KELLY
Principal Planner
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SOUTH BRISBANE
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[REDACTED]
Pollution Officer
Development Assessment Team
BRISBANE ADMINISTRATION
CENTRE
Development and Regulatory
Services
Phone: [REDACTED]

Council File Reference: DRS/USE/H05-933802

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Brisbane City Council

[REDACTED]
Engineering Officer
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: ([REDACTED])

[REDACTED]
Town Planner
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: ([REDACTED])

[REDACTED]
Landscape Architect Officer
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: ([REDACTED])

Address of Property: 21 SOFTSTONE ST, TENNYSON QLD 4105
Council File Reference: DRS/USE/H05-933802 Version 1 Page 2

Development and Regulatory Services
Brisbane City Council

DRAWINGS AND DOCUMENTS

The term 'drawings and documents', or similar expressions, means:

Drawing or Document	Number	Plan Date
Development Approval Building Envelope Plan	00-DA0002 REV. D	03-APR-2006 (Received)
Development Approval Building Envelope Elevations	00-DA0003 REV.D	31-MAR-2006 (Received)
Staging Plan	00-DA0004 REV.D	28-JUL-2006 (Received)
Building 01 Floor Plan Gymnasium	01-DA1011 REV E	04-APR-2006 (Received)
Building 01 Elevations Gymnasium	01-DA1600 REV C	04-APR-2006 (Received)
Development Approval General Arrangement Plan Building D,E &F Basement 1	30-DA1005 REV B	15-NOV-2006 (Received)
Development Approval General Arrangement Plan Building D,E &F Basement 2	30-DA1006 REV B	09-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D,E &F Basement 1 - Part A	30-DA1007 REV B	09-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D,E &F Basement 1 - Part B	30-DA1008 REV B	09-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D,E &F Basement 2 - Part A	30-DA1009 REV B	09-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D,E &F Basement 2 - Part B	30-DA1010 REV B	09-NOV-2005 (Received)
Development Approval Building F Cover Sheet	31-DA0000 REV D	31-MAR-2006 (Received)
Development Approval Building F Site Plan	31-DA0001 REV. C	15-NOV-2005 (Received)
Development Approval General Arrangement Plan Building F - Level 1	31-DA1011 REV. C	15-NOV-2005 (Received)
Development Approval General Arrangement Plan Building F - Level 2	31-DA1012 REV. B	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building F - Level 03-06	31-DA1013 REV. C	31-MAR-2006 (Received)
Development Approval General Arrangement Plan Building F - Level 07	31-DA1017 REV. A	03-APR-2006 (Received)
Development Approval General Arrangement Plan Building F - Level 08	31-DA1018 REV C	03-APR-2006 (Received)
Development Approval General Arrangement Plan Building F - Level 09	31-DA1019 REV C	03-APR-2006 (Received)
Development Approval Elevation Sheet Building F - Roof Plan	31-DA1025 REV C	03-APR-2006 (Received)
Development Approval Balcony Screen Plans Building F	31-DA1030 REV A	31-MAR-2006 (Received)
Development Approval Balcony Screen Elevations Building F - Sheet 1 of 2	31-DA1040 REV A	31-MAR-2006 (Received)
Development Approval Balcony Screen Elevations Building F- Sheet 2 of 2	31-DA1041 REV A	31-MAR-2006 (Received)
Development Approval Elevation Sheet 1 Building F	31-DA1600 REV D	31-MAR-2006 (Received)
Development Approval Elevation Sheet 2 with Section Building F	31-DA1601 REV D	31-MAR-2006 (Received)
Development Approval Section 1 - Before and After Building F	31-DA1610 REV A	31-MAR-2006 (Received)
Development Approval Section 2 - Before and After Building F	31-DA1611 REV A	03-APR-2006 (Received)
Development Approval Building E - Cover Sheet	41-DA0000 REV C	06-NOV-2005 (Received)
Development Approval General Arrangement Plan Building E Site Plan	41-DA0001 REV C	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building E - Level 01	41-DA1011 REV C	15-NOV-2005 (Received)
Development Approval General Arrangement Plan Building E - Level 02	41-DA1012 REV B	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building E - Level 03-07	41-DA1013 REV B	08-NOV-2005 (Received)

Development Approval General Arrangement Plan Building E - Level 08	41-DA1018 REV B	08-NOV-2006 (Received)
Development Approval General Arrangement Plan Building E - Level 09	41-DA1019 REV B	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building E - Level 10	41-DA1020 REV B	08-NOV-2006 (Received)
Development Approval General Arrangement Plan Building E - Roof Plan	41-DA1025 REV B	08-NOV-2005 (Received)
Development Approval Balcony Screen Plans Building E	41-DA1030 REV A	31-MAR-2006 (Received)
Development Approval Balcony Screen Elevations Building E - Sheet 1 of 2	41-DA1040 REV A	31-MAR-2006 (Received)
Development Approval Elevation Sheet 1 with section Building E	41-DA1600 REV C	08-NOV-2005 (Received)
Development Approval Elevation Sheet 2 Building E	41-DA1601 REV C	08-NOV-2005 (Received)
Development Approval Section 3 - Before and After Building E	41-DA1610 REV A	31-MAR-2006 (Received)
Development Approval Building D - Cover Sheet	51-DA0000 REV D	31-MAR-2006 (Received)
Development Approval General Arrangement Plan Building D - Site Plan	51-DA0001 REV C	15-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D - Level 01	51-DA1011 REV B	15-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D - Level 02	51-DA1012 REV B	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D - Level 03-06	51-DA1013 REV B	15-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D - Level 07	51-DA1017 REV B	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D - Level 08	51-DA1018 REV B	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D - Level 09	51-DA1019 REV B	08-NOV-2005 (Received)
Development Approval General Arrangement Plan Building D - Level 10	51-DA1020 REV C	31-MAR-2006 (Received)
Development Approval General Arrangement Plan Building D - Level 11	51-DA1021 REV A	31-MAR-2006 (Received)
Development Approval General Arrangement Plan Building D - Roof Plan	51-DA1025 REV C	31-MAR-2006 (Received)
Development Approval Balcony Screen Plans Building D - Sheet 1 of 2	51-DA1030 REV A	31-MAR-2006 (Received)
Development Approval Balcony Screen Plans Building D - Sheet 2 of 2	51-DA1031 REV A	31-MAR-2006 (Received)
Development Approval Balcony Screen Elevations Building D - Sheet 1 of 2	51-DA1040 REV A	31-MAR-2006 (Received)
Development Approval Balcony Screen Elevations Building D - Sheet 2 of 2	51-DA1041 REV A	31-MAR-2006 (Received)
Development Approval Section 4 - Before and After Building D	51-DA1610 REV A	03-APR-2006 (Received)
North Elevation	A-EL-01.DA REV. H	01-AUG-2006 (Received)
South Elevation	A-EL-02.DA REV. H	01-AUG-2006 (Received)
West Elevation	A-EL-03.DA REV. H	01-AUG-2006 (Received)
East Elevation	A-EL-04.DA REV. H	01-AUG-2006 (Received)
Floor Plan 1	A-FP-01_MEDIA 03.DA REV. H	01-AUG-2006 (Received)
Floor Plan 2	A-FP-02.DA REV. H	01-AUG-2006 (Received)
Floor Plan 3 Non Event Mode	A-FP-03_NON-EVENT.DA REV. H	01-AUG-2006 (Received)
Floor Plan 4	A-FP-04.DA REV. H	01-AUG-2006 (Received)
Roof Plan	A-RP-03.DA REV. H	01-AUG-2006 (Received)
Section A-A	A-SC-A.DA REV. H	01-AUG-2006 (Received)

Section B-B	A-SC-B.DA REV. H	01-AUG-2006 (Received)
Landscape Master Plan	LANDSCAPE MASTER PLAN	01-AUG-2006 (Received)
Masterplan Concourse Level	M-SP-FP02.DA REV.H	01-AUG-2006 (Received)
Site Masterplan	M-SP-RP.DA REV.H	01-AUG-2006 (Received)
Diagram A	SK 1 [A]	01-AUG-2006 (Received)
Riverside Park Promenade	L-2038-A7L-205 (as amended in red)	29-SEP-2006 (Plan Date)
Detail cross sections through access road - Services through easement	00-SK0049 REV. B	14-SEP-2006 (Received)

HIGHLIGHTS

Due to their importance, the following conditions have been highlighted in bold in this document:
20,22,29,82,84,94,150,152,162,209

ADVICE

Please see the attached document for any advices.

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APPROVAL CONDITIONS

Section to Which These Conditions Relate:

1. Material Change Of Use (Preliminary Approval)
Preliminary Approval Residential development.

Section Name:

GENERAL/PLANNING REQUIREMENTS

		TIMING
1)	<p>Development of the site is to be generally in accordance with Master Plan M-SP-RP.DA REV.H received 1 August 2006.</p> <p>GUIDELINE <i>This condition refers to the Master Plan to which the Preliminary Approval relates and is the primary means of defining the extent of the approval.</i></p>	As indicated
2)	<p>Any land transferred to the Council for Public Purposes (Parkland or Community Facilities) and/or for Road Purposes is to be shall be not be on the Environmental Management Register and or the Contaminated Land Register, unless agreed to by the future asset owner.</p> <p>GUIDELINE <i>This requirement is imposed to ensure the condition of the land is of a standard acceptable to the future asset owner.</i></p>	As indicated

3) For the purpose of this Preliminary Approval pursuant to Section 3.1.6(2) of the *Integrated Planning Act*, all assessable development shall be subject to the following Level of Assessment Table and Applicable City Plan Codes:

As indicated

Self Assessment	Applicable Code
Outdoor Lighting where complying with Acceptable Solutions in the Light Nuisance Code	Light Nuisance Code
Park where complying with the Acceptable Solutions in the Park Code	Park Code
Home Business where complying with the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
Code Assessment	Applicable Code
Operational Work for Filling or Excavation	Filling and Excavation Code
Multi Unit Dwelling (as defined in Chapter 3 Part 10 of the City Plan) where: <ul style="list-style-type: none"> • complying with the conditions in the Preliminary Approval; and • the relevant "secondary codes" are to be considered part of the "primary code". 	Stephen District Local Plan Code Residential Design-High Density Code
Shop or Restaurant (as defined in Chapter 3 Part 10 of the City Plan) where: <ul style="list-style-type: none"> • the combined Gross Floor Area is no greater than 100 square metres; • complying with the condition of the Preliminary Approval; and • the relevant "secondary codes" are to be considered part of the "primary code". 	Centre Design Code Centre Amenity and Performance Code
Satellite Dish (where not exempt development)	Satellite Dish Code
Park where not complying with the Acceptable Solutions in the Park Code	Park Code
Reconfiguring a lot, other than volumetric subdivision not associated with an existing or approval building	Subdivision Code
Impact Assessment - Generally Appropriate	Applicable Code
Short Term Accommodation	Short Term Accommodation Code
Utility Installation	
Home Business where not complying with the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
Volumetric subdivision where not associated with an existing or approved building	Subdivision Code
Impact Assessment - Generally Inappropriate	Applicable Code

Any other material change of use

The above Level of Assessment Table shall be read in conjunction with City Plan 2000, Chapter 3, Section 2 - General Assessment Process - as at the date of this approval taking effect.

GUIDELINE

This condition is imposed to ensure that all future assessable development on the site shall be subject to the Level of Assessment Table above. This should be read in conjunction with the most recent version of amendments of City Plan 2000. The preliminary approval overrides City Plan 2000 pursuant to Section 3.1.6 of the Integrated Planning Act 1997. The applicable primary code(s) used in assessing any assessable development are those identified as being an applicable code(s) in the above table. For any enquires about this condition, please contact the Assessment Manager.

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- 4) Prior to the endorsement of any Community Management Statement or the commencement of a Material Change of Use and/or Reconfiguration of a Lot for the last stage of the residential development or as agreed to by the Lead Principal Planner South, transfer to the Brisbane City Council, in fee simple on trust for Public Purposes (parkland and community facilities) land indicated on the Master Plan M-SP-RP.DA REV.H received 1 August 2006, having an area not less than 1.87 Hectares.

GUIDELINE

This condition outlines the total area of land to be transferred to Council on trust prior to completion of the last stage of the residential development on the site. The condition also acknowledges that the land may be transferred over a number of stages as development of the residential units occurs. Section 5.1.12 of IPA allows for the giving of land for public parks in fee simple provided the land is given on trust. For any enquires about this condition, please contact the Assessment Manager.

As indicated

<p>5) Ensure that with any Material Change of Use and/or Reconfiguration of a lot, which ever is sooner, all future development maintains the following:</p> <p>(a) The combined maximum Gross Floor Area for the residential buildings does not exceed 90,338m² where:</p> <p>(i) Buildings A, B and C have a maximum combined Gross Floor Area of 43,905 m²; and</p> <p>(ii) Buildings D, E and F have a maximum combined Gross Floor Area of 46,433 m².</p> <p>(b) Buildings A B & C are contained within the approved building envelope plans 00-DA0002 rev D and 00-DA0003 rev D;</p> <p>(c) The following heights apply as shown on plan 00-DA0003 rev D where : Building A has a maximum height of 45.52 AHD and stepped down to 30.00 AHD Building B has a maximum height of 45.52 AHD; and Building C has a maximum height of 48.52 AHD and stepped down to 39.50 AHD</p> <p>(d) Individual building setbacks to the Brisbane River are to be generally as shown on Dwg No. 00-DA0002 Rev D and no less than: Building A - 30.0m Building B - 27.7m Building C - 35.0m</p> <p>(e) The design elements to reduce the appearance of building bulk includes but is not limited to those design elements shown in diagram SK1(a);</p> <p>f) The car parking within any residential building is to be maintained exclusively for the ancillary use of the residential occupants. The parking is not to be made available to the general public and there is to be no advertising signage erected on or in the vicinity of the site advertising the availability of car parking to the general public or non residents of the building/s.</p> <p>(g) The rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the building by the inclusion of the following design aspects: (i) The rooftop is designed to enable future inclusion of satellite dishes/telecommunication facilities in an unobtrusive manner; and (ii) Roofscape must be attractive and not marred by cluttered display of plant and equipment.</p> <p>(h) Any screening device to balconies or terraces are not fully enclosed and are designed as an integral part of the building and are installed/constructed as part of the construction of the building;</p> <p>(i) No additional pedestrian access to or from the site to the Tennyson Riverside Parkland is to be provided other than in the locations as shown on the approved plan(s) and documents;</p> <p>(j) Any vacant part of the site is to present as attractive temporary parkland where not incorporated into and used as part of the construction management plan. Where buildings are demolished and, for whatever reason, redevelopment is delayed for more than 3 months, the following works are carried out:</p> <ul style="list-style-type: none"> • site is cleared of all rubble, debris and demolition materials • site is levelled to the same level as the adjoining footpath and turfed so it can be mowed • site is landscaped with perimeter planting consisting of advanced specimens of fast growing species in accordance with the Planting Species Planning Scheme Policy • drainage is provided to prevent ponding • site is maintained so there is no sediment run off onto adjacent premises, roads or footpaths • site is maintained to ensure no nuisance to adjacent premises, roads or footpaths • public access is provided where public safety can be maintained <p>(k) Car parking for the Multi-unit Dwellings is to be provided at a rate of:</p> <ol style="list-style-type: none"> i. An average of two vehicle spaces per dwelling unit for units with two or more bedrooms; ii. An average of one vehicle space per dwelling unit for one bedroom units; and iii. 0.25 vehicle spaces per dwelling unit for visitors. <p>GUIDELINE <i>This condition is imposed to outline where the proposal is to incorporate other matters not mentioned in the Acceptable Solutions in the relevant code(s). This condition should be read in conjunction with Condition 3 of this approval package.</i></p>	<p>As indicated</p> <p>Prior to the commencement of the use</p>
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<p>6) Incorporate into the design and construction of any residential building, best practice sustainable development technology and design practices addressing but not limited to:</p> <ul style="list-style-type: none"> i. Passive design; ii. Water use; iii. Materials use; iv. Energy use; v. Site impacts; vi. Transport impacts; and vii. Social and community impacts <p>GUIDELINE <i>This condition is imposed to ensure that the proposed buildings are designed to incorporate best practice sustainable development practices.</i></p>	<p>As indicated</p>
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MONETARY CONTRIBUTIONS & SECURITIES

	TIMING
<p>7) Water supply and Sewerage Headworks: Prior to endorsement of a "Community Management Statement", Prior to a Material Change of Use and/or Reconfiguration of a Lot, which ever is sooner, pay to Council a monetary contribution towards the cost of water supply sewerage head works at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate per Equivalent Tenement based on the proposed use of the site. This condition will be applied to any Material Change of Use and/or Reconfiguration of a Lot application until such time as the "Infrastructure Charges Plan" is applied over the subject site as defined in Section 5.1.4 of the Integrated Planning Act.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>As indicated</p>

ECOLOGY

	TIMING
<p>b) All future development applications for a Material Change of Use, are to submit Vegetation Management Plan which includes the following:</p> <p>(a) The VMP is to be in the form of scaled plans and supporting documentation generally in accordance with Vegetation Retention Plans BO4254-SK70 & SK71 and associated schedules that includes at least the following information:</p> <ol style="list-style-type: none"> i. The extent of the VMP is to include evaluation of all areas including, proposed road reserves, external works and development areas; ii. The location and description of existing vegetation including species and botanical name plus the height and canopy spread; iii. The location and extent of all site works including all proposed infrastructure and areas of earthworks. iv. Detail design of all civil works is to be cognisant of environmental values. Alternative solutions may be required in some instances, to protect significant vegetation (eg alternative service alignments, variations to batter slopes and tunnel boring); v. The location and description of all vegetation to be retained and that to be removed; vi. A description of all measures to be used to protect vegetation and habitat features to be retained during construction; vii. A description of all pruning and tree surgery works (to AS 4373/96) to maintain health and stability of trees and reduce potential hazards for future residents; viii. The location and extent of storage and stockpile areas for cleared vegetation and site mulch; ix. A description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and x. Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, preclearing inspections, staging and sequence of clearing and recovery procedures. <p>GUIDELINE <i>This condition is imposed where the site contains vegetation, fauna and habitat features that should be retained, protected and/or managed as part of the development of the site. Before carrying out any site works it will be necessary to obtain a detailed design approval from the Council by submitting an application accompanied by a Vegetation Management Plan. Once the works are implemented, it will be necessary to arrange for the Delegate, Licensing and Compliance, Development and Regulatory Services, to inspect and approve them. For enquiries about this condition, please contact the Ecologist, Development Assessment.</i></p>	As indicated

LANDSCAPE & OPEN SPACE

	TIMING
<p>9) The developer is to maintain (at the developers expense) all parkland shown on Master Plan 00-DA0001 to a standard that will be satisfactory to be accepted "on maintenance" (practical completion) and "off maintenance" (final completion) until such time as the following has occurred:</p> <ul style="list-style-type: none"> (a) an area not less than 1.87 Hectares is transferred to the Brisbane City Council, in fee simple on trust for Public Purposes (parkland and community facilities) as indicated on the Master Plan 00-DA0001; and (b) The works to be constructed for the final stage of the parkland dedication is to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Councils Delegate for a period of 12 months; and (c) The bond for the works within the parkland is returned to the developer. <p>GUIDELINE <i>This condition advises the developer that the parkland within the development as shown on the Master Plan is to be maintained by the developer until the final stage of the parkland has been dedicated and is "off maintenance". The on maintenance period is 12 months as per Councils Subdivision and Development Guidelines.</i></p>	<p>As indicated</p> <p>Prior to the commencement of the use</p>

<p>10) All future development applications for a Material Change of Use, are to submit a Landscape Management and Site Works plan for the parkland prepared in accordance with Council's "Public Riverside Facilities Design and Maintenance Manual" Council's "Subdivision and Development Design Guidelines", Best Trade Practice and which includes the following:</p> <p>(a) (i) Existing site conditions: existing contours, and vegetation on site and on adjoining properties (including footpath) which impact on the site. Any earthworks proposed within the vicinity of vegetation to be retained including the riparian vegetation above and below the highwater mark. Existing buildings to be retained ie pump station, overland flow paths, existing services any feature of cultural significance, the location of the Mean Spring High Water Mark and the highest summer highwater mark along the Brisbane River, surveyed property boundary, stormwater outlets to the Brisbane River are to be documented.</p> <p>(ii) Proposed site conditions: proposed surface treatments and indicative spot levels, including but not limited to buildings, walkways, car parking areas, field gullies, services (above and below ground level), retaining or revetment walls, existing buildings to be retained ie pump station, overland flow paths, the Mean Spring High Water Mark and the highest summer highwater mark along the Brisbane River, surveyed property boundary, the location of any proposed services alignments,</p> <p>(iii) Extent, function and character of areas within the park: proposed surface treatments, activity zones such as quiet areas, viewing, passive and active open space zones, pathway alignments, plant massing and buffer planting and critical interface points and shade tree planting.</p> <p>(iv) Proposed resolution of earthworks: location, height and type of retaining walls, depth of topsoil, mulch and drainage, levels and grades to all critical interfaces and areas, stabilisation of steep areas, interface with adjoining land uses and the footpath.</p> <p>(v) Shared pedestrian/bicycle path within the Tennyson Riverside Park is as follows:</p> <ol style="list-style-type: none"> the riverside pathway is varying in width, with a minimum width of 3 metres; is designed according to the specification of the <i>Public Riverside Facilities Design and Maintenance Manual</i>; where no part of the riverside pathway extends over the property alignment of the site to the Brisbane River; and the riverside pathway is to be designed generally in accordance with the EDAW Riverside Park Promenade Drawing L-2038-A1L-205 dated 29/09/06 as amended in red to show minimum path widths; <p>(vi) Park embellishments: park furniture such as seating, drinking fountains, bike racks, rubbish bin enclosures, barbeques, picnic facilities, signage, any educational facilities, and play equipment; seating;</p> <p>(vii) Specification notes: standard specification notes including but not limited to soil preparation, methods for the protection of vegetation to be retained during construction activity on site, maintenance establishment and irrigation;</p> <p>(viii) Proposed planting palette: indicative tree, shrub, ground cover and accent plant species, together with intended size at time of planting;</p> <p>(ix) Rehabilitation of riparian corridor: with riparian vegetation community and enhancement of habitat features; and</p> <p>(x) Proposed finishes palette: for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.</p> <p>GUIDELINE <i>This condition outlines the minimum requirements for the development of the parkland within the site to an acceptable Council standard.</i></p>	<p>As indicated</p>
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<p>11) All future development applications for a Material Change of Use, are to submit a Landscape Concept Plan which includes at least the following:</p> <p>(a) (i) Existing site conditions: existing contours, and vegetation on site and on adjoining properties (including footpath) which impact on the site. Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.</p> <p>(ii) Proposed site conditions: proposed surface treatments and indicative spot levels, including but not limited to buildings, driveways, car parking areas, field gullies, services (above and below ground level) and retaining walls.</p> <p>(iii) Extent, function and character of areas to be landscaped: proposed plant massing to address buffer planting and critical interface points, shade tree planting.</p> <p>(iv) Proposed resolution of earthworks: location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.</p> <p>(v) Typical construction detail: for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.</p> <p>(vi) Specification notes: standard specification notes including but not limited to soil preparation, methods for the protection of vegetation to be retained during construction activity on site, maintenance establishment and irrigation.</p> <p>(vii) Proposed planting palette: indicative tree, shrub, ground cover and accent plant species, together with intended size at time of planting.</p> <p>GUIDELINE <i>This condition outlines the minimum requirements of any landscaping plan submitted for the site to ensure landscaping of the site is to a high standard.</i></p>	<p>As indicated</p>
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ENGINEERING

	TIMING
<p>12) All proposed residential buildings are to be designed in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 500 mm above the 100 year (ARI) flood level (river and creek flooding) or 500 mm above the 50 year (ARI) (overland flow level) whichever is the greater. Minimum non-habitable floor levels are to be not less than 50 year (ARI) or 100 year (ARI) flood levels (whichever is the greater).</p> <p>GUIDELINE <i>This condition is imposed when the site is affected by flooding. The 100 year ARI event is applicable to river and/or creek flooding. If the catchment is localised, the 50 year ARI event will be applicable unless the site is also affected by creek or river flooding in which case the higher flood level is used. For any other enquiries about this condition, please contact the Engineering Officer.</i></p>	<p>Prior to lodging a development permit for building works</p>

Section to Which These Conditions Relate:

2. Material Change Of Use (Development Permit)
Indoor Sport & Recreation (Tennis Centre Stadium), Outdoor Sport & Recreation (Outdoor courts), Convention Centre (Function Rooms) & ancillary uses including Office, Restaurant and Shop

Section Name:

GENERAL/PLANNING REQUIREMENTS

	TIMING
<p>13) Carry out the approved development generally in accordance with the approved drawings and documents.</p> <p><i>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.</p>	<p>While development is occurring on site and then to be maintained</p> <p style="text-align: center;">✓</p>
<p>14) Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p><i>GUIDELINE</i> This condition is imposed to ensure all building work associated with the use is 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 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>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>
<p>15) 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> <p><i>GUIDELINE</i> 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>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>

<p>16) Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>GUIDELINE <i>This condition restricts changes that can be made to the approved development. Approved 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.</i></p>	<p>To be maintained</p> <p style="text-align: center;">✓</p>
<p>17) Provide and maintain unimpeded and safe 24-hour public access through the designated public pedestrian spaces, including pedestrian footpaths, bicycle paths, and public plaza areas, and ensuring that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".</p> <p>GUIDELINE <i>This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.</i></p>	<p>To be maintained</p> <p style="text-align: center;">✓</p>
<p>Illegible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.</p> <p>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>As indicated</p> <p style="text-align: center;">✓</p>

<p>19) Prior to building work for the proposed building commencing on the site undertake the following works.</p> <p>(a) Remove the existing buildings on the site; and</p> <p>(b) Cap all services to the building and stabilise the exposed ground surface with grass seeding.</p> <p>(c) Where buildings are demolished and, for whatever reason, redevelopment is delayed for more than 3 months, the following works are carried out:</p> <ul style="list-style-type: none"> • site is cleared of all rubble, debris and demolition materials; • site is levelled to the same level as the adjoining footpath and turfed so it can be mowed; • site is landscaped with perimeter planting consisting of advanced specimens of fast growing species in accordance with the Planting Species Planning Scheme Policy; • drainage is provided to prevent ponding; • site is maintained so there is no sediment run off onto adjacent premises, roads or footpaths; • site is maintained to ensure no nuisance to adjacent premises, roads or footpaths; and • public access is provided where public safety can be maintained <p>GUIDELINE <i>This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.</i></p>	<p>As indicated</p> <p style="text-align: right;">✓</p>
<p>20) Prior to issuing the relevant Development Permit for Building Works for the State Tennis Centre above ground works, submit to the satisfaction of the Principal Lead Planner, Development Assessment Team South, the following plans and details showing the facade treatments and external materials (including undercroft treatments) colours and finishes:</p> <p>(a) A colour scheme showing materials and finishes to the stadium and administration buildings fronting the access road in accordance with the materials details noted on the approved plan(s) & drawing(s);</p> <p>(b) Notwithstanding the requirements of part (a) of this condition and the notations on the approved plans and drawings, the materials and finishes of the stadium and administration building must be high quality pre-finished materials and included with details required to be submitted by this condition;</p> <p>(c) The schedule is to be submitted as a sample board including materials and actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the structure and ancillary finishes are to be finished.</p> <p>d) Implement the above approved detailed design treatments.</p> <p>GUIDELINE <i>This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the surrounding area. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, that increases local affects from reflectivity, glare and heat.</i></p>	<p>As indicated</p> <p style="text-align: right;">✓</p>

<p>21) Prior to any works commencing on the site and then to be maintained until completion of the development, erect on the Softstone Street and Tennyson Memorial Avenue frontages of the site, and in a location adjacent to the proposed access to Fairfield Road (between Fairfield Rd access and Ortive Street), an "Information Sign" as outlined below:</p> <p>(a) A brief description of the development proposed;</p> <p>(b) The sign/ is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect;</p> <p>(c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>(d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>(e) The maximum area of the sign is to be 2.0m²;</p> <p>(f) The sign must be placed on or within 1.5 metres of, the road frontage for the land and mounted at least 300 millimetres above ground level;</p> <p>(g) The sign must be placed on the road frontages as indicated above in this condition;</p> <p>(h) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (a) of this condition</p> <p>(i) The sign is to be non illuminated;</p> <p>(j) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; and</p> <p>(k) The sign/s are to be located on the subject property and is to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising" specifically with regard to Traffic Safety, Clearances and Structural Systems.</p> <p>(l) Prior to the erection of the sign, lodge a copy of the wording and proposed dimensions of the "Information Sign" with Council.</p> <p>GUIDELINE This condition is imposed to provide information regarding the development and project team. Where signage is carried out in accordance with Permitted Advertisement provisions contained within the Local Law Policy "Control of Outdoor Advertising" the display of the sign is exempt from the payment of fees, the need for a licence or the making of an application.</p>	<p>As indicated</p> <p style="text-align: center;">✓</p>
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<p>22) Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable):</p> <p>(a) all consultants preparing or lodging applications for "Operational Works";</p> <p>(b) all consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the <i>Integrated Planning Regulation 1998</i>;</p> <p>(c) all consultants preparing or lodging applications for "Carryout Building Works"; and</p> <p>(d) all contractors carrying out site works or building works associated with or resulting from this Development Permit.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.</i></p>	<p>As indicated</p> <p>✓</p> <p>○</p> <p>Prior to lodging a development permit for building works</p> <p>Prior to site works commencing</p>
<p>23) Prior to site/building works commencing for each stage, undertake an on-site Pre Start meeting.</p> <p>(a) Co-ordinate the attendance of the relevant development/ building/ arborist/ site consultants and contractors with the following Brisbane City Council Officers or their nominated representatives:</p> <ul style="list-style-type: none"> • Principal Engineer, Development Assessment Team South, Development Assessment • Landscape Architect, Development Assessment Team South, Development Assessment • Principal Lead Planner, Development Assessment Team South, Development Assessment <p>(b) This meeting is requested to discuss relevant site/building/operational work requirements for each stage, including but not limited to:</p> <ul style="list-style-type: none"> • Contamination • Landscape Management and Site Works Plan (riverside walkway, parkland and private land) • Sustainable development features • Special Vegetation Management Plan • Streetscape Works Plan • Construction Management Plan • Event Management Plan • Construction parking • Road & Footpath Closure Permits and other additional permits • Public & Workplace Safety • Maintenance of a pedestrian and cyclist thoroughfare through the site • Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site • Tree protection measures • Relocation of existing services <p>GUIDELINE <i>This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area. Please telephone 3403 8888 to arrange a suitable meeting time.</i></p>	<p>As indicated</p> <p>✓</p>

<p>24) Install and maintain secure bicycle parking and associated support facilities for employees and visitors to the Tennis Centre and bicycle parking facilities for visitors to the Tennyson Riverside Parkland consistent with the approved plans and documents, and generally in accordance with Chapter 10 of "Austroads Part 14 - Bicycles".</p> <p>GUIDELINE <i>This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: right;">✓</p>
<p>25) Prepare an Event Transport Management Plan</p> <p>(a) Submit for approval of the Principal Lead Planner as Delegate of Council, Development Assessment Team South, an Event Management Traffic Control Plan (EMTCP) for all events staged within the Tennis Stadium in accordance with the Guidelines and Policies of the Brisbane City Plan 2000 and the following details, where applicable, for the three event modes of the approved development. The EMTCP is to acknowledge the restrictions detailed in the NOTES following the numbered items:</p> <ol style="list-style-type: none"> i. Provision of alternative pedestrian/cyclist routes through and around the site; ii. Existing and proposed kerbside allocation signs and linemarking such as bus stops, loading zones and parking meters; iii. Temporary vehicular access points; iv. Temporary public transport and taxi access points v. Employee and visitor parking areas; vi. How goods/ food stuffs etc are to be loaded/unloaded; vii. Location of any remote loading areas; viii. Temporary toilets and amenities; ix. Community Consultation strategy including notification to adjoining residents and property owners; x. Anticipated programming including duration and start and finish times; and xi. Emergency management including access location and evacuation plan; xii. Any police permits require/sought. <p>GUIDELINE <i>This condition is imposed to manage the impacts of all events undertaken within the main tennis stadium. In preparing the Event Management Traffic Control Plan consultation is to occur with the Brisbane City Council Road Closure Officer, Brisbane Transport Bus Coordinator and a representative from Translink.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: right;">✓</p>
<p>26) Install and maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public will be given access.</p> <p>GUIDELINE <i>This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: right;">✓</p>

<p>27) Incorporate and maintain the following sustainable components within the Tennis Centre:</p> <table border="1"> <tr> <td data-bbox="156 241 338 353">Tennis Centre and ancillary uses</td> <td data-bbox="338 241 558 353">Basin & Sink Taps</td> <td data-bbox="558 241 1077 353"> <ul style="list-style-type: none"> 4-Star rated tapware or flow regulating device installed in pipe work upstream of all basin and sink taps No 'insinkerators' are to be installed </td> </tr> <tr> <td></td> <td data-bbox="338 353 558 398">Toilets</td> <td data-bbox="558 353 1077 398"> <ul style="list-style-type: none"> 4-Star rated dual flush </td> </tr> <tr> <td></td> <td data-bbox="338 398 558 566">Irrigation system</td> <td data-bbox="558 398 1077 566"> <ul style="list-style-type: none"> Subsurface or microjet spray/dripper system and controlled using soil moisture sensors Programmable irrigation controller with rain sensor Sub water meters on irrigation supply line </td> </tr> <tr> <td></td> <td data-bbox="338 566 558 678">Outdoor taps</td> <td data-bbox="558 566 1077 678"> <ul style="list-style-type: none"> Trigger nozzles on all outdoor hoses 3-Star rated flow regulating devices installed in pipework upstream of all outdoor taps </td> </tr> <tr> <td></td> <td data-bbox="338 678 558 824">Water harvesting tank</td> <td data-bbox="558 678 1077 824"> <ul style="list-style-type: none"> Water harvesting storage tank(s) Water harvesting tank plumbed into irrigation system Water harvesting tank plumbed into car / bin washing area </td> </tr> <tr> <td></td> <td data-bbox="338 824 558 869">Showers</td> <td data-bbox="558 824 1077 869">3-Star rated showerhead</td> </tr> <tr> <td></td> <td data-bbox="338 869 558 902">Clothes washer</td> <td data-bbox="558 869 1077 902">4-Star rated laundry washing machine</td> </tr> <tr> <td></td> <td data-bbox="338 902 558 992">Dishwasher (Other than for commercial use)</td> <td data-bbox="558 902 1077 992">4-Star rated dishwasher</td> </tr> <tr> <td></td> <td data-bbox="338 992 558 1025"></td> <td data-bbox="558 992 1077 1025"></td> </tr> </table> <p>GUIDELINE <i>This condition is imposed to ensure that the development is sustainable in terms of careful and efficient use of water utilising current best practice.</i></p>	Tennis Centre and ancillary uses	Basin & Sink Taps	<ul style="list-style-type: none"> 4-Star rated tapware or flow regulating device installed in pipe work upstream of all basin and sink taps No 'insinkerators' are to be installed 		Toilets	<ul style="list-style-type: none"> 4-Star rated dual flush 		Irrigation system	<ul style="list-style-type: none"> Subsurface or microjet spray/dripper system and controlled using soil moisture sensors Programmable irrigation controller with rain sensor Sub water meters on irrigation supply line 		Outdoor taps	<ul style="list-style-type: none"> Trigger nozzles on all outdoor hoses 3-Star rated flow regulating devices installed in pipework upstream of all outdoor taps 		Water harvesting tank	<ul style="list-style-type: none"> Water harvesting storage tank(s) Water harvesting tank plumbed into irrigation system Water harvesting tank plumbed into car / bin washing area 		Showers	3-Star rated showerhead		Clothes washer	4-Star rated laundry washing machine		Dishwasher (Other than for commercial use)	4-Star rated dishwasher				<p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: center;">✓</p>
Tennis Centre and ancillary uses	Basin & Sink Taps	<ul style="list-style-type: none"> 4-Star rated tapware or flow regulating device installed in pipe work upstream of all basin and sink taps No 'insinkerators' are to be installed 																										
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<p>28) The area of the building nominated on the approved plans of layout for Restaurant, Convention Centre (function rooms), Office and Shop uses are to remain ancillary to the use of the site as a Tennis Centre.</p> <p>GUIDELINE <i>This condition is imposed to clarify the proposed use of the site.</i></p>	<p>At all times</p> <p style="text-align: center;">✓</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 before midnight on 30 November 2010.</p> <p>GUIDELINE <i>This condition is imposed pursuant to 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 the development lapses. Any extension of the period stated in the condition is required to be made in accordance with Sections 3.5.22 and 3.5.33 of the Integrated Planning Act.</i></p>	<p>As indicated</p> <p style="text-align: center;">✓</p>																											

<p>30) Supply, install and maintain on the site artworks (including but not necessarily limited to, sculptures, ceramic works, mosaics and wall reliefs) by a recognised artist or crafts person. Where these art works or part there of, are located on land to be dedicated to Council, undertake the following:</p> <p>(a) Plan for artworks or sculptures that meet the following criteria:</p> <ul style="list-style-type: none"> i. Be suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and, ii. Be satisfactory to the owner/developer of the subject site and the Delegate, Development Assessment; <p>(b) Install the endorsed artworks or sculptures.</p> <p>GUIDELINE <i>This condition recognises the importance of the proposed development and is intended to ensure that artwork is included to enhance the Tennis Centre.</i></p>	<p>Prior to the commencement of the use</p> <p style="text-align: right;">✓</p> <p>To be maintained</p>
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MONETARY CONTRIBUTIONS & SECURITIES

	TIMING						
<p>31) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>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.</i></p>	<p>Prior to the commencement of the use</p> <p style="text-align: right;">✓</p>						
<p>32) Pay to Council a monetary contribution towards the cost of water headworks, as outlined below, at the rate prevailing when the contribution is paid. This payment must be made prior to the issue of a plumbing compliance permit for the site.</p> <p>The contribution is calculated on 87.7 ETs (Equivalent Tenement) at the current rate of \$4,729.00 per ET, for Water System Infrastructure Charges Plan Area - Mt Crosby South W9. A credit for the existing use on the site has been included in this calculation.</p> <p>The amount payable is currently assessed at \$414,733.30 and comprises of the following :</p> <table border="1" data-bbox="159 1176 1077 1288"> <tr> <td>• Treatment Headworks component:</td> <td>\$82,438.00</td> </tr> <tr> <td>• Distribution Headworks component:</td> <td>\$332,295.30</td> </tr> <tr> <td>• Total contribution:</td> <td>\$414,733.30</td> </tr> </table> <p>This headwork charge is the current rate for the 2006/2007 financial year.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	• Treatment Headworks component:	\$82,438.00	• Distribution Headworks component:	\$332,295.30	• Total contribution:	\$414,733.30	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is sooner</p> <p style="text-align: right;">✓</p>
• Treatment Headworks component:	\$82,438.00						
• Distribution Headworks component:	\$332,295.30						
• Total contribution:	\$414,733.30						

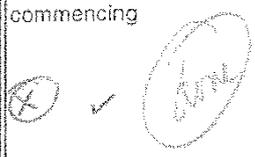
<p>33) Pay to Council a monetary contribution towards the cost of sewerage headworks, as outlined below, at the rate prevailing when the contribution is paid. <i>This payment must be made prior to the issue of a plumbing compliance permit for the site.</i></p> <p>The contribution is calculated on 87.7 ETs (Equivalent Tenement) at the current rate of \$4,494.00 per ET, for Sewerage Scheme Charge Area - S2 - MLBN01. A credit for the existing use on the site has been included in this calculation.</p> <p>The amount payable is currently assessed at \$394,123.80 and comprises of the following :</p> <table border="1" data-bbox="151 436 1069 548"> <tr> <td>• Treatment Headworks component:</td> <td>\$132,777.80</td> </tr> <tr> <td>• System Headworks component:</td> <td>\$261,346.00</td> </tr> <tr> <td>• Total contribution:</td> <td>\$394,123.80</td> </tr> </table> <p>This headwork charge is the current rate for the 2006/2007 financial year.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	• Treatment Headworks component:	\$132,777.80	• System Headworks component:	\$261,346.00	• Total contribution:	\$394,123.80	<p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner</p> <p style="text-align: right;">✓</p>
• Treatment Headworks component:	\$132,777.80						
• System Headworks component:	\$261,346.00						
• Total contribution:	\$394,123.80						

ARCHITECTURE

	TIMING
<p>Construct external pedestrian circulation walkways from the street frontage entry to each front door of the development in accordance with AS 1428.1, Parts 1 - 4 <i>Australian Standard for Access and Mobility</i> with particular regard to:</p> <ul style="list-style-type: none"> i. Ramping requirements (including gradients and slip resistance); ii. Handrail requirements; iii. Visual impairment requirements for changes in gradient; and iv. Tactile tiling in a visually contrasting colour to both sides of the driveway crossover. <p>GUIDELINE <i>This condition is imposed to ensure external access areas are appropriately designed and constructed for all users. For any enquiries about this condition, please contact the Development Assessment Team Architect.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: right;">✓</p>
<p>35) Submit to the Delegate, Development Assessment documentary evidence that:</p> <ul style="list-style-type: none"> (a) The level of light reflectivity from the approved development will not exceed 20 percent; and (b) The level of solar (heat) reflectivity from the approved development will not exceed 20 percent. <p>GUIDELINE <i>This condition is imposed to protect the amenity and appearance of the surrounding area from adverse impacts such as heat transmission and light reflectivity arising from the use of excessively reflective glass in building facades and large expanses of reflective roofing material.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: right;">✓</p>

<p>36) Install a lighting system to the underside of the proposed awning over the footpath in accordance with the following:</p> <ul style="list-style-type: none"> (a) Provides lighting to public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level; (b) The lighting system meets the requirement of the City Plan 2000 - <i>Awning-Lighting Code</i>; (c) The lighting system adequately illuminates any pedestrian way covered by the subject awning from dusk until dawn; and (d) Is to be maintained by the owner of the building in a safe and good working order. <p>GUIDELINE <i>This condition is intended to ensure that pedestrians can move safely in front of the site. For any enquiries about this condition, please contact the City Lighting Unit, Local Asset Services Central District (Ph: 3403 0307).</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p><i>Handwritten: *</i> <i>Handwritten: done</i> ✓</p> <p>Prior to the commencement of the use</p> <p>To be maintained</p>
<p>37) Provide screening for any externally mounted airconditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> i. No unscreened installations on the proposed development are to be visible from the surrounding sites; and ii. Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and consistent with materials used elsewhere on the facade of the building so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. <p>GUIDELINE <i>This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p>✓</p>

LANDSCAPE & OPEN SPACE

	TIMING
<p>38) Prepare and landscape the site in accordance with a Landscape Management, Site Works and Planting Plan.</p> <p>(a) Submit and receive approval by the Delegate, Development Assessment for a detailed Landscape Plan for all on-site landscape works relevant to this component of the development identified on the approved plans of layout L-201/P2, L-202/P2, L-203/P2, and L-204/P2. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the "Brisbane City Plan 2000-Landscaping Code". The plan should include the following:</p> <p>i) Siteworks:</p> <ul style="list-style-type: none"> • Pavement finishes are to be chosen in accordance with the types specified in the Centres Detailed Design Manual or to the satisfaction of the Landscape Architect Development Assessment South; • Access and mobility in accordance with AS1428.1; • Identification, protection and retention of the existing vegetation; • The extent of soft and hard landscape works; • Existing and proposed finished levels to external works particularly in critical areas (eg. top and toe of retaining walls, steps and adjoining boundaries); • Extent of basement and roof lines; • Description/detail of critical design elements where applicable (eg. stabilisation of batters, retaining walls, podium planters, trees in car park areas, fences etc.); • pedestrian lights; • Where artworks are proposed, provide locations and full details; • Location of the underground services; • Location of any pad-mounted electricity transformers; • Furniture to enhance comfort and amenity; • Free standing shade structures; • Balustrade, planter boxes and any other structures; • Hazard tactile pavers at driveways and non-signalised kerb ramps in accordance with AS1428.4. <p>ii) Planting:</p> <ul style="list-style-type: none"> • A planting schedule listing proposed plants by botanical names, numbers, spacing and size at time of planting; • Tiered planting consisting of trees, shrubs and groundcovers to residential boundaries; • Shade trees, low shrubs and groundcovers to all other landscape areas on the site; • Shade trees throughout the car park area at a ratio of 1 tree per 6 car spaces or part thereof; and • Screen planting to utility spaces. • Planting of low maintenance species • Basic specification notes for soil preparation and planting, including mulching and soil type both existing and imported; and • Roofwater collection device locations; • Provision of a reticulated irrigation system to all landscape areas within the development with connection to a non-mains water supply point. <p>(b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice.</p> <p>(c) Advise Council upon completion of the landscape works by completing the development details and Part B of the Compliance Certificate-Landscaping.</p> <p>GUIDELINE <i>This condition is imposed when there is a landscape component to a High Level development application, and Council requires more details of the proposed landscape works.</i></p>	<p>Prior to site works commencing</p> <p style="text-align: center;">  </p> <p>Prior to the commencement of the use & then to be maintained</p> <p>Prior to the commencement of the use</p>

39) Provide streetscape works in accordance with the following:

(a) Submit a 'Streetscape Works Plan' for detailed design approval of the Landscape Architect, Development Assessment, for required works to be undertaken within the new road footpath reserve. The works are to be constructed to a standard and of materials consistent with Council's Subdivision and Development Guidelines, City Plan 2000 and an approved 'Streetscape Works Plan'.

The plans are to include but not be restricted to the following:

- i. Pavement finishes in accordance with the 'Centres Detail Design Manual' and to the satisfaction of the Landscape Architect Development Assessment South
- ii. minimum 2m wide pedestrian footpath to the southern side of the proposed new road extension from the Fairfield Rd intersection and to the Softstone street intersection as indicated on the approved plans of layout;
- iii. street trees in tree grates with tree guards to hardstand areas and central plaza, integrated in the proposed pavement pattern;
- iv. street trees to centre medians and road verge in accordance with Council's Subdivision and Development Guidelines;
- v. street tree species are to be specified to the satisfaction of the Landscape Architect Development Assessment South;
- vi. streetscape planting of low maintenance species;
- vii. pedestrian lights;
- viii. specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed open space;
- ix. a Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting.
- x. all furniture to be supplied in accordance with Council's preferred supply list or to the satisfaction of the Landscape Architect Development Assessment South;
- xi. location of the underground services;
- xii. street furniture to enhance footpath comfort and amenity;
- xiii. free standing shade structures;
- xiv. all finished surface levels;
- xv. balustrade, planter boxes and any other structures; and
- xvi. hazard tactile pavers at driveways and non-signalised kerb ramps in accordance with AS1428.4;

(b) Details of a costing and maintenance program, including the following:

- Costing of all works indicated on the Landscape Management and Site Works Plan; and
- Details of a 12-month maintenance plan for all proposed landscaping, including staging of works and time schedules, methods of establishment and projected ongoing maintenance costs.

(c) Obtain all necessary approvals for the satisfactory construction of these works.

(d) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice.

(e) Upon completion of the landscape works advise Compliance Team South to organise an "on maintenance" inspection.

GUIDELINE

This condition is imposed to ensure that the external spaces are developed in a way that enhances the subject proposal and contributes positively to the streetscape character and overall image and quality of public spaces throughout the City. Streetscape works are to be carried out in accordance with the approved plans and workmanship is to be of acceptable standards and maintained accordingly. The Centres Detail Design Manual is available for purchase at all Council Customer Service Centres. The final locations and number of items of street furniture is to be determined by the Landscape Architect, Development Assessment. For any enquiries about this condition, please contact the Landscape Architect, Development Assessment. The plan (minimum 8 copies), together with the appropriate fee, should be lodged at the Development and Regulatory Services Counter, Floor 1, Brisbane Administration Centre. Refer to Appendix F of the Centres Detail Design Manual.

Prior to commencement of operational works/building works

Prior to undertaking the works

POLLUTION

	TIMING
<p>40) (i) The Public Address System must be designed to meet a noise limit of 50 dB(A) L Amax adj at the proposed residential units as per recommendations of the acoustic report prepared by Palmer Acoustics Pty Ltd dated November 2005.</p> <p>(ii) Submit certification from an appropriately qualified consultant that an appropriate Public Address System has been installed which achieves the above criteria.</p> <p>GUIDELINE This condition is imposed to minimise noise impacts on adjoining residential uses.</p>	<p>To be maintained</p> <p style="text-align: center;">✓</p>
<p>41) Submit certification to the Pollution Officer, Development Assessment Development and Regulatory Services, from an independent and appropriately qualified acoustic consultant which demonstrates that the noise emissions from all new plant and equipment will not exceed the following levels at the nearest sensitive receiving environment.</p> <p>(a) Emissions of noise from mechanical plant and equipment when measured as the adjusted equivalent continuous A-weighted sound pressure level (LAeq,adj,T), with a measurement time interval (T) of at least 15 minutes, at work and/or living areas and sleeping areas of any noise sensitive place must not exceed 45 dB(A) from 0700 to 2200.</p> <p>(b) Emissions of noise from mechanical plant and equipment when measured as the adjusted equivalent continuous A-weighted sound pressure level (LAeq,adj,T), with a measurement time interval (T) of at least 15 minutes, at work and/or living areas of any noise sensitive place must not exceed 45 dB(A) from 2200 to 0700.</p> <p>(c) Emissions of noise from mechanical plant and equipment when measured as the adjusted equivalent continuous A-weighted sound pressure level (LAeq,adj,T), with a measurement time interval (T) of at least 15 minutes, at sleep areas of any noise sensitive place must not exceed 40 dB(A) from 2200 to 0700.</p> <p>GUIDELINE This condition is imposed to ensure that plant and equipment noise generated by the development does not adversely impact any near-by sensitive receiving environments</p>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>
<p>42) Any metal grills, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.</p> <p>GUIDELINE This condition is imposed to ensure that noise vehicle movements do not cause environmental nuisance.</p>	<p>Prior to the commencement of the use & then to be maintained.</p> <p style="text-align: center;">✓</p>

<p>43) i) All stormwater runoff from car parks, driveways, hardstand areas, loading areas etc from the site must be treated by stormwater quality best management practices before discharge to the stormwater system in accordance with Stormwater Quality Management Report prepared by GHD and dated November 2005. Strategies may involve discharge to grass swales, landscaping, infiltration trenches, mini-wetlands or in-ground proprietary stormwater quality improvement devices. These practices must adequately remove key pollutants of concern. The stormwater quality best management practices utilised on the site must provide, as a minimum, for the following:</p> <ul style="list-style-type: none"> • Q 3 month flow; • capture of sediment/suspended solids to meet best practice discharge guidelines (80% of coarse sediment 5mm diameter or less, and 50% of fine sediment 0.1mm diameter or less); • capture of litter; and • no visible discharges of hydrocarbons eg oils, greases. <p>ii) Submit certification from an appropriately qualified person that stormwater quality best management practices as specified above has been provided on site.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all stormwater from the site is treated using best practice management practices.</i></p>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>
<p>All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.</p> <p>GUIDELINE <i>The condition is imposed to prevent particulate emissions from traffic areas.</i></p>	<p>To be maintained</p> <p style="text-align: center;">✓</p>

ENGINEERING

	TIMING
<p>45) Prepare a Construction Management Plan for the subject site.</p> <p>(a) Submit for approval of the Engineering Delegate, Development and Regulatory Services, a Construction Management Plan in accordance with the <i>Transport, Access, Parking and Servicing Planning Scheme Policy</i> of the <i>Brisbane City Plan 2000</i> and the following details, where applicable, of the construction phase of the approved development. The CMP is to acknowledge the restrictions detailed in the NOTES following the numbered items:</p> <ol style="list-style-type: none"> 1. Provision of alternative pedestrian routes, past or around the site; 2. Existing and proposed kerbside allocation signs and linemarking such as bus stops, loading zones and parking meters; 3. Temporary vehicular access points; 4. Employee and visitor parking areas; 5. How materials are to be loaded/unloaded; 6. Location of any remote loading areas; 7. Location of materials, structures, plant and equipment to be stored or placed on the construction site; 8. Anticipated staging, programming. 9. EPA approved hours of construction <p>NOTE: Approval for on street work zones will only be considered where it can be demonstrated that no reasonable alternative can be provided due to site constraints and that traffic and public transport capacity and operations are not compromised.</p> <p>(b) Obtain relevant permits from the Engineering Delegate, Development and Regulatory Services, to carry out any works within the road reserve required by the approved Construction Management Plan. The Construction Management Plan may require modification, with Council approval, to reflect relevant legislation, traffic and public transport capacity and operations as well as industry best practice prevailing at the time of the permit application and throughout the construction activities;</p> <p>(c) Implement and maintain the approved Construction Management Plan.</p> <p>GUIDELINE <i>This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area., This condition is intended to apply throughout the period of site preparation to the completion of the development.</i></p>	<p>Prior to lodging a development permit for building works</p>

<p>46) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p>GUIDELINE <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to site works commencing (ie. any land-disturbing development)</p> <p style="text-align: center;">✓</p> <p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>
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<p>47) Undertake the works on the site in accordance with an Earthworks Plan approved by the Engineering Delegate, Development Assessment.</p> <p>(a) Submit an earthworks plan (and obtain approval from the Engineering Delegate, Development Assessment), prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" demonstrating how the development will comply with this requirement and the following:</p> <ul style="list-style-type: none"> • The location of any cut and/or fill; • The quantity of fill to be deposited and finished fill levels; • Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; • The existing and proposed finished levels (extending into the adjacent properties); • Preservation of all drainage structures from the effects of structural loading generated by the earthworks; • Protection of adjoining properties and roads from ponding or nuisance from stormwater; • That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. <p>(b) All fill material placed on the site is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials. Suitable fill material is deemed to comply with the requirements of clause 4.3, AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>(c) Prepare the following details for presentation to the Council's Engineering Delegate at a pre-start meeting arranged by the consultant supervising the contractor:</p> <ul style="list-style-type: none"> • The type of fill to be used and the manner in which it is to be compacted; • Details of any proposed access routes to the site which are intended to be used to transport fill to the site; • Engineering details of any haul roads to be built to facilitate the placement of fill on the site; • The contractor is responsible for maintaining the access roads near the site such that they remain free of all fill material and are cleaned as necessary; • Damage to Council assets will need to be repaired at no cost to Council; • Public footpaths fronting the site are to remain safe at all times; and • Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site. <p>(d) Implement and maintain the provisions of a Site Based Stormwater Management Plan which is consistent with Council's "Subdivision & Development Guidelines" (2000 or later version) and aims to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site during construction and operational works.</p> <p>GUIDELINE <i>This condition is imposed for applications when significant earthworks are proposed in conjunction with a development proposal. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective) may be part of Environmental Management Plans (EMPs) and include ESC Programs/Management Plans. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to site works/building works commencing</p> <p style="text-align: center;">✓</p> <p>While site/operational works/building works is occurring</p>
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<p>48) Grant the following easement(s):</p> <p>(a) Easements for sewerage and water supply purposes in favour of Brisbane city Council over sewerage rising mains or water mains;</p> <p>(b) Easements for underground drainage, open cut, overland flow and access purposes as may be required over that part of the site below the Flood Regulation Line and/or that part of the site affected by 100 year average recurrence interval (ARI) flooding, generally as indicated on drawing B04254-SK78 revision B, in favour of Brisbane City Council;</p> <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>
<p>49) Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.</p> <p>GUIDELINE <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>

<p>50) Provide internal signs and line markings generally in accordance with the approved drawings and documents and in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p> <p>(a) Prepare detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the sign and line marking work;</p> <p>(b) Construct the works in accordance with the engineering plans; and</p> <p>(c) Submit "As Constructed" plans to the Engineering Delegate, Development and Regulatory Services, approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards".</p> <p>GUIDELINE <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to lodging a development permit for building works</p> <p style="text-align: center;">✓</p>
<p>51) Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <p>(a) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. [Construction of such pavement is to be certified by a Registered Professional Engineer of Queensland (RPEQ)];</p> <p>(b) The driveways at grades shown on the approved plans and documents (or if not shown at grades not greater than those set out in "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy");</p> <p>(c) Manoeuvring on site for Outside Broadcast vehicles, buses, and service vehicles and for the loading and unloading of the vehicle(s);</p> <p>(d) Parking on the site for 162 cars, including a minimum of 2 spaces for persons with a disability, and for the loading and unloading of vehicles within the site;</p> <p>(e) A directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site;</p> <p>(f) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site;</p> <p>(g) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.</p> <p>GUIDELINE <i>The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: center;">✓</p>

<p>52) Obtain written permission from Council to build over or near storm water infrastructure (pipe drainage system or an easement for overland flow), or, to relocate a storm water drainage system, all at no cost to Council.</p> <p>(a) Submit engineering plans and calculations (if required), prepared by a Registered Professional Engineer Qld (RPEQ) and in accordance Council's "Guidelines for Building Over or Near Stormwater Facilities" in the "Subdivision and Development Guidelines" showing the manner in which it is intended to preserve the existing storm water drainage structures (or overland flow easements) within the site from damage, structural loading or obstruction. Obtain approval for the design from the Engineering Delegate, Development Assessment, Development and Regulatory Services.</p> <p>(b) Complete the works in accordance with the approved engineering plans.</p> <p>(c) Submit "As Constructed" plans including an asset register (if required) of any modified or relocated stormwater drainage structure or other Council asset. The plans are to be approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") and certified that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition has been imposed to ensure that acceptable measures will be incorporated into the development to protect Council's Infrastructure. For any enquiries about this condition, please contact Council's Customer Contact Centre on ph. 3403 8888.</i></p>	<p>Prior to lodging a development permit for building works</p> <p style="text-align: center;">✓</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>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".</p> <p>(a) 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 approval from the Engineering Delegate, Development Assessment. Such 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);</p> <p>(b) Complete the works in accordance with the approved engineering plans and other elements of the development's Site Based Stormwater Management Plan; and</p> <p>(c) Submit "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. 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.</i></p>	<p>Prior to site works/building works commencing</p> <p style="text-align: center;">✓</p> <p>While site/operational works/building works is occurring</p> <p>Prior to the commencement of the use</p>

<p>54) Provide a stormwater drainage connection for the future development of all adjoining upstream properties in accordance with an approved drainage plan and Council's "Subdivision and Development Guidelines".</p> <p>(a) Submit engineering plans and calculations and obtain approval from the Engineering Delegate, Development Assessment;</p> <p>(b) Complete the works in accordance with the approved engineering plans and in accordance with, Council's "Subdivision and Development Guidelines"; and</p> <p>(c) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is intended to ensure that the subject development does not prejudice stormwater drainage of adjacent properties. The stormwater drainage required by this condition needs to be encompassed by an easement granted in favour of the Council, as may be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>55) Manage on-site drainage, ponding and discharge:</p> <p>(a) Design, construct, and thereafter maintain, rehabilitate or replace the following facilities in accordance with the approved plan(s) of layout. These works are to be designed, constructed and maintained in accordance with the following documents:</p> <ol style="list-style-type: none"> 1.0 Stormwater Management Code of the City Plan; 2.0 Services Works and Infrastructure Code of the City Plan; 3.0 The Subdivision and Development Guidelines; 4.0 QUDM. <p>(b) A Certificate of Completion (as per Chapter 3, Appendix B of Part E of the Subdivision and Development Guidelines) certified by a Registered Professional Engineer of Queensland (RPEQ) is required as proof of compliance with this condition. A copy of the Certificate of Completion is to be forwarded to the Engineering Delegate. NOTE: The design, design documentation, (including test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing.</p> <p>GUIDELINE <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved, however details and plans would need to be approved by the Engineering Delegate. The applicant would need to 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. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>

<p>56) Run off from the site and run off concentrated on the site from local catchments for storms up to the 50 year (ARI) flood event and for a 100 year (ARI) flood event for creek and river flooding, is to be managed in accordance with approved drainage plans and Council's "Subdivision and Development Guidelines" so as not to have any adverse effect on neighbouring properties.</p> <p>(a) Design and construct all buildings to have the appropriate freeboard in accordance with the 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>(b) Submit engineering plans and calculations, prepared by a Registered Professional Engineer Qld (RPEQ) and in accordance with the Council's "Subdivision and Development Guidelines", demonstrating how the development will comply with this requirement. Such plans are to show adequate survey information on areas adjoining the site with particular attention to ponding of water and overland flow paths and building pads. Additionally, the submitted information is to determine the extent of any stormwater drainage works and the width of any overland flow easements. Obtain approval for the design from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(c) Complete the works in accordance with the approved engineering plans; and</p> <p>(d) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is intended to ensure that the design of the subject development accounts for the stormwater run off and/or if stormwater drainage patterns in the vicinity of the site require improvements. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to lodging a development permit for building works</p> <p style="text-align: center;">✓</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>57) Design and construct all proposed buildings in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 500 mm above the 100 year (ARI) flood level (river and creek flooding) or 500 mm above the 50 year (ARI) (overland flow level) whichever is the greater.</p> <ul style="list-style-type: none"> • All service sheds must ensure that the storage level for chemical purposes are to be not less than 500 mm above the 50 year (ARI) or 100 year (ARI) flood levels (whichever is the greater). <p>GUIDELINE <i>This condition is imposed when the site is affected by flooding. The 100 year ARI event is applicable to river and/or creek flooding. If the catchment is localised, the 50 year ARI event will be applicable unless the site is also affected by creek or river flooding in which case the higher flood level is to be used. 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.</i></p>	<p>Prior to lodging a development permit for building works</p> <p style="text-align: center;">✓</p>

<p>58) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is now required - no additional poles or overhead mains are to be erected.</p> <p>(a) Lodge electricity reticulation plans showing and the proposed electricity services and obtain approval from the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans; and</p> <p>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (PH 3403 0307) regarding electricity reticulation plans or Energex (PH: 131 253) regarding electricity supply.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p style="text-align: center;">✓</p>
<p>59) Provide a public lighting system in accordance with an approved street lighting design plan and Council's "Street Lighting Design Guidelines".</p> <p>(a) Lodge street lighting design plans showing the proposed public lighting system and obtain approval from the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans; and</p> <p>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed development requires the provision of public lighting facilities in accordance with the "Street Lighting Design Guidelines". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (PH 3403 0307) regarding electricity reticulation plans or Energex (PH: 131 253) regarding electricity supply.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p style="text-align: center;">/</p>
<p>60) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advice on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">/</p>

Address of Property: 21 SOFTSTONE ST, TENNYSON QLD 4105

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<p>61) Provide underground telecommunication services to the proposed development.</p> <p>(a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the provision of essential communication services are provided to the development. For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p style="text-align: center;">✓</p>
<p>62) Construct the following road works with any associated drainage and services in accordance with an approved detail design and Council's "Subdivision and Development Guidelines":</p> <p>(a) The road 30.0 metres wide to be classified as Type C (designed for 85 percentile 30 km/hr maximum);</p> <p>(b) A suitably sealed area for the provision of a temporary refuse vehicle turning area;</p> <p>(c) Submit functional layout plans showing the extent of the road works. Obtain approval from the Engineering Delegate, Development Assessment;</p> <p>(d) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required). {If the stormwater Quality Improvement strategy includes the use of swales then the swale profile shall be in accordance with the Swale Profiles shown on Council's standard drawing UMS 151 or as determined by the Engineering Delegate, Development Assessment. } Obtain approval from the Engineering Delegate, Development Assessment;</p> <p>(e) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Development Assessment; and</p> <p>(f) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when new roads are to be constructed and dedicated to Council. For any enquiries about this condition please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to undertaking the works</p> <p style="text-align: center;">/</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>

<p>63) Construct a cul-de-sac to the intersection of Ortive Street and Fairfield Road and reinstate the kerb and channel, road pavement, footways and footpaths, generally as per Drawing B04254-SK58 revision A and in accordance with Council's Standards.</p> <p>(a) Obtain a permit from the Engineering Delegate, prior to carrying out such works within the road reserve.</p> <p>(b) Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate.</p> <p>(c) The contractor/developer is to correspond with residents at Ortive Street to ensure they are kept up to date of construction scheduling to minimise disruptions.</p> <p>GUIDELINE <i>This condition is imposed to prevent vehicle ingress or egress between Ortive Street and Fairfield Road. For any enquiries about this condition please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to undertaking the works</p> <p style="text-align: center;">✓</p> <p>Prior to the commencement of the use</p> <p>Prior to site works commencing</p>
<p>64) Undertake the following road works with any associated drainage and services in association with vehicle access to the site.</p> <p>(a) Construct a Roundabout at the intersection of King Arthur Terrace, Softstone Street and the western access to the site generally in accordance with Drawing number B04254-SK65 revision C. Construct new type D concrete kerb and channel and associated drainage (taking into account any road widening if required) and Type C road pavement from the lip of the new kerb and channel to the edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction is to be 1.2 metres).</p> <p>(b) Construct a Signalised Intersection at the intersection of Fairfield Road and the eastern access to the site generally in accordance with Drawing number B04254-SK58 revision A. Construct new type D concrete kerb and channel and associated drainage (taking into account any road widening if required) and Type C road pavement from the lip of the new kerb and channel to the edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction is to be 1.2 metres).</p> <p>(c) Submit engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(d) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services; and</p> <p>(e) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when works within the road reserve or future road reserve are required, and to ensure that the required works are carried out in accordance with this approval and relevant standards. The work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p style="text-align: center;">✓</p>

<p>65) Provide external signs and line markings and or modifications to external parking signs, bus facilities, traffic signal layouts, parking meters and line markings as may be required by the approved development: Generally in accordance with the approved drawings and documents; In accordance with an approved detailed design; and/or In accordance with "Austroads" and the "Manual of Uniform Traffic Control Devices".</p> <p>(a) Submit detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the sign and line marking work. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services; and</p> <p>(c) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards".</p> <p>(d) Submit certification by a Registered Professional Engineer of Queensland (RPEQ) that the works required by this condition are in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p> <p>GUIDELINE <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If Council is to carry out the works, a minimum of six (6) weeks notice is required. For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>66) Undertake the following works to provide safe pedestrian access to the Tennis centre:</p> <p>(a) Construct a footpath a minimum width of 1.2 metres at the Softstone Street and Fairfield Road Access points generally in accordance with Drawings B04254-SK65 revision C and Drawing B04254-SK58 and in accordance with Council's "Subdivision and Development Guidelines". The design of the footpath works is to include any permanent safety signs, markings and devices (if required).</p> <p>(b) Construct a 4.0 metre wide Pedestrian link to the Yeerongpilly Railway Station Overpass generally as per drawing B04254-SK59 Revision A.</p> <p>(c) Construct all footpaths to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that the adjoining footpaths are designed and constructed to a standard suited to the demands created by the approved development. For advise regarding alignment and levels of the proposed works and any other enquires about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p>

<p>67) 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 in association with the approved development.</p> <p>GUIDELINE <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>
<p>68) Be responsible for internal (on-site) collection of refuse and recyclables from the development.</p> <p>(a) Enter into an agreement with Council's City Waste Services to provide a bulk bin collection service to the development;</p> <p>(b) The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces;</p> <p>(c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property;</p> <p>(d) Forward a copy of the written indemnity agreement with City Waste Services to the Engineering Delegate, Development and Regulatory Services;</p> <p>(e) Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that adequate arrangements are made for the collection of refuse and recyclables from the approved development. For any enquiries about this condition, please contact the Coordinator of City Waste Contract Services, pH: 3403 8612 or 3403 8613).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use & then to be maintained</p> <p>Prior to the commencement of the use & then to be maintained</p> <p style="text-align: center;">✓</p>
<p>69) Construct a 200 mm diameter water main from "A" to "B" as detailed on Drawing number B04254-SK57 in accordance with Council's "Water and Sewerage Reticulation Standards". (Such work does not include connection to the water main).</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water mains;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services;</p> <p>(d) Submit "As Constructed" plans including an asset register, including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed to bring water supply infrastructure to the site or to augment the existing system. For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p style="text-align: center;">✓</p>

<p>72) Construct the sewer as detailed on Sketch Number B04254-SK57 including a New Sewer Pump Station and Rising Main in accordance with Council's "Water and Sewerage Reticulation Standards". (Such work does not include connection to the sewer main).</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the sewer mains;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services;</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p>GUIDELINE <i>Please note that the work referred to in this condition involves This condition is imposed to bring sewerage infrastructure to the site or to augment the existing system. Plans must be prepared in accordance with Council's "Water and Sewerage Reticulation Standards" and may therefore constitute assessable development. It will be necessary to obtain the consent of the owner of all properties through which any proposed sewer passes. This will be a mandatory part of the application for engineering approval. For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>73) Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and Council's "Water and Sewerage Reticulation Standards". NB. The size of the connection shall be determined by the total number of fixture units.</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services;</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed to provide a separate new sewerage connection to the development. For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>

Section to Which These Conditions Relate:

3. Material Change Of Use (Development Permit)

STAGE 1 Residential: Multi Unit Dwelling - Buildings E & F, and Park

Section Name:

GENERAL/PLANNING REQUIREMENTS

		TIMING
<p>74) Carry out the approved development generally in accordance with the approved documents and drawings as amended in red to show location of paths.</p> <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>While development is occurring on site and then to be maintained</p>	
<p>75) Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p>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>Prior to the commencement of the use</p>	
<p>75) 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> <p>GUIDELINE <i>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.</i></p>	<p>Prior to the commencement of the use</p>	

<p>77) Access to Tennyson Riverside Parkland and Pedestrian walkway:</p> <p>(e) No additional pedestrian access to or from the site to the riverside parkland is to be provided other than in the locations as shown on the approved plan(s) and documents;</p> <p>GUIDELINE <i>This condition has been imposed upon the proposed development as Council has determined that direct access to the adjoining Council parkland needs to be restricted. This is to reduce pedestrian/cyclist conflict and to ensure any future works and/or use requirements of the Council parkland are not prejudiced. For any enquiries regarding this condition please contact the Assessment Manager.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>78) Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>GUIDELINE <i>This condition restricts changes that can be made to the approved development. Approved 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.</i></p>	<p>To be maintained</p>
<p>79) The Community Management Statement (CMS) for Buildings E & F will not be endorsed by Council until the east-west access road linking Softstone Street with Fairfield Road is dedicated as road.</p> <p>GUIDELINE <i>This condition is imposed to ensure an orderly development sequence for the residential buildings and the Tennyson Riverside Parkland.</i></p>	<p>As indicated</p>
<p>80) A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.</p> <p>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>As indicated</p>

<p>81) Prior to building work for the proposed building commencing on the site undertake the following works.</p> <p>(a) Remove the existing buildings on the site; and</p> <p>(b) Cap all services to the building and stabilise the exposed ground surface with grass seeding.</p> <p>(c) Where buildings are demolished and, for whatever reason, redevelopment is delayed for more than 3 months, the following works are carried out:</p> <ul style="list-style-type: none"> • site is cleared of all rubble, debris and demolition materials; • site is levelled to the same level as the adjoining footpath and turfed so it can be mowed; • site is landscaped with perimeter planting consisting of advanced specimens of fast growing species in accordance with the Planting Species Planning Scheme Policy; • drainage is provided to prevent ponding; • site is maintained so there is no sediment run off onto adjacent premises, roads or footpaths; • site is maintained to ensure no nuisance to adjacent premises, roads or footpaths; and • public access is provided where public safety can be maintained <p>GUIDELINE <i>This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.</i></p>	As indicated
<p>82) Prior to issuing the relevant Development Permit for Building Works, submit to the satisfaction of the Principal Lead Planner, Development Assessment Team South, the following plans and details showing the facade treatments and external materials colours and finishes:</p> <p>(a) A colour scheme showing materials and finishes to buildings E and F in accordance with the materials details noted on the approved plan(s) & drawing(s);</p> <p>(b) Notwithstanding the requirements of part (a) of this condition and the notations on the approved plans and drawings, the materials and finishes of the buildings must be high quality pre-finished materials and included with details required to be submitted by this condition;</p> <p>(c) The schedule is to be submitted as a sample board including materials and actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the structure and ancillary finishes are to be finished.</p> <p>(d) Implement the above approved detailed design treatments.</p> <p>GUIDELINE <i>This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the surrounding area. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, that increases local affects from reflectivity, glare and heat.</i></p>	As indicated

<p>83) Prior to any works commencing on the site and then to be maintained until completion of the development, erect on the Softstone Street and Tennyson Memorial Avenue frontages of the site, and in a location adjacent to the proposed access to Fairfield Road (between Fairfield Rd access and Ortive Street), an "Information Sign" as outlined below:</p> <p>(a) A brief description of the development proposed;</p> <p>(b) The sign/ is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect;</p> <p>(c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>(d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>(e) The maximum area of the sign is to be 2.0m²;</p> <p>(f) The sign must be placed on or within 1.5 metres of, the road frontage for the land and mounted at least 300 millimetres above ground level;</p> <p>(g) The sign must be placed on the road frontages as indicated above in this condition;</p> <p>(h) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (a) of this condition</p> <p>(i) The sign is to be non illuminated;</p> <p>(j) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; and</p> <p>(k) The sign/s are to be located on the subject property and is to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising" specifically with regard to Traffic Safety, Clearances and Structural Systems.</p> <p>(l) Prior to the erection of the sign, lodge a copy of the wording and proposed dimensions of the "Information Sign" with Council.</p> <p>GUIDELINE <i>This condition is imposed to provide information regarding the development and project team. Where signage is carried out in accordance with Permitted Advertisement provisions contained within the Local Law Policy "Control of Outdoor Advertising" the display of the sign is exempt from the payment of fees, the need for a licence or the making of an application.</i></p>	As indicated
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<p>84) Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable):</p> <p>(a) all consultants preparing or lodging applications for "Operational Works";</p> <p>(b) all consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the <i>Integrated Planning Regulation 1998</i>;</p> <p>(c) all consultants preparing or lodging applications for "Carryout Building Works"; and</p> <p>(d) all contractors carrying out site works or building works associated with or resulting from this Development Permit.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.</i></p>	<p>As indicated</p> <p>Prior to lodging a development permit for building works</p> <p>Prior to site works commencing</p>
<p>85) Prior to site/building works commencing for each stage, undertake an on-site Pre Start meeting</p> <p>(a) Co-ordinate the attendance of the relevant development/ building/ arborist/ site consultants and contractors with the following Brisbane City Council Officers or their nominated representatives:</p> <ul style="list-style-type: none"> • Principal Engineer, Development Assessment Team South, Development Assessment • Landscape Architect, Development Assessment Team South, Development Assessment • Principal Lead Planner, Development Assessment Team South, Development Assessment <p>(b) This meeting is requested to discuss relevant site/building/operational work requirements for each stage, including but not limited to:</p> <ul style="list-style-type: none"> • Landscape Management and Site Works Plan (Riverwalk, Parkland and Private Land) • Special Vegetation Management Plan • Streetscape Works Plan • Construction Management Plan • Event Management Plan • Construction parking • Road & Footpath Closure Permits and other additional permits • Public & Workplace Safety • Maintenance of a pedestrian and cyclist thoroughfare through the site • Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site • Tree protection measures • Relocation of existing services <p>GUIDELINE <i>This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area. Please telephone 3403 8888 to arrange a suitable meeting time.</i></p>	<p>As indicated</p>

<p>86) Any land transferred to the Council for Public Purposes (Parkland or Community Facilities) and/or for Road Purposes is not to be on the Environmental Management Register and or the Contaminated Land Register, unless agreed to by the future asset owner. Work within the area of the easement adjacent to the proposed roundabout on the east-west access road is to be carried out generally in accordance with Detail Cross Sections Through Access Road - Services Through Easement drawing number 00-SK0049 revision B prior to dedication of the road to Council.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to ensure the condition of the land is of a standard acceptable to the future asset owner.</i></p>	As indicated
<p>87) The use of the proposed gym as shown on plan DA1011-RevE is to be ancillary to the residential use on the site as indicated below:</p> <p>(a) That the gym is to be located within Common Property and not for the exclusive use of any residential occupant on the site;</p> <p>(b) That the facility is to be limited for the use by residents, guests and invitees of the residential unit owners and/or tenants; and</p> <p>(c) That the facility is not to be used for commercial uses other than management/letting activities associated with the Common Property.</p> <p><i>GUIDELINE</i> <i>This condition is intended to clarify how the Common Property Area, in particular the proposed ancillary facilities located within Common Property, will be for the use of the residents within the development. These uses are considered part of the overall development of the site and are ancillary to the predominant residential use of the site as per the Preliminary Approval issued over the site. The Community Management Statement is to reflect this.</i></p>	As indicated

<p>88) All fencing, retaining walls, mechanical ventilation constructed to the Tennyson Riverside Parkland boundary of the site shall be generally in accordance with the following:</p> <p>a. FencingAll fencing (including footings/foundations and maintenance course) is to be a maximum height from finished ground level of 1.8 metres; and The 1.8 metre high fence is to be of semi transparent design (75% transparency) fence along the dwelling units and terrace /recreational area facing the park as indicated on the approved plans. The colour of fencing shall blend with the landscape area ie. earthy tonal colours, so as not to detract from the riverscape or be visually intrusive when viewed from the Brisbane River.</p> <p>b. Retaining WallsNo retaining walls are to be constructed along the riverside park boundary; and Where retaining walls are proposed within the landscape setback from the Tennyson Riverside Parkland, the retaining wall shall be screened and coloured such that they blend with the landscape area, ie. having earthy tonal colours, so as not to detract from the riverscape or be visually intrusive when viewed from the Brisbane River. (Note: the requirements of this condition do not apply to the proposed revetment wall along the river frontage of the park as shown on the approved drawings.)</p> <p>c. Mechanical Ventilation/ExhaustsNo mechanical ventilation/exhausts are to be constructed along the Tennyson Riverside Parkland boundary including any pedestrian walkway and Where mechanical ventilation/exhausts are proposed within the landscape setback from the riverside park, the structure shall be screened and coloured such that they blend with the landscape area, ie. having earthy tonal colours, so as not to detract from the riverscape or be visually intrusive when viewed from the Brisbane River.</p> <p>GUIDELINE <i>This condition is imposed to ensure visual privacy between the development and adjoining properties and to minimise the impacts on the visual amenity when the development is viewed from the public parkland. This condition is also imposed to ensure that the design and height of the fence will enable adequate surveillance between the park and the residential units. The fencing within each stage must be erected and completed prior to the commencement of the use of that stage of the development.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>89) Provide an enclosure around the pool filter and pump. The enclosure is to be sealed block work with concrete lid, solid door mounted in a steel frame built into the block work with acoustic seals to all four edges of the door. If ventilation is required these must be acoustically treated grilles.</p> <p>GUIDELINE <i>This condition is to ensure that acoustic levels are maintained so as to protect the amenity of adjoining land owners.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>

<p>90) Use of the Pool pump and pool filter are to comply with the following:</p> <p>(a) Noise levels for the pool filter and pump are to comply with the Environmental Protection Agency noise levels as stated in Section 6Y(1) of the Environmental Protection Regulation 1998 as amended from time to time.</p> <p>(b) The use of the pool, and pool surrounds are to be used only between the hours of 6am to 10pm seven days a week.</p> <p>GUIDELINE <i>This condition is imposed to minimise any nuisance effects of the pool to adjoining residents. Hours are as specified in discussions with adjoining land owners.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p>At all times</p>
<p>91) Construct and maintain the residential development to include the following:</p> <p>(a) Fixed, external privacy screens or fixed obscure glazing to the upper floor windows as shown on the approved plans 51-DA1030-Rev A & 51-DA1031-Rev A, 51-DA1040-Rev A&51-DA1041-Rev A;</p> <p>(b) Fixed privacy screens up to 1.8 metres above floor level to the balconies as shown on the approved plans;</p> <p>GUIDELINE <i>This condition is imposed to identify important design details of the dwelling or where these necessary design details are not indicated on the approved plans.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>

92) The following sustainable features are to be installed and maintained within the proposed development (as indicated):

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

Individual privately-owned units	Toilets	4-Star rated dual flush
	Showers	3-Star rated showerhead
	Basin & Sink Taps	<ul style="list-style-type: none"> • 4-Star rated tapware or flow regulating device installed in pipe work upstream of all basin and sink taps • No 'insinkerators' are to be installed
	Smart Water Meters	Install water meters to each unit to monitor water usage (this does not replace the Council water meter)
	Dishwasher	4-Star rated dishwasher

Body Corporate-managed areas	Basin & Sink Taps	4-Star rated tapware or flow regulating device installed in pipe work upstream of all basin and sink taps
	Pool	Pool covers are to be provided and maintained to any swimming pools or spas installed
	Pressure limiting devices on domestic water service lines	Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level
	Irrigation system	<ul style="list-style-type: none"> • Subsurface or microjet spray/dripper system and controlled using soil moisture sensors • Programmable irrigation controller with rain sensor • Sub water meters on irrigation supply line
	Outdoor taps	<ul style="list-style-type: none"> • Trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipework upstream of all outdoor taps
	Rainwater tank	<ul style="list-style-type: none"> • Rainwater storage tank(s) • Rainwater tank plumbed into irrigation system • Rainwater tank plumbed into any pool top-up • Rainwater tank plumbed into car / bin washing area
	Smart Water Meters	Install water meters to the water supply servicing the Body Corporate areas to monitor water usage (this does not replace the Council water meter)

GUIDELINE

This condition is imposed to ensure that the development is sustainable in terms of careful and efficient use of water utilising current best practice. This condition acknowledges that an installation of the clothes washer may not be provided by the developer.

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Development and Regulatory Services

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<p>93) Any Community Management Statement for the site is to contain the following requirements:</p> <ul style="list-style-type: none"> (a) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Design-High Density Code", and clearly depicted on the approved drawings. (b) The visitor parking spaces are to remain available for use by all bona-fide visitors, guests or invitees of the site's tenants. (c) Provision on site for a minimum of 228 resident/tenants parking spaces. (d) Provision on site for a minimum of 28 visitor parking spaces not included within any exclusive use area. (e) All external visitor parking bays on the site are to freely available to bona-fide visitors to the State Tennis Centre or Tennyson Riverside Parkland for a maximum period of 6 hours every 24 hours; (f) Visitor parking bays, including exclusive use visitor bays, are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays. (g) No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site (h) Screening for any externally mounted airconditioning or mechanical plant installations in accordance with the following requirements: <ul style="list-style-type: none"> i) No unscreened installations on the proposed development are to be visible from the surrounding sites; and ii) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. (i) That the gym is to be <ul style="list-style-type: none"> (a) located within Common Property; (b) be restricted for use by residents, guests and invitees of the residential unit owners and/or tenants; and (c) is not to be used for commercial uses other than management/letting activities associated with the Common Property. (j) Stormwater runoff from each individual terrace/balcony, is to be collected internally from the centre of that balcony and be discharged to the internal stormwater drainage system for the site. (k) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. (l) Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to or clearly visible from the vehicle entrance to the site. (m) The use of the pool, and pool surrounds are to be used only between the hours of 6am to 10pm seven days a week. (n) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance. (o) Noise levels for the pool filter and pump are to comply with the Environmental Protection Agency noise levels as stated in Section 6Y(1) of the Environmental Protection Regulation 1998 as amended from time to time. (p) The installation and maintenance of the sustainable elements outlined within the conditions of this approval package. <p>GUIDELINE <i>This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager. This condition also acknowledges an agreement between the developer and owner of the site at the time the application was made to permit parkland and State Tennis Centre uses to use the external visitor parking bays.</i></p>	<p>As indicated</p>
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<p>94) All aspects of development as outlined within this section, to which the conditions relate in the "Development Approval Package", are to be completed before midnight on 30 November 2010.</p> <p>GUIDELINE <i>This condition is imposed pursuant to 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 the development lapses. Any extension of the period stated in the condition is required to be made in accordance with Sections 3.5.22 and 3.5.33 of the Integrated Planning Act.</i></p>	As indicated
<p>95) Provide a written statement from a person who is qualified in using a recognised energy rating system, such as BERS (Brisbane Energy Rating System), NatHERS or other recognised system, that the building(s) comply with the "Brisbane City Plan 2000 - Energy Efficiency Code".</p> <p>GUIDELINE <i>This condition is imposed on all building work for offices, hotels and shops with a GFA over 2500m² and for all new residential buildings except a house.</i></p>	Prior to lodging a development permit for building works
<p>96) Submit to the Delegate, Development Assessment documentary evidence that:</p> <p>(a) The level of light reflectivity from the approved development will not exceed 20 percent; and</p> <p>(b) The level of solar (heat) reflectivity from the approved development will not exceed 20 percent.</p> <p>GUIDELINE <i>This condition is imposed to protect the amenity and appearance of the surrounding area from adverse impacts such as heat transmission and light reflectivity arising from the use of excessively reflective glass in building facades.</i></p>	Prior to the commencement of the use & then to be maintained
<p>97) The overall height of the proposed buildings are to be in accordance with the following requirements:</p> <p>(a) Construct the floor levels generally in accordance with the floor levels on the approved elevations and sections 00-DA0003 rev D, 41-DA1600 rev C, 41-DA1601 rev C, 31-DA1600 rev D, 31-DA1601 rev D, with the maximum building height (including lift overruns, roof plant, and 'pop-up' structures) not to exceed the following: Minimum Habitable Floor Level: 8.40 AHD Car Park Podium: 15.00 AHD Building E: 45.52 AHD Building F: 42.50 AHD and 31.50 AHD for the stepped section to level 7</p> <p>(b) Submit certification from a licensed surveyor that the as-constructed floor levels and maximum building heights are in accordance with <u>part (a)</u> of this condition. This information is to be submitted to the Delegate, Development Assessment Team.</p> <p>GUIDELINE <i>This condition is imposed to ensure the floor levels and maximum overall height of the proposed building is in accordance with the development approval. The relaxation of the maximum height limit is to permit a minor encroachment of the roof line. This encroachment shall not exceed 200mm and is only permitted for the area shown on the approved plan and is not to extend further than this area. For any enquiries about this condition, please contact the Development Assessment Team Architect.</i></p>	Prior to the commencement of the use

<p>98) Construct pedestrian circulation walkways from the street frontage to the foyer/lift doors of the development in accordance with AS 1428 Parts 1 - 4 <i>Australian Standard for Access and Mobility</i> with particular regard to:</p> <ul style="list-style-type: none"> i. Ramping requirements (including gradients and slip resistance); ii. Handrail requirements; iii. Visual impairment requirements for changes in gradient; and iv. Tactile tiling in a visually contrasting colour to both sides of the driveway crossover. <p>GUIDELINE <i>This condition is imposed to ensure external access areas are appropriately designed and constructed for the all users. For any enquiries about this condition, please contact the Development Assessment Team Architect.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>99) Provide solar protective / solar protected glass where screening devices are not provided to windows having a western aspect.</p> <p>GUIDELINE <i>This condition is imposed to ensure an appropriate level of climatic control to provide a comfortable internal living environment. For any enquiries about this condition, please contact Architect Assessment.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>Stormwater runoff from each individual terrace/balcony, is to be collected internally from the centre of that balcony and be discharged to the internal stormwater drainage system for the site.</p> <p>GUIDELINE <i>This condition is imposed to minimise the potential for run off from the balconies onto the park users and to avoid the water stain marks associated with drainage from balconies directly onto the side wall of buildings.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>101) Any artwork proposed to be provided in the Tennyson Riverside Parkland is to be designed in accordance with the Public Riverside Facilities Design and Maintenance Guidelines and satisfy the following criteria;</p> <ul style="list-style-type: none"> (a) Be suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and, (b) Be satisfactory to the owner/developer of the subject site and the Delegate, Development Assessment. <p>Details of the location and nature of the proposed artworks are to be included in the detailed Landscape Plan and approval of the Delegate is to be obtained prior to installation of such works.</p> <p>GUIDELINE <i>This condition recognises the importance of the proposed development and is intended to ensure that artwork will enhance the development and the Tennyson Riverside Parkland.</i></p>	<p>As indicated</p>

MONETARY CONTRIBUTIONS & SECURITIES

	TIMING
<p>102) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are out standing monies, they must be paid prior to commencement of the use.</i></p>	<p>Prior to the commencement of the use</p>

<p>103) Pay to Council a monetary contribution towards the cost of sewerage headworks, as outlined below, at the rate prevailing when the contribution is paid. This payment must be made prior to the issue of a plumbing compliance permit for the site.</p> <p>The contribution is calculated on 108.6 ETs (Equivalent Tenement) at the current rate of \$4,494.00 per ET, for Sewerage Scheme Charge Area - S2 - MLBN01. A credit for the existing use on the site has been included in this calculation.</p> <p>The amount payable is currently assessed at \$488,048.00 and comprises of the following :</p> <table border="1" data-bbox="167 436 1077 548"> <tr> <td>• Treatment Headworks component:</td> <td>\$164,420.00</td> </tr> <tr> <td>• System Headworks component:</td> <td>\$323,628.00</td> </tr> <tr> <td>• Total contribution:</td> <td>\$488,048.00</td> </tr> </table> <p>This headwork charge is the current rate for the 2006/2007 financial year.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	• Treatment Headworks component:	\$164,420.00	• System Headworks component:	\$323,628.00	• Total contribution:	\$488,048.00	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is sooner</p>
• Treatment Headworks component:	\$164,420.00						
• System Headworks component:	\$323,628.00						
• Total contribution:	\$488,048.00						

<p>104) Pay to Council a monetary contribution towards the cost of water headworks, as outlined below, at the rate prevailing when the contribution is paid. This payment must be made prior to the issue of a plumbing compliance permit for the site.</p> <p>The contribution is calculated on 97.74 ETs (Equivalent Tenement) at the current rate of \$4,729.00 per ET, for Water System Infrastructure Charges Plan Area - Mt Crosby South W9. A credit for the existing use on the site has been included in this calculation.</p> <p>The amount payable is currently assessed at \$462,212.46 and comprises of the following :</p> <table border="1" data-bbox="167 996 1077 1108"> <tr> <td>• Treatment Headworks component:</td> <td>\$91,875.60</td> </tr> <tr> <td>• Distribution Headworks component:</td> <td>\$370,336.86</td> </tr> <tr> <td>• Total contribution:</td> <td>\$462,212.46</td> </tr> </table> <p>This headwork charge is the current rate for the 2005/2006 financial</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	• Treatment Headworks component:	\$91,875.60	• Distribution Headworks component:	\$370,336.86	• Total contribution:	\$462,212.46	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is sooner</p>
• Treatment Headworks component:	\$91,875.60						
• Distribution Headworks component:	\$370,336.86						
• Total contribution:	\$462,212.46						

<p>ARCHITECTURE</p>	
<p>105) Treatment of balconies and terraces.</p> <p>(a) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Design - High Density Code" and clearly depicted on the approved drawings.</p> <p>GUIDELINE <i>This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Assessment Manager, Development Assessment.</i></p>	<p style="text-align: center;">TIMING</p> <p>Prior to the commencement of the use & then to be maintained</p>

<p>106) Provide screening for any externally mounted airconditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> i. No unscreened installations on the proposed development are to be visible from the surrounding sites; and ii. Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. <p>GUIDELINE <i>This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Development Assessment Team Architect.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
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LANDSCAPE & OPEN SPACE

	TIMING
<p>108) Submit together with the Vegetation Management Plan, a detailed arborist's report for the works proposed in the land to be dedicated to Council in trust for Public Purposes (Parkland and Community Facilities) This report is to be generally in accordance with the Vegetation Management Plan as submitted to the Ecologist Development Assessment South and be prepared by a qualified arborist (minimum Level 5) for the existing trees located within the land to be dedicated to Council in trust for Public Purposes. The arborist report must include but not be limited to the following information:</p> <ul style="list-style-type: none"> (a) <ul style="list-style-type: none"> i. Details of the subject trees to be removed and retained including: height, spread, diameter at breast height (DBH), species and canopy spread and valid reasons for removal. Health concerns for the vegetation are to be clearly indicated in the report for any trees to be removed; ii. Where works are proposed within the canopy zone of trees for retention then recommendations on clearances, suitable material/s and construction technique/s for paving surrounding these trees are to be provided; iii. Where trees are proposed for retention provide the tree protection zone details and extent; iv. Proposed measures to be undertaken to retain vegetation without effecting the health; v. Description of any best practice root and canopy works; vi. Clear indication of the extent of any canopy pruning required for vehicle access clearance, dead wooding and any canopy lifting required to provide a visual balance; vii. Detailed site management and tree protection techniques to be undertaken during construction; viii. Post construction management techniques; and ix. Monitoring as deemed necessary. (b) Obtain approval from the Delegate, Development Assessment for the above requirements. <p>GUIDELINE <i>This condition is intended to identify and ensure the retention of existing vegetation within the proposed parkland can be managed to ensure its longevity. In preparing this report consideration should also be given to the matters contained within the Vegetation Management Plan.</i></p>	<p>As indicated</p> <p>To be lodged prior to or concurrently with any other operational works application</p>

109) Undertake and maintain the following Landscape Management and Site Works within the proposed Parkland as indicated below:

As indicated

(a) Submit a Landscape Management and Site Works Plan for the works proposed in the Council parkland and obtain approval from the Delegate, Development Assessment. This plan is to be generally in accordance with the Landscape Master Plan dated July 2006 as amended in red, and is to include the following:

To be lodged prior to or concurrently with any other operational works application

I. A description of existing site conditions and proposed site preparation, including:

- Existing contours and proposed finished levels including sections across and through the parkland at critical points;
- Location of all underground services existing within the proposed parkland (eg. the depth and route of any drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.);
- Location of existing vegetation in the parkland including species names, height and spread of canopy and clearly indicating vegetation to be retained and provide the reasons for removing or disturbing other vegetation. Where pathway locations conflict with significant vegetation then they area to be relocated. Specify methods of recycling vegetation where possible;
- Location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed parkland. Also include the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland;
- Demolition work of any kind to be carried out within the parkland;
- Any feature of cultural or heritage significance within the parkland;
- Location, extent and comprehensive details, including cross-sections of permanent and temporary water bodies/courses; drainage and stormwater works, and
- Proposed stormwater structures that will mitigate the impacts of stormwater flows within the parkland.

II. Identification of a general scope of work, including the following:

- Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk;
- Provision of erosion control measures where required;
- Provision of a 25mm reticulated water service to the park;
- Provision of a power connection to the park;
- Indication of protection measures from damage for existing vegetation to be retained;
- Construction (prior to the commencement of works) of a star picket fence around the proposed parkland to protect from vehicular damage and storage of materials. The fence is to be inspected by the Delegate, Licensing and Compliance, and remain on-site until Practical Completion (On-maintenance);
- Construction of vehicular barriers/bollards along park frontages to prevent unauthorised vehicular access to the park;
- Provision of a lock-rail access point for maintenance vehicles to each road frontage;
- Specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed parkland;
- Proposed building and development works including location of all services, park furniture, picnic facilities and play equipment etc.;
- Surface treatments and extent of proposed planting;
- Topdressing and planting with perennial grasses of all open areas, grassing is to achieve 80% coverage at the time of Practical Completion (On-maintenance);
- A Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting.

III. Site specific works:

- **Demonstrate compliance with Brisbane City Council's "Public Riverside Facilities Design and Maintenance Manual", dated July 2003;**
- All furniture to be supplied in accordance with Council's preferred supply list and to the satisfaction of the Landscape Architect Development Assessment South;
- Provide details of proposed pavement treatments to landscape areas for stormwater infiltration;
- Provide details of proposed pedestrian handrails and barriers to river edge interfaces;
- Provide details of any proposed fencing interfaces with adjoining land. Where fences abut adjoining council land they are to be a minimum of 50%

transparent pool style fencing;

- Provide heights, extent and locations of proposed retaining walls. Propose retaining walls within the public realm are to be less than 1m high;
- Provide details of proposed bicycle / pedestrian pathway in accordance with part (b) of this condition;
- All pathway and accessways are to be designed in accordance with regard to the relevant Australian Standards. Pathways are to be a maximum of 1:20 grade and designed in accordance with AS1428.1. Riverfront pathways are to be adjusted in width, radii and grades as required to comply with Austroads specifications with regard to bikeways;
- Reduce the extent of planting within the public realm to ensure maximum widths of 3.5m. Species are to be selected for hardiness and low maintenance. A mixture of low shrubs, groundcovers and clear trunk trees are to be provided to ensure sightlines are maintained and issues of CEPTED adequately addressed. Shrub planting is to be provided at key locations to ensure screening of blank or undesirable walls or elements or mechanical plant;
- Planting is to comprise a minimum of 70% native species to the Greater Brisbane Area. Species are to be suitable for the riparian / marine environment and be selected in accordance with Brisbane City Council's "Public Riverside Facilities Design and Maintenance Manual", dated July 2003;
- Detailed construction documentation is to be provided for the proposed bioretention gardens. Gardens are to be clearly demonstrated to be low maintenance and maintenance accessible;
- Provide construction level detail of all proposed works within the public parkland.
- Provide ex-ground stock large riparian canopy trees eg. AGATHIS robusta, ARAUCARIA cunninghamii, ELAEOCARPUS grandis, in grouped or single plantings. These are to be spaced according to the species' mature size requirements to the open space areas and be located so as to provide visual attenuation to the built form;
- Provide specification and details for all paving areas in accordance with the general requirements of Council's Centre Detail Design manual. Finishes are to be specified to the satisfaction of landscape Architect Development Assessment South.

IV. Details of a costing and maintenance program, including the following:

- Costing of all works indicated on the Landscape Management and Site Works Plan; and
- Details of a 12-month maintenance plan for all proposed landscaping, including staging of works and time schedules, methods of establishment and projected ongoing maintenance costs.

(b) Shared pedestrian/bicycle path within the Tennyson Riverside Park is as follows:

- i. is designed generally in accordance with EDAW Riverside Park Promenade Drawing L-2038-A1L-205 dated 29/09/06 as amended in red to show path widths;
- ii. is designed according to the specification of the Public Riverside Facilities Design and Maintenance Manual;
- iii. no part of the riverside pathway, including handrails and fencing, extends over the property alignment of the site to the Brisbane River;
- iv. where the total width of the parkland (measured from the building edge to site boundary) is less than 10 metres, the pathway is located as close as practicable to the alignment of the site to the Brisbane River; and
- v. where the access width is less than 10 metres, surface finishes are to be limited to one or more of the following:
 - concrete;
 - hardwood timber decking;
 - vegetated garden areas; or
 - other surface treatment as approved by the Landscape Architect, Development Assessment Team South.

(c) Provide a monetary contribution bond for the on going maintenance cost of the proposed the above works within the parkland.
The bond is to be held in trust until such time as:

- i. the total area of 1.87 hectares of land is transferred to the Brisbane City Council in fee simple on trust for Public Purposes; and
- ii. the final park transfer is accepted "off maintenance" as a Council asset by the Delegate of Council.

(d) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade

Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner

Prior to the commencement of the use or prior to

Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, by the Delegate, Licensing and Compliance.

endorsement of a community management statement, whichever is sooner

(e) Maintain the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, until such time as:

- i. the total area of 1.87 hectares of land is transferred to the Brisbane City Council in fee simple on trust for Public Purposes; and
- ii. the final park transfer is accepted "off maintenance" as a Council asset by the Delegate of Council.

GUIDELINE

This condition is imposed when proposed parkland is to be transferred to the Brisbane City Council in trust. The required works are the minimum works that are required to ensure that the proposed parkland is acceptable for transfer. For further details on parkland design, please refer to Council's "Environmental Best Management Practices" document for parkland (EBMP) and "Public Riverside Facilities Design and Maintenance Manual".

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110) Prepare and landscape the site in accordance with a Landscape Management, Site Works and Planting Plan.

(a) Submit and receive approval by the Delegate, Development Assessment for a detailed Landscape Plans for all private on-site landscape works identified on the approved Landscape Master Plan dated July 2006. The plans are to be prepared at a scale of 1:100 or 1:200 by a suitably qualified and experienced Landscape Architect/Designer, and must comply with the "Brisbane City Plan 2000- Landscaping Code". The plan should include the following:

i) Siteworks:

- Amendments in red on the approved plans of layout to show footpath extension along north western side of visitor parking;
- Identification, protection and retention of the existing vegetation as identified in the Vegetation Management Plan, to be submitted concurrently to the Ecologist Development Assessment South;
- The extent of soft and hard landscape works;
- Extent of basement and roof lines;
- Full extent of carpark works including but not limited to; WSUD principles, permeable paving, and stormwater infiltration areas. Full details of any bioretention swales, infiltration gardens etc.;
- Locations of bin enclosures with adequate screening and attenuation;
- Locations of pad-mounted electricity transformers;
- Clear and easily accessible pedestrian pathways. Paths are to be in accordance with AS1428.1;
- Location and details (heights, materials) of fencing, retaining walls and ramps;
- Existing and proposed finished levels to external works particularly in critical areas (eg. top and toe of retaining walls and steps);
- Provide detailed sections of critical interface areas between private and public land;
- Description/detail of critical design elements where applicable (eg. stabilisation of batters, podium planters);
- A minimum 50m² is to be provided as communal open space per building. Private open space provisions are to be entirely exclusive of public areas;
- Provide a selection of plant stock in 200 litre bags and ex-ground stock large riparian canopy trees eg. AGATHIS robusta, ARAUCARIA cunninghamii, ELAEOCARPUS grandis, in grouped or single plantings. These are to be spaced according to the species' mature size requirements to the open space areas and be located so as to provide visual attenuation to the built form;
- Basic specification notes for soil preparation and planting, including mulching and soil types both existing and imported; and
- Provision of at least one hosecock to each garden area, and a reticulated irrigation system with connection to a non-mains supply to all common landscape areas. Provide roofwater / recycled water collection locations for irrigation of common landscape areas;

ii) Planting:

- A planting schedule listing proposed plants by botanical names, numbers and size at time of planting;
- Shade trees at ratio of 1 per 6 carparking bays;
- Planting is to comprise a minimum of 70% native species to the Greater Brisbane Area. Species are to be suitable for the riparian / marine environment and be selected in accordance with Brisbane City Council's "Public Riverside Facilities Design and Maintenance Manual", dated July 2003;
- Tiered planting consisting of trees, shrubs and groundcovers to all garden areas;
- Screen planting including columnar trees and screen shrubs to common boundaries of the site; and
- Provision of canopy trees at regular spacing dependent on the mature size characteristics adjacent to the street frontage(s) of the site.

(b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice.

(c) Advise Council upon completion of the landscape works by completing the development details and Part B of the Compliance Certificate-Landscaping.

GUIDELINE

This condition is imposed when there is a landscape component to a High Level development application, and Council requires more details of the proposed landscape works.

Prior to site works commencing

To be lodged prior to or concurrently with any other operational works application

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

Prior to the commencement of the use

Address of Property: 21 SOFTSTONE ST, TENNYSON QLD 4105
Council File Reference: DRS/USE/H05-933802 Version 1 Page 59

Development and Regulatory Services
Brisbane City Council

POLLUTION

	TIMING
<p>111) The proposed residential units are required to comply with the following.</p> <p>(a) Submit a revised acoustic report for approval by the Pollution Officer Development Assessment Team South which demonstrates that the proposed residential development will achieve the relevant maximum recommended design sound level specified in Australian Standard AS2107, "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors" using the methods set out in Australian Standard AS3671- "Acoustics - Road Traffic Noise Intrusion Building Siting and Construction".</p> <p>(b) Design and construct all proposed residential units affected by road traffic in accordance with the building treatments recommended in the approved acoustic consultants report to achieve the relevant maximum recommended design sound levels specified in Australian Standard AS2107 "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors" using the methods set out in Australian Standard AS3671- "Acoustics - Road Traffic Noise Intrusion Building Siting and Construction".</p> <p>(c) Submit certification from an independent and appropriately qualified acoustic consultant which demonstrates that the necessary acoustic treatments referred to in the approved acoustic consultant's report have been implemented into the buildings envelope of the proposed dwellings to achieve the relevant maximum recommended design sound level specified in Australian Standard AS2107, "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors".</p> <p>GUIDELINE <i>This condition is imposed to ensure that noise impacts on the residential units are adequately managed.</i></p>	<p>Prior to site works/building works commencing</p> <p>At the time of construction</p> <p>Prior to the commencement of the use</p>
<p>112) Air conditioning must be provided to all units as determined in the acoustic report prepared by Palmer Acoustics Pty Ltd and dated November 2005.</p>	<p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner</p>
<p>113) Any metal grills, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.</p> <p>GUIDELINE <i>This condition is imposed to ensure that noise vehicle movements do not cause environmental nuisance.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>

<p>114) Acid sulfate soils must be appropriately managed as detailed below:</p> <p>(a) Implement an Acid Sulfate Soils Management Plan prepared by Soil Surveys dated March 2006 in accordance with the <i>State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils</i> and associated guidelines and technical documents.</p> <p>(b) Provide certification to the Pollution Officer, Development Assessment, Development and Regulatory Services that an Acid Sulfate Soils Management Plan, has been developed and implemented.</p> <p>GUIDELINE <i>This condition is imposed where: Works are proposed on sites that contain acid sulfate soils or potential acid sulfate soils; the applicant has submitted an Acid Sulfate Soil Investigation Report for Council consideration and demonstrated that the Acceptable Solution can be met; and a Preliminary Acid Sulfate Soil Management Plan is required (but not required to be approved by Council). It is generally used where less than 500m³ of soil will be disturbed, the watertable is not affected, and the disturbance impacts in areas that host potential acid sulfate soils can be appropriately managed. For any enquiries about this condition, please contact the Pollution Officer. For acid sulfate soils, a suitably qualified and experienced person is a person with: Qualifications in agricultural or environmental soils science with specialisation in soil chemistry and hydrology; at least 2 years experience in acid sulfate soil management; and accreditation by a professional organisation such as the Australian Society of Soil Science.</i></p>	<p>Prior to site works commencing</p> <p>While site/operational works/building works is occurring</p> <p>Prior to the commencement of the use</p>
<p>1) i) All stormwater runoff from carparks, driveways, hardstand areas, loading areas etc from the site must be treated by stormwater quality best management practices before discharge to the stormwater system in accordance with Stormwater Quality Management Report prepared by GHD and dated November 2005. Strategies may involve discharge to grass swales, landscaping, infiltration trenches, mini-wetlands or in-ground proprietary stormwater quality improvement devices. These practices must adequately remove key pollutants of concern. The stormwater quality best management practices utilised on the site must provide, as a minimum, for the following:</p> <ul style="list-style-type: none"> • Q 3 month flow; • capture of sediment/suspended solids to meet best practice discharge guidelines (80% of coarse sediment 5mm diameter or less, and 50% of fine sediment 0.1mm diameter or less); • capture of litter; and • no visible discharges of hydrocarbons eg oils, greases. <p>ii) Submit certification from an appropriately qualified person that stormwater quality best management practices as specified above has been provided on site.</p>	<p>Prior to the commencement of the use</p>
<p>1) Pool water wastes including filter backwash, drainage and overflow waters shall be treated and disposed in accordance with the Brisbane City Council Subdivision and Development Guidelines - Part C Water Quality Management Guidelines.</p> <p>GUIDELINE <i>This condition is imposed where water quality may be affected as a result of the development.</i></p>	<p>To be maintained</p>

<p>117) Construct a car wash bay for the washing of vehicles. The car wash bay shall be provided with a tap, paved with an impervious material, graded and drained to sewer in accordance with a hydraulics plan approved by the Principal Officer Plumbing, Development & Regulatory Services.</p> <p><i>GUIDELINE</i> This condition recognises the need to provide a facility for a car wash bay within the site</p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>118) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.</p> <p><i>GUIDELINE</i> The condition is imposed to prevent particulate emissions from traffic areas.</p>	<p>To be maintained</p>

ENGINEERING

	TIMING
<p>119) Prepare a Construction Management Plan for the subject site.</p> <p>(a) Submit for approval of the Engineering Delegate, Development and Regulatory Services, a Construction Management Plan in accordance with the <i>Transport, Access, Parking and Servicing Planning Scheme Policy</i> of the <i>Brisbane City Plan 2000</i> and the following details, where applicable, of the construction phase of the approved development. The CMP is to acknowledge the restrictions detailed in the NOTES following the numbered items:</p> <ol style="list-style-type: none"> 1. Provision of alternative pedestrian routes, past or around the site; 2. Existing and proposed kerbside allocation signs and linemarking such as bus stops, loading zones and parking meters; 3. Temporary vehicular access points; 4. Employee and visitor parking areas; 5. How materials are to be loaded/unloaded; 6. Location of any remote loading areas; 7. Location of materials, structures, plant and equipment to be stored or placed on the construction site; 8. Anticipated staging, programming. 9. EPA approved hours of construction <p>NOTE: Approval for on street work zones will only be considered where it can be demonstrated that no reasonable alternative can be provided due to site constraints and that traffic and public transport capacity and operations are not compromised.</p> <p>(b) Obtain relevant permits from the Engineering Delegate, Development and Regulatory Services, to carry out any works within the road reserve required by the approved Construction Management Plan. The Construction Management Plan may require modification, with Council approval, to reflect relevant legislation, traffic and public transport capacity and operations as well as industry best practice prevailing at the time of the permit application and throughout the construction activities;</p> <p>(c) Implement and maintain the approved Construction Management Plan.</p> <p><i>GUIDELINE</i> This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area., This condition is intended to apply throughout the period of site preparation to the completion of the development.</p>	<p>Prior to lodging a development permit for building works</p>

<p>120) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p>GUIDELINE <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>
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<p>122) Grant the following easement(s):</p> <ul style="list-style-type: none"> (a) Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council; (b) Easements for underground drainage, open cut, overland flow and access purposes as may be required over that part of the site below the Flood Regulation Line and/or that part of the site affected by 100 year average recurrence interval (ARI) flooding, in favour of Brisbane City Council; <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City Council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>123) Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road and reinstate the area as footway in accordance Council's "Subdivision and Development Guidelines".</p> <ul style="list-style-type: none"> (a) Provide a certificate from a Registered Surveyor, certifying that all improvements and/or obstructions have been removed from the area of corner truncation(s) and area of dedicated road; (b) Provide a certificate certifying that the works required by this condition have been completed; (c) Forward a copy of the certification from a registered surveyor together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services. <p>GUIDELINE <i>This condition is imposed when a corner truncation or road dedication requires removal of all improvements (eg. fences, gates, letter boxes, garden beds and plots and other constructed items etc.) and obstructions (eg. existing earth banks, vegetation etc.) from the area of new road. It should be noted that significant trees and certain types of vegetation may be left in place. The retention of a particular item is site specific and retained at the discretion of the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>

<p>124) Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the City Plan Filling and Excavation Code.</p> <p><i>GUIDELINE</i> <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>125) Provide internal signs and line markings generally in accordance with the approved drawings and documents and in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p> <ul style="list-style-type: none"> (a) Prepare detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the sign and line marking work; (b) Construct the works in accordance with the engineering plans; and (c) Submit "As Constructed" plans to the Engineering Delegate, Development and Regulatory Services, approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards". <p><i>GUIDELINE</i> <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to lodging a development permit for building works</p>

<p>126) Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <ul style="list-style-type: none"> (a) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. [Construction of such pavement is to be certified by a Registered Professional Engineer of Queensland (RPEQ)]; (b) The driveways at grades shown on the approved plans and documents (or if not shown at grades not greater than those set out in "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy"); (c) Manoeuvring on site for a LRV and for the loading and unloading of the vehicle(s); (d) Parking on the site for a minimum of 228 cars and 28 visitor car spaces and for the loading and unloading of vehicles within the site; (e) 3 of the above parking spaces are to be provided for people with disabilities; (f) A minimum 2.3 metres height clearance to all undercover vehicle aisles and manoeuvring area that are not part of a designated tenant parking space and a minimum of 2.5 metres above parking spaces for people with disabilities (Note, The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.); (g) A height clearance sign located at the entrance(s) to undercover car parking areas; (h) A directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site; (i) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site; (j) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. <p>GUIDELINE <i>The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
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<p>127) Obtain written permission from Council to build over or near storm water infrastructure (pipe drainage system or an easement for overland flow), or, to relocate a storm water drainage system, all at no cost to Council.</p> <p>(a) Submit engineering plans and calculations (if required), prepared by a Registered Professional Engineer Qld (RPEQ) and in accordance Council's "Guidelines for Building Over or Near Stormwater Facilities" in the "Subdivision and Development Guidelines" showing the manner in which it is intended to preserve the existing storm water drainage structures (or overland flow easements) within the site from damage, structural loading or obstruction. Obtain approval for the design from the Engineering Delegate, Development Assessment, Development and Regulatory Services.</p> <p>(b) Complete the works in accordance with the approved engineering plans.</p> <p>(c) Submit "As Constructed" plans including an asset register (if required) of any modified or relocated stormwater drainage structure or other Council asset. The plans are to be approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") and certified that the works have been completed in accordance with the approved design and any approved modifications.</p>	<p>Prior to lodging a development permit for building works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>GUIDELINE <i>This condition has been imposed to ensure that acceptable measures will be incorporated into the development to protect Council's Infrastructure. For any enquiries about this condition, please contact Council's Customer Contact Centre on ph. 3403 8888.</i></p>	

<p>128) 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".</p> <p>(a) 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 approval from the Engineering Delegate, Development Assessment.</p> <p>Such 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);</p> <p>(b) Complete the works in accordance with the approved engineering plans and other elements of the development's Site Based Stormwater Management Plan; and</p> <p>(c) Submit "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. 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 and Regulatory Services.</i></p>	<p>Prior to site works/building works commencing</p> <p>While site/operational works/building works is occurring</p> <p>Prior to the commencement of the use</p>
<p>129) Provide a stormwater drainage connection for the future development of all adjoining upstream properties in accordance with an approved drainage plan and Council's "Subdivision and Development Guidelines".</p> <p>(a) Submit engineering plans and calculations and obtain approval from the Engineering Delegate, Development Assessment;</p> <p>(b) Complete the works in accordance with the approved engineering plans and in accordance with, Council's "Subdivision and Development Guidelines"; and</p> <p>(c) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is intended to ensure that the subject development does not prejudice stormwater drainage of adjacent properties. The stormwater drainage required by this condition needs to be encompassed by an easement granted in favour of the Council, as may be required. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>

<p>130) Manage on-site drainage, ponding and discharge:</p> <p>(a) Design, construct, and thereafter maintain, rehabilitate or replace the following facilities in accordance with the approved plan(s) of layout. These works are to be designed, constructed and maintained in accordance with the following documents:</p> <ol style="list-style-type: none"> 1.0 Stormwater Management Code of the City Plan; 2.0 Services Works and Infrastructure Code of the City Plan; 3.0 The Subdivision and Development Guidelines; 4.0 QUDM. <p>(b) A Certificate of Completion (as per Chapter 3, Appendix B of Part E of the Subdivision and Development Guidelines) certified by a Registered Professional Engineer of Queensland (RPEQ) is required as proof of compliance with this condition. A copy of the Certificate of Completion is to be forwarded to the Engineering Delegate.</p> <p>NOTE: The design, design documentation, (including test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing.</p> <p>GUIDELINE <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved, however details and plans would need to be approved by the Engineering Delegate. The applicant would need to 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. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
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<p>133) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is now required - no additional poles or overhead mains are to be erected.</p> <p>(a) Lodge electricity reticulation plans showing and the proposed electricity services and obtain approval from the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans; and</p> <p>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>134) Provide a public lighting system in accordance with an approved street lighting design plan and Council's "Street Lighting Design Guidelines".</p> <p>(a) Lodge street lighting design plans showing the proposed public lighting system and obtain approval from the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans; and</p> <p>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed development requires the provision of public lighting facilities in accordance with the "Street Lighting Design Guidelines". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>135) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to the commencement of the use</p>

<p>136) Provide underground telecommunication services to the proposed development.</p> <p>(a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the provision of essential communication services are provided to the development. For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>137) Undertake the following works to provide safe pedestrian access:</p> <p>(a) Construct a footpath a minimum width of 1.2 metres at the Softstone Street and Fairfield Road Access points generally in accordance with Drawings B04254-SK65 revision C and Drawing B04254-SK58 and in accordance with Council's "Subdivision and Development Guidelines". The design of the footpath works is to include any permanent safety signs, markings and devices (if required).</p> <p>(b) Construct a 4.0 metre wide Pedestrian link to the Yeerongpilly Railway Station Overpass generally as per drawing B04254-SK59 Revision A.</p> <p>(c) Construct all footpaths to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that the adjoining footpaths are designed and constructed to a standard suited to the demands created by the approved development. For advise regarding alignment and levels of the proposed works and any other enquires about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use</p>
<p>138) 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 in association with the approved development.</p> <p>GUIDELINE <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>

<p>139) Be responsible for internal (on-site) collection of refuse and recyclables from the development.</p> <p>(a) Enter into an agreement with Council's City Waste Services to provide a bulk bin collection service to the development;</p> <p>(b) The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces;</p> <p>(c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property;</p> <p>(d) Forward a copy of the written indemnity agreement with City Waste Services to the Engineering Delegate, Development and Regulatory Services;</p> <p>(e) Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that adequate arrangements are made for the collection of refuse and recyclables from the approved development. For any enquiries about this condition, please contact the Co-Ordinator of City Waste Contract Services, pH: 3403 8612 or 3403 8613).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use & then to be maintained</p> <p>Prior to the commencement of the use & then to be maintained</p>
<p>140) Provide a water service with approved Council meter assembly and meter box to the front real property boundary of the development in accordance with Council's "Water and Sewerage Reticulation Standards". Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer must provide a separate metered water service for the Class 2 to 4 occupancy as opposed to the Class 5 to 9 occupancy. This requirement is exclusive of any special fire service consideration i.e. internal hydrants, fire hose reels and sprinkler systems.</p> <p>(a) Submit engineering plans prepared by the RPEQ (Registered Professional Engineer Queensland) , and in accordance with Council's "Water and Sewerage Reticulation Standards" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development). Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Such construction is to be to a standard that is satisfactory to be accepted on an off maintenance;</p> <p>(d) If the meters are purchased other than from Council, pay to council a documentation fee for each water service provided. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to supply a water service and a meter(s) to a Development / Community Title Development / Standard / Building or Volumetric format. The meter(s) shall be accessible to BCC employees or agents for the purpose of reading and maintaining the meter(s). The meter(s) will become and remain property of the Brisbane City Council.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner</p> <p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner</p>

<p>141) Obtain written permission from the Engineering Delegate, Development and Regulatory Services, to build over or near sewer infrastructure, or to relocate the sewer/sewer infrastructure at no cost to Council.</p> <p>GUIDELINE <i>This condition is imposed so that the council does not incur costs associated with the erection of a building or structure over or near a sewer and/or sewer infrastructure. To avoid unnecessary expense and delay, the Council strongly recommends that the developer apply for permission to "Build Over Sewer" prior to the lodgement of any further development applications. For any enquiries regarding this condition, please contact the Delegate, Development and Regulatory services.</i></p>	<p>Prior to lodging a development permit for building works</p>
<p>142) Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and Council's "Water and Sewerage Reticulation Standards". NB. The size of the connection shall be determined by the total number of fixture units.</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services;</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed to provide a separate new sewerage connection to the development. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>

Section to Which These Conditions
Relate:

4. Material Change Of Use (Development Permit)

Section Name:

**STAGE 2 Residential: Multi Unit Dwelling - Building D, and
Shop/Restaurant (100m²)**

GENERAL/PLANNING REQUIREMENTS

	TIMING
<p>143) Carry out the approved development generally in accordance with the approved document (s) and/or drawing(s).</p> <p><i>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.</p>	<p>While development is occurring on site and then to be maintained</p>
<p>144) Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p><i>GUIDELINE</i> 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 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>	<p>Prior to the commencement of the use</p>
<p>145) 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> <p><i>GUIDELINE</i> 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>	<p>Prior to the commencement of the use</p>

<p>146) Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p><i>GUIDELINE</i> <i>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.</i></p>	To be maintained
<p>147) The Community Management Statement (CMS) for Building D will not be endorsed by Council until:</p> <ul style="list-style-type: none"> a. The east west access road linking Softstone Street with Fairfield Road is dedicated as road; and b. The CMS for Buildings E and F has been endorsed; or c. The CMS for Buildings E and F and the CMS for Building D are submitted concurrently for endorsement; or d. A combined CMS for Buildings D, E and F is submitted for endorsement. <p><i>GUIDELINE</i> <i>This condition is imposed to ensure an orderly development sequence for the residential buildings and the Tennyson Riverside Parkland.</i></p>	As indicated
<p>148) A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</i></p>	As indicated
<p>149) Prior to building work for the proposed building commencing on the site undertake the following works.</p> <ul style="list-style-type: none"> (a) Remove the existing buildings on the site; and (b) Cap all services to the building and stabilise the exposed ground surface with grass seeding. <p><i>GUIDELINE</i> <i>This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.</i></p>	As indicated

<p>150) Prior to issuing the relevant Development Permit for Building Works, submit to the satisfaction of the Principal Lead Planner, Development Assessment Team South, the following plans and details showing the facade treatments and external materials colours and finishes:</p> <p>(a) A colour scheme showing materials and finishes to building D in accordance with the materials details noted on the approved plan(s) & drawing(s);</p> <p>(b) Notwithstanding the requirements of part (a) of this condition and the notations on the approved plans and drawings, the materials and finishes of the buildings must be high quality pre-finished materials and included with details required to be submitted by this condition;</p> <p>(c) The schedule is to be submitted as a sample board including materials and actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the structure and ancillary finishes are to be finished.</p> <p>(d) Implement the above approved detailed design treatments.</p> <p>GUIDELINE <i>This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the surrounding area. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, that increases local affects from reflectivity, glare and heat.</i></p>	As indicated
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<p>151) Prior to any works commencing on the site and then to be maintained until completion of the development, erect on the Softstone Street and Tennyson Memorial Avenue frontages of the site, and in a location adjacent to the proposed access to Fairfield Road (between Fairfield Rd access and Ortive Street), an "Information Sign" as outlined below:</p> <p>(a) A brief description of the development proposed;</p> <p>(b) The sign/ is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect;</p> <p>(c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>(d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>(e) The maximum area of the sign is to be 2.0m²;</p> <p>(f) The sign must be placed on or within 1.5 metres of, the road frontage for the land and mounted at least 300 millimetres above ground level;</p> <p>(g) The sign must be placed on the road frontages as indicated above in this condition;</p> <p>(h) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (a) of this condition;</p> <p>(i) The sign is to be non illuminated;</p> <p>(j) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; and</p> <p>(k) The sign/s are to be located on the subject property and is to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising" specifically with regard to Traffic Safety, Clearances and Structural Systems.</p> <p>(l) Prior to the erection of the sign, lodge a copy of the wording and proposed dimensions of the "Information Sign" with Council.</p> <p>GUIDELINE <i>This condition is imposed to provide information regarding the development and project team. Where signage is carried out in accordance with Permitted Advertisement provisions contained within the Local Law Policy "Control of Outdoor Advertising" the display of the sign is exempt from the payment of fees, the need for a licence or the making of an application.</i></p>	As indicated
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<p>152) Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable):</p> <p>(a) all consultants preparing or lodging applications for "Operational Works";</p> <p>(b) all consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the <i>Integrated Planning Regulation 1998</i>;</p> <p>(c) all consultants preparing or lodging applications for "Carryout Building Works"; and</p> <p>(d) all contractors carrying out site works or building works associated with or resulting from this Development Permit.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.</i></p>	<p>As indicated</p> <p>Prior to lodging a development permit for building works</p> <p>Prior to site works commencing</p>
<p>153) Prior to site/building works commencing for each stage, undertake an on-site Pre Start meeting:</p> <p>(a) Co-ordinate the attendance of the relevant development/ building/ arborist/ site consultants and contractors with the following Brisbane City Council Officers or their nominated representatives:</p> <ul style="list-style-type: none"> • Principal Engineer, Development Assessment Team South, Development Assessment • Landscape Architect, Development Assessment Team South, Development Assessment • Principal Lead Planner, Development Assessment Team South, Development Assessment <p>(b) This meeting is requested to discuss relevant site/building/operational work requirements for each stage, including but not limited to:</p> <ul style="list-style-type: none"> • Landscape Management and Site Works Plan (Riverwalk, Parkland and Private Land) • Special Vegetation Management Plan • Streetscape Works Plan • Construction Management Plan • Event Management Plan • Construction parking • Road & Footpath Closure Permits and other additional permits • Public & Workplace Safety • Maintenance of a pedestrian and cyclist thoroughfare through the site • Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site • Tree protection measures • Relocation of existing services <p>GUIDELINE <i>This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area. Please telephone 3403 8888 to arrange a suitable meeting time.</i></p>	<p>As indicated</p>

<p>154) Any land transferred to the Council for Public Purposes (Parkland or Community Facilities) and/or for Road Purposes is not to be on the Environmental Management Register and or the Contaminated Land Register, unless agreed to by the future asset owner.</p> <p><i>GUIDELINE</i> This condition is imposed to ensure the condition of the land is of a standard acceptable to the future asset owner.</p>	As indicated
<p>155) All fencing, retaining walls, mechanical ventilation constructed to the Tennyson Riverside Parkland boundary of the site shall be generally in accordance with the following:</p> <p><u>Fencing</u></p> <ul style="list-style-type: none"> • All fencing (including footings/foundations and maintenance course) is to be a maximum height from finished ground level of 1.8 metres; and • The 1.8 metre high fence is to be of semi transparent design (75% transparency) fence along the dwelling units and terrace /recreational area facing the park as indicated on the approved plans. The colour of fencing shall blend with the landscape area ie. earthy tonal colours, so as not to detract from the riverscape or be visually intrusive when viewed from the Brisbane River. <p><u>Retaining Walls</u></p> <ul style="list-style-type: none"> • No retaining walls are to be constructed along the riverside park boundary; and • Where retaining walls are proposed within the landscape setback from the Tennyson Riverside Parkland, the retaining wall shall be screened and coloured such that they blend with the landscape area ie. having earthy tonal colours, so as not to detract from the riverscape or be visually intrusive when viewed from the Brisbane River. <p><u>Mechanical Ventilation/Exhausts</u></p> <ul style="list-style-type: none"> • No mechanical ventilation/exhausts are to be constructed along the Tennyson Riverside Parkland boundary including any pedestrian walkway and • Where mechanical ventilation/exhausts are proposed within the landscape setback from the riverside park, the structure shall be screened and coloured such that they blend with the landscape area ie. having earthy tonal colours, so as not to detract from the riverscape or be visually intrusive when viewed from the Brisbane River. <p><i>GUIDELINE</i> This condition is imposed to ensure visual privacy between the development and adjoining properties and to minimise the impacts on the visual amenity when the development is viewed from the public parkland. This condition is also imposed to ensure that the design and height of the fence will enable adequate surveillance between the park and the residential units. The fencing within each stage must be erected and completed prior to the commencement of the use of that stage of the development.</p>	Prior to the commencement of the use & then to be maintained
<p>156) Provide an enclosure around the pool filter and pump. The enclosure is to be sealed block work with concrete lid, solid door mounted in a steel frame built into the block work with acoustic seals to all four edges of the door. If ventilation is required these must be acoustically treated grilles.</p> <p><i>GUIDELINE</i> This condition is to ensure that acoustic levels are maintained so as to protect the amenity of adjoining land owners.</p>	Prior to the commencement of the use & then to be maintained

<p>157) Use of the Pool pump and pool filter are to comply with the following:</p> <p>(a) Noise levels for the pool filter and pump are to comply with the Environmental Protection Agency noise levels as stated in Section 6Y(1) of the Environmental Protection Regulation 1998 as amended from time to time.</p> <p>(b) The use of the pool, and pool surrounds are to be used only between the hours of 6am to 10pm seven days a week.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to minimise any nuisance effects of the pool to adjoining residents. Hours are as specified in discussions with adjoining land owners.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p> <p>At all times</p>
<p>158) Construct and maintain the residential development to include the following:</p> <p>(a) Fixed, external privacy screens or fixed obscure glazing to the upper floor windows as shown on the approved plans 51-DA1030-Rev A & 51-DA1031-Rev A, 51-DA1040-Rev A & 51-DA1041-Rev A;</p> <p>(b) Fixed privacy screens up to 1.8 metres above floor level to the balconies as shown on the approved plans;</p> <p><i>GUIDELINE</i> <i>This condition is imposed to identify important design details of the dwelling or where these necessary design details are not indicated on the approved plans.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>

159) The following sustainable features are to be installed and maintained within the proposed development (as indicated):

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

Individual privately-owned units	Toilets	4-Star rated dual flush
	Showers	3-Star rated showerhead
	Basin & Sink Taps	<ul style="list-style-type: none"> 4-Star rated tapware or flow regulating device installed in pipe work upstream of all basin and sink taps No 'insinkerators' are to be installed
	Smart Water Meters	Install water meters to each unit to monitor water usage (this does not replace the Council water meter)
	Dishwasher	4-Star rated dishwasher

Body Corporate-managed areas	Basin & Sink Taps	4-Star rated tapware or flow regulating device installed in pipe work upstream of all basin and sink taps
	Pool	Pool covers are to be provided and maintained to any swimming pools or spas installed
	Pressure limiting devices on domestic water service lines	Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level
	Irrigation system	<ul style="list-style-type: none"> Subsurface or microjet spray/dripper system and controlled using soil moisture sensors Programmable irrigation controller with rain sensor Sub water meters on irrigation supply line
	Outdoor taps	<ul style="list-style-type: none"> Trigger nozzles on all outdoor hoses 3-Star rated flow regulating devices installed in pipework upstream of all outdoor taps
	Rainwater tank	<ul style="list-style-type: none"> Rainwater storage tank(s) Rainwater tank plumbed into irrigation system Rainwater tank plumbed into any pool top-up Rainwater tank plumbed into car / bin washing area
	Smart Water Meters	Install water meters to the water supply servicing the Body Corporate areas to monitor water usage (this does not replace the Council water meter)

GUIDELINE

This condition is imposed to ensure that the development is sustainable in terms of careful and efficient use of water utilising current best practice. This condition acknowledges that an installation of the clothes washer may not be provided by the developer.

160) The use of the site for the purpose of the Shop and or Restaurant is to be in accordance with the definition contained within the City Plan 2000, limited to a combined/maximum 100m² of Gross Floor Area and is located on the site as shown on the approved plans of layout.

To be maintained

GUIDELINE

This condition is imposed to identify the location of the shop use on the site and limit its floor area.

Address of Property: 21 SOFTSTONE ST, TENNYSON QLD 4105
Council File Reference: DRS/USE/H05-933802

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<p>161) Any Community Management Statement for the site is to contain the following requirements:</p> <ul style="list-style-type: none"> (a) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Design-High Density Code", and clearly depicted on the approved drawings. (b) The visitor parking spaces are to remain available for use by all bona-fide visitors, guests or invitees of the site's tenants. (c) Provision on site for a minimum of 176 resident/tenants parking spaces. (d) Provision on site for a minimum of 22 visitor parking spaces not included in an exclusive use area. (e) All external visitor parking bays on the site are to be freely available to bona-fide visitors to the State Tennis Centre or Tennyson Riverside Parkland for a maximum period of 6 hours every 24 hours; (f) Visitor parking bays, including exclusive use visitor bays, are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays. (g) No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site (h) Screening for any externally mounted airconditioning or mechanical plant installations in accordance with the following requirements: <ul style="list-style-type: none"> i) No unscreened installations on the proposed development are to be visible from the surrounding sites; and ii) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. (i) That the gym is to be <ul style="list-style-type: none"> (a) located within Common Property; (b) be restricted for use by residents, guests and invitees of the residential unit owners and/or tenants; and (c) is not to be used for commercial uses other than management/letting activities associated with the Common Property. (j) Stormwater runoff from each individual terrace/balcony, is to be collected internally from the centre of that balcony and be discharged to the internal stormwater drainage system for the site. (k) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. (l) Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to or clearly visible from the vehicle entrance to the site. (m) The use of the pool, and pool surrounds are to be used only between the hours of 6am to 10pm seven days a week. (n) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance. (o) Noise levels for the pool filter and pump are to comply with the Environmental Protection Agency noise levels as stated in Section 6Y(1) of the Environmental Protection Regulation 1998 as amended from time to time. (p) The use of the site for the purpose of the Shop/Restaurant is to be in accordance with the definition contained within the City Plan 2000; limited to a maximum combined 100m² of Gross Floor Area; and is located on the site as shown on the approved plans of layout. (q) The installation and maintenance of the sustainable elements outlined within the conditions of this approval package. <p>GUIDELINE <i>This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	<p>As indicated</p>
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<p>162) All aspects of development as outlined within this section, to which the conditions relate in the "Development Approval Package", are to be completed before midnight on 30 November 2010.</p> <p>GUIDELINE <i>This condition is imposed pursuant to 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 the development lapses. Any extension of the period stated in the condition is required to be made in accordance with Sections 3.5.22 and 3.5.33 of the Integrated Planning Act.</i></p>	As indicated
<p>163) Provide a written statement from a person who is qualified in using a recognised energy rating system, such as BERS (Brisbane Energy Rating System), NatHERS or other recognised system, that the building(s) comply with the "Brisbane City Plan 2000 - Energy Efficiency Code".</p> <p>GUIDELINE <i>This condition is imposed on all building work for offices, hotels and shops with a GFA over 2500m² and for all new residential buildings except a house.</i></p>	Prior to lodging a development permit for building works
<p>164) The overall height of the proposed buildings are to be in accordance with the following requirements:</p> <p>(a) Construct the floor levels generally in accordance with the floor levels on the approved elevations and sections 00-DA0003 rev D, 51-DA1600 rev B, 51-DA1601 rev B, with the maximum building height (including lift overruns, roof plant, and 'pop-up' structures) not to exceed the following: Minimum Habitable Floor Level: 8.40 AHD Car Park Podium: 15.00 AHD Building D: 48.52 AHD and 40.50 AHD for the eastern stepped section and 39.50 AHD for the western stepped section.</p> <p>(b) Submit certification from a licensed surveyor that the as-constructed floor levels and maximum building heights are in accordance with part (a) of this condition. This information is to be submitted to the Delegate, Development Assessment Team.</p> <p>GUIDELINE <i>This condition is imposed to ensure the floor levels and maximum overall height of the proposed building is in accordance with the development approval. The relaxation of the maximum height limit is to permit a minor encroachment of the roof line. This encroachment shall not exceed 200mm and is only permitted for the area shown on the approved plan and is not to extend further than this area. For any enquiries about this condition, please contact the Development Assessment Team Architect.</i></p>	Prior to the commencement of the use
<p>Any artwork proposed to be provided in the Tennyson Riverside Parkland is to be designed in accordance with the Public Riverside Facilities Design and Maintenance Guidelines and satisfy the following criteria;</p> <p>(a) Be suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and,</p> <p>(b) Be satisfactory to the owner/developer of the subject site and the Team Leader, Development Assessment Team South. Details of the location and nature of the proposed artworks are to be included in the detailed Landscape Plan and approval of the Delegate is to be obtained prior to installation of such works.</p>	<p>Prior to the commencement of the use</p> <p>As indicated</p>

<p>166) Construct pedestrian circulation walkways from the street frontage to the foyer/lift doors of the development in accordance with AS 1428 Parts 1 - 4 <i>Australian Standard for Access and Mobility</i> with particular regard to:</p> <ul style="list-style-type: none"> i. Ramping requirements (including gradients and slip resistance); ii. Handrail requirements; iii. Visual impairment requirements for changes in gradient; and iv. Tactile tiling in a visually contrasting colour to both sides of the driveway crossover. <p>GUIDELINE <i>This condition is imposed to ensure external access areas are appropriately designed and constructed for the all users. For any enquiries about this condition, please contact the Development Assessment Team Architect.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>167) Provide solar protective / solar protected glass where screening devices are not provided to windows having a western aspect.</p> <p>GUIDELINE <i>This condition is imposed to ensure an appropriate level of climatic control to provide a comfortable internal living environment. For any enquiries about this condition, please contact Architect Assessment.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>Stormwater runoff from each individual terrace/balcony, is to be collected internally from the centre of that balcony and be discharged to the internal stormwater drainage system for the site.</p> <p>GUIDELINE <i>This condition is imposed to minimise the potential for run off from the balconies onto the park users and to avoid the water stain marks associated with drainage from balconies directly onto the side wall of buildings.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>

MONETARY CONTRIBUTIONS & SECURITIES

	TIMING
<p>169) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are out standing monies, they must be paid prior to commencement of the use.</i></p>	<p>Prior to the commencement of the use</p>

<p>170) Pay to Council a monetary contribution towards the cost of sewerage headworks, as outlined below, at the rate prevailing when the contribution is paid. <i>This payment must be made prior to the issue of a plumbing compliance permit for the site.</i></p> <p>The contribution is calculated on 81.6 ETs (Equivalent Tenement) at the current rate of \$4,494.00 per ET, for Sewerage Scheme Charge Area - S2 - MLBN01. A credit for the existing use on the site has been included in this calculation.</p> <p>The amount payable is currently assessed at \$366,710.00 and comprises of the following :</p> <table border="1" style="width: 100%;"> <tr> <td>• Treatment Headworks component:</td> <td style="text-align: right;">\$123,542.00</td> </tr> <tr> <td>• System Headworks component:</td> <td style="text-align: right;">\$243,168.00</td> </tr> <tr> <td>• Total contribution:</td> <td style="text-align: right;">\$366,710.00</td> </tr> </table> <p>This headwork charge is the current rate for the 2006/2007 financial year.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	• Treatment Headworks component:	\$123,542.00	• System Headworks component:	\$243,168.00	• Total contribution:	\$366,710.00	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is sooner</p>
• Treatment Headworks component:	\$123,542.00						
• System Headworks component:	\$243,168.00						
• Total contribution:	\$366,710.00						

<p>171) Pay to Council a monetary contribution towards the cost of water headworks, as outlined below, at the rate prevailing when the contribution is paid. <i>This payment must be made prior to the issue of a plumbing compliance permit for the site.</i></p> <p>The contribution is calculated on 73.44 ETs (Equivalent Tenement) at the current rate of \$4,729.00 per ET, for Water System Infrastructure Charges Plan Area - Mt Crosby South W9. A credit for the existing use on the site has been included in this calculation.</p> <p>The amount payable is currently assessed at \$347,297.76 and comprises of the following :</p> <table border="1" style="width: 100%;"> <tr> <td>• Treatment Headworks component:</td> <td style="text-align: right;">\$69,033.60</td> </tr> <tr> <td>• Distribution Headworks component:</td> <td style="text-align: right;">\$278,264.16</td> </tr> <tr> <td>• Total contribution:</td> <td style="text-align: right;">\$347,297.76</td> </tr> </table> <p>This headwork charge is the current rate for the 2005/2006 financial</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	• Treatment Headworks component:	\$69,033.60	• Distribution Headworks component:	\$278,264.16	• Total contribution:	\$347,297.76	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is sooner</p>
• Treatment Headworks component:	\$69,033.60						
• Distribution Headworks component:	\$278,264.16						
• Total contribution:	\$347,297.76						

ARCHITECTURE

	TIMING
<p>Treatment of balconies and terraces.</p> <p>(a) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Design - High Density Code" and clearly depicted on the approved drawings.</p> <p>GUIDELINE <i>This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Assessment Manager, Development Assessment.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>

173) Provide screening for any externally mounted airconditioning or mechanical plant installations in accordance with the following requirements:

- i. No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- ii. Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

GUIDELINE

This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Development Assessment Team Architect.

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

LANDSCAPE & OPEN SPACE

	TIMING
<p>175) Transfer to the Brisbane City Council, in fee simple on trust for Public Purposes (parkland and community facilities) land indicated on the approved drawings and documents having an area not less than 0.6892 Hectares.</p> <p>(a) Submit to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit, a Survey Plan showing in detail the land to be dedicated.</p> <p>(b) Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources.</p> <p>GUIDELINE <i>This condition represents the park contribution for the relevant stage and is based on the section 5.1.2 of IPA.</i></p>	<p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner</p> <p>Prior to the commencement of the use</p>
<p>176) Submit together with the Vegetation Management Plan, a detailed arborist's report for the works proposed in the land to be dedicated to Council in trust for Public Purposes (Parkland and Community Facilities) This report is to be generally in accordance with the Vegetation Management Plan as submitted to the Ecologist Development Assessment South and be prepared by a qualified arborist (minimum Level 5) for the existing trees located within the land to be dedicated to Council in trust for Public Purposes. The arborist report must include but not be limited to the following information:</p> <p>(a) i. Details of the subject trees to be removed and retained including: height, spread, diameter at breast height (DBH), species and canopy spread and valid reasons for removal. Health concerns for the vegetation are to be clearly indicated in the report for any trees to be removed;</p> <p>ii. Where works are proposed within the canopy zone of trees for retention then recommendations on clearances, suitable material/s and construction technique/s for paving surrounding these trees are to be provided;</p> <p>iii. Where trees are proposed for retention provide the tree protection zone details and extent;</p> <p>iv. Proposed measures to be undertaken to retain vegetation without effecting the health;</p> <p>v. Description of any best practice root and canopy works;</p> <p>vi. Clear indication of the extent of any canopy pruning required for vehicle access clearance, dead wooding and any canopy lifting required to provide a visual balance;</p> <p>vii. Detailed site management and tree protection techniques to be undertaken during construction;</p> <p>viii. Post construction management techniques; and</p> <p>ix. Monitoring as deemed necessary.</p> <p>(b) Obtain approval from the Delegate, Development Assessment for the above requirements..</p> <p>GUIDELINE <i>This condition is intended to identify and ensure the retention of existing vegetation within the proposed parkland can be managed to ensure its longevity. In preparing this report consideration should also be given to the matters contained within the Vegetation Management Plan.</i></p>	<p>As indicated</p> <p>To be lodged prior to or concurrently with any other operational works application</p>

<p>177) Undertake and maintain the following Landscape Management and Site Works within the proposed Parkland as indicated below:</p> <p>(a) Submit a Landscape Management and Site Works Plan for the works proposed in the Council parkland and obtain approval from the Delegate, Development Assessment. This plan is to be generally in accordance with the Landscape Master Plan dated July 2006 as amended in red, and is to include the following:</p> <p>I. A description of existing site conditions and proposed site preparation, including:</p> <ul style="list-style-type: none"> • Existing contours and proposed finished levels including sections across and through the parkland at critical points; • Location of all underground services existing within the proposed parkland (eg. the depth and route of any drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.); • Location of existing vegetation in the parkland including species names, height and spread of canopy and clearly indicating vegetation to be retained and provide the reasons for removing or disturbing other vegetation. Where pathway locations conflict with significant vegetation then they area to be relocated. Specify methods of recycling vegetation where possible; • Location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed parkland. Also include the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland; • Demolition work of any kind to be carried out within the parkland; • Any feature of cultural or heritage significance within the parkland; • Location, extent and comprehensive details, including cross-sections of permanent and temporary water bodies/courses, drainage and stormwater works, and • Proposed stormwater structures that will mitigate the impacts of stormwater flows within the parkland. <p>II. Identification of a general scope of work, including the following:</p> <ul style="list-style-type: none"> • Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk; • Provision of erosion control measures where required; • Provision of a 25mm reticulated water service to the park; • Provision of a power connection to the park; • Indication of protection measures from damage for existing vegetation to be retained; • Construction (prior to the commencement of works) of a star picket fence around the proposed parkland to protect from vehicular damage and storage of materials. The fence is to be inspected by the Delegate, Licensing and Compliance, and remain on-site until Practical Completion (On-maintenance); • Construction of vehicular barriers/bollards along park frontages to prevent unauthorised vehicular access to the park; • Provision of a lock-rail access point for maintenance vehicles to each road frontage; • Specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed parkland; • Proposed building and development works including location of all services, park furniture, picnic facilities and play equipment etc.; • Surface treatments and extent of proposed planting; • Topdressing and planting with perennial grasses of all open areas, grassing is to achieve 80% coverage at the time of Practical Completion (On-maintenance); • A Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting. <p>III. Site specific works:</p> <ul style="list-style-type: none"> • Demonstrate compliance with Brisbane City Council's "Public Riverside Facilities Design and Maintenance Manual", dated July 2003; • All furniture to be supplied in accordance with Council's preferred supply list and to the satisfaction of the Landscape Architect Development Assessment South; • Provide details of proposed pavement treatments to landscape areas for stormwater infiltration; • Provide details of proposed pedestrian handrails and barriers to river edge interfaces; • Provide details of any proposed fencing interfaces with adjoining land. Where fences abut adjoining council land they are to be a minimum of 50% 	<p>As indicated</p> <p>To be lodged prior to or concurrently with any other operational works application</p>
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- transparent pool style fencing;
- Provide heights, extent and locations of proposed retaining walls. Propose retaining walls within the public realm are to be less than 1m high;
- All pathway and accessways are to be designed in accordance with regard to the relevant Australian Standards. Pathways are to be a maximum of 1:20 grade and designed in accordance with AS1428.1. Riverfront pathways are to be adjusted in width, radii and grades as required to comply with Austroads specifications with regard to bikeways;
- Provide details of proposed bicycle / pedestrian pathway in accordance with part (b) of this condition;
- Reduce the extent of planting within the public realm to ensure maximum widths of 3.5m. Species are to be selected for hardiness and low maintenance. A mixture of low shrubs, groundcovers and clear trunk trees are to be provided to ensure sightlines are maintained and issues of CEPTED adequately addressed. Shrub planting is to be provided at key locations to ensure screening of blank or undesirable walls or elements or mechanical plant;
- Planting is to comprise a minimum of 70% native species to the Greater Brisbane Area. Species are to be suitable for the riparian / marine environment and be selected in accordance with **Brisbane City Council's "Public Riverside Facilities Design and Maintenance Manual", dated July 2003;**
- Detailed construction documentation is to be provided for the proposed bioretention gardens. Gardens are to be clearly demonstrated to be low maintenance and maintenance accessible;
- Provide construction level detail of all proposed works within the public parkland.
- Provide ex-ground stock large riparian canopy trees eg. AGATHIS robusta, ARAUCARIA cunninghamii, ELAEOCARPUS grandis, in grouped or single plantings. These are to be spaced according to the species' mature size requirements to the open space areas and be located so as to provide visual attenuation to the built form;
- Provide specification and details for all paving areas in accordance with the general requirements of Council's Centre Detail Design manual. Finishes are to be specified to the satisfaction of landscape Architect Development Assessment South.

IV. Details of a costing and maintenance program, including the following:

- Costing of all works indicated on the Landscape Management and Site Works Plan; and
- Details of a 12-month maintenance plan for all proposed landscaping, including staging of works and time schedules, methods of establishment and projected ongoing maintenance costs.

(b) Shared pedestrian/bicycle path within the Tennyson Riverside Park is as follows:

- i. is designed generally in accordance with EDAW Riverside Park Promenade Drawing L-2038-A1L-205 dated 29/09/06 as amended in red to show path widths;
- ii. is designed according to the specification of the Public Riverside Facilities Design and Maintenance Manual;
- iii. no part of the riverside pathway, including handrails and fencing, extends over the property alignment of the site to the Brisbane River;
- iv. where the total width of the parkland (measured from the building edge to site boundary) is less than 10 metres, the pathway is located as close as practicable to the alignment of the site to the Brisbane River; and
- v. where the access width is less than 10 metres, surface finishes are to be limited to one or more of the following:
 - concrete;
 - hardwood timber decking;
 - vegetated garden areas; or
 - other surface treatment as approved by the Landscape Architect, Development Assessment Team South.

(c) Provide a monetary contribution bond for the on going maintenance cost of the proposed the above works within the parkland. The bond is to be held in trust until such time as:

- i. the total area of 1.87 hectares of land is transferred to the Brisbane City Council in fee simple on trust for Public Purposes; and
- ii. the final park transfer is accepted "off maintenance" as a Council asset by the Delegate of Council.

(d) Carry out the landscaping and associated works documented in the approved

Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner

Prior to the commencement of

BCC.067.0435

Landscape Management and Site Works Plan in accordance with standard Best Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, by the Delegate, Licensing and Compliance.

the use or prior to endorsement of a community management statement, whichever is sooner

(e) Maintain the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, until such time as:

- i. the total area of 1.87 hectares of land is transferred to the Brisbane City Council in fee simple on trust for Public Purposes; and
- ii. the final park transfer is accepted "off maintenance" as a Council asset by the Delegate of Council.

GUIDELINE

This condition is imposed when proposed parkland is to be transferred to the Brisbane City Council in trust. The required works are the minimum works that are required to ensure that the proposed parkland is acceptable for transfer. For further details on parkland design, please refer to Council's "Environmental Best Management Practices" document for parkland (EBMP) and "Public Riverside Facilities Design and Maintenance Manual".

Address of Property: 21 SOFTSTONE ST, TENNYSON QLD 4105

Development and Regulatory Services

Council File Reference: DRS/USE/H05-933802

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Brisbane City Council

<p>181) Acid sulfate soils must be appropriately managed as detailed below:</p> <p>(a) Implement an Acid Sulfate Soils Management Plan prepared by Soil Surveys dated March 2006 in accordance with the <i>State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils</i> and associated guidelines and technical documents.</p> <p>(b) Provide certification to the Pollution Officer, Development Assessment, Development and Regulatory Services that an Acid Sulfate Soils Management Plan, has been developed and implemented.</p> <p>GUIDELINE <i>This condition is imposed where: Works are proposed on sites that contain acid sulfate soils or potential acid sulfate soils; the applicant has submitted an Acid Sulfate Soil Investigation Report for Council consideration and demonstrated that the Acceptable Solution can be met; and a Preliminary Acid Sulfate Soil Management Plan is required (but not required to be approved by Council). It is generally used where less than 500m³ of soil will be disturbed, the watertable is not affected, and the disturbance impacts in areas that host potential acid sulfate soils can be appropriately managed. For any enquiries about this condition, please contact the Pollution Officer. For acid sulfate soils, a suitably qualified and experienced person is a person with: Qualifications in agricultural or environmental soils science with specialisation in soil chemistry and hydrology; at least 2 years experience in acid sulfate soil management; and accreditation by a professional organisation such as the Australian Society of Soil Science.</i></p>	<p>Prior to site works commencing</p> <p>While site/operational works/building works is occurring</p> <p>Prior to the commencement of the use</p>
<p>1. i) All stormwater runoff from carparks, driveways, hardstand areas, loading areas etc from the site must be treated by stormwater quality best management practices before discharge to the stormwater system in accordance with Stormwater Quality Management Report prepared by GHD and dated November 2005. Strategies may involve discharge to grass swales, landscaping, infiltration trenches, mini-wetlands or in-ground proprietary stormwater quality improvement devices. These practices must adequately remove key pollutants of concern. The stormwater quality best management practices utilised on the site must provide, as a minimum, for the following:</p> <ul style="list-style-type: none"> • Q 3 month flow; • capture of sediment/suspended solids to meet best practice discharge guidelines (80% of coarse sediment 5mm diameter or less, and 50% of fine sediment 0.1mm diameter or less); • capture of litter; and • no visible discharges of hydrocarbons eg oils, greases. <p>ii) Submit certification from an appropriately qualified person that stormwater quality best management practices as specified above has been provided on site.</p>	<p>Prior to the commencement of the use</p>
<p>183) Pool water wastes including filter backwash, drainage and overflow waters shall be treated and disposed in accordance with the Brisbane City Council Subdivision and Development Guidelines - Part C Water Quality Management Guidelines.</p> <p>GUIDELINE <i>This condition is imposed where water quality may be affected as a result of the development.</i></p>	<p>To be maintained</p>

<p>184) Construct a car wash bay for the washing of vehicles. The car wash bay shall be provided with a tap, paved with an impervious material, graded and drained to sewer in accordance with a hydraulics plan approved by the Principle Officer Plumbing, Development & Regulatory Services.</p> <p><i>GUIDELINE</i> <i>This condition recognises the need to provide a facility for a car wash bay within the site</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
<p>185) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.</p> <p><i>GUIDELINE</i> <i>The condition is imposed to prevent particulate emissions from traffic areas.</i></p>	<p>To be maintained</p>

ENGINEERING	TIMING
<p>186) Prepare a Construction Management Plan for the subject site.</p> <p>(a) Submit for approval of the Engineering Delegate, Development and Regulatory Services, a Construction Management Plan in accordance with the <i>Transport, Access, Parking and Servicing Planning Scheme Policy</i> of the <i>Brisbane City Plan 2000</i> and the following details, where applicable, of the construction phase of the approved development. The CMP is to acknowledge the restrictions detailed in the NOTES following the numbered items:</p> <ol style="list-style-type: none"> 1. Provision of alternative pedestrian routes, past or around the site; 2. Existing and proposed kerbside allocation signs and linemarking such as bus stops, loading zones and parking meters; 3. Temporary vehicular access points; 4. Employee and visitor parking areas; 5. How materials are to be loaded/unloaded; 6. Location of any remote loading areas; 7. Location of materials, structures, plant and equipment to be stored or placed on the construction site; 8. Anticipated staging, programming. 9. EPA approved hours of construction. <p>NOTE: Approval for on street work zones will only be considered where it can be demonstrated that no reasonable alternative can be provided due to site constraints and that traffic and public transport capacity and operations are not compromised.</p> <p>(b) Obtain relevant permits from the Engineering Delegate, Development and Regulatory Services, to carry out any works within the road reserve required by the approved Construction Management Plan. The Construction Management Plan may require modification, with Council approval, to reflect relevant legislation, traffic and public transport capacity and operations as well as industry best practice prevailing at the time of the permit application and throughout the construction activities;</p> <p>(c) Implement and maintain the approved Construction Management Plan.</p> <p><i>GUIDELINE</i> <i>This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area., This condition is intended to apply throughout the period of site preparation to the completion of the development.</i></p>	<p>Prior to lodging a development permit for building works</p>

- 187) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.
- (a) Submit an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment, prior to the commencement of land-disturbing activities;
 - (b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.

Prior to site works commencing (ie. any land-disturbing development)

While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)

GUIDELINE

This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.

<p>189) Grant the following easement(s):</p> <ul style="list-style-type: none"> (a) Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council; (b) Easements for underground drainage, open cut, overland flow and access purposes as may be required over that part of the site below the Flood Regulation Line and/or that part of the site affected by 100 year average recurrence interval (ARI) flooding, in favour of Brisbane City Council; <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City Council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>190) Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road and reinstate the area as footway in accordance Council's Subdivision and Development Guidelines".</p> <ul style="list-style-type: none"> (a) Provide a certificate from a Registered Surveyor, certifying that all improvements and/or obstructions have been removed from the area of corner truncation(s) and area of dedicated road; (b) Provide a certificate certifying that the works required by this condition have been completed; (c) Forward a copy of the certification from a registered surveyor together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services. <p>GUIDELINE <i>This condition is imposed when a corner truncation or road dedication requires removal of all improvements (eg. fences, gates, letter boxes, garden beds and plots and other constructed items etc.) and obstructions (eg. existing earth banks, vegetation etc.) from the area of new road. It should be noted that significant trees and certain types of vegetation may be left in place. The retention of a particular item is site specific and retained at the discretion of the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>

<p>191) Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the City Plan Filling and Excavation Code.</p> <p><i>GUIDELINE</i> <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>1) Provide internal signs and line markings generally in accordance with the approved drawings and documents and in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p> <p>(a) Prepare detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the sign and line marking work;</p> <p>(b) Construct the works in accordance with the engineering plans; and</p> <p>(c) Submit "As Constructed" plans to the Engineering Delegate, Development and Regulatory Services, approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards".</p> <p><i>GUIDELINE</i> <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to lodging a development permit for building works</p>

<p>193) Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <ul style="list-style-type: none"> (a) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. [Construction of such pavement is to be certified by a Registered Professional Engineer of Queensland (RPEQ)]; (b) The driveways at grades shown on the approved plans and documents (or if not shown at grades not greater than those set out in "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy"); (c) Manoeuvring on site for a LRV and for the loading and unloading of the vehicle(s); (d) Parking on the site for a minimum of 176 tenant cars, 22 visitor cars and for the loading and unloading of vehicles within the site; (e) 2 of the above parking spaces are to be provided for people with disabilities; (f) Supply, install and maintain within an area to be determined by the Delegate, Development Assessment, artworks (including but not necessarily limited to, sculptures, ceramic works, mosaics, wall reliefs, relic of the sites previous use/s, interpretive signage) by a recognised artist or crafts person or the appropriate professional depending on the item installed; (g) A height clearance sign located at the entrance(s) to undercover car parking areas; (h) A directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site; (i) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site; (j) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. <p>GUIDELINE <i>The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates.</i></p>	<p>Prior to the commencement of the use & then to be maintained</p>
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<p>195) 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".</p> <p>(a) 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 approval from the Engineering Delegate, Development Assessment.</p> <p>Such 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);</p> <p>(b) Complete the works in accordance with the approved engineering plans and other elements of the development's Site Based Stormwater Management Plan; and</p> <p>(c) Submit "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. 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 and Regulatory Services.</i></p>	<p>Prior to site works/building works commencing</p> <p>While site/operational works/building works is occurring</p> <p>Prior to the commencement of the use</p>
<p>196) Provide a stormwater drainage connection for the future development of all adjoining upstream properties in accordance with an approved drainage plan and Council's "Subdivision and Development Guidelines".</p> <p>(a) Submit engineering plans and calculations and obtain approval from the Engineering Delegate, Development Assessment;</p> <p>(b) Complete the works in accordance with the approved engineering plans and in accordance with, Council's "Subdivision and Development Guidelines"; and</p> <p>(c) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is intended to ensure that the subject development does not prejudice stormwater drainage of adjacent properties. The stormwater drainage required by this condition needs to be encompassed by an easement granted in favour of the Council, as may be required. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>

197) Manage on-site drainage, ponding and discharge:

- (a) Design, construct, and thereafter maintain, rehabilitate or replace the following facilities in accordance with the approved plan(s) of layout. These works are to be designed, constructed and maintained in accordance with the following documents:
- 1.0 Stormwater Management Code of the City Plan;
 - 2.0 Services Works and Infrastructure Code of the City Plan;
 - 3.0 The Subdivision and Development Guidelines;
 - 4.0 QUDM.

- (b) A Certificate of Completion (as per Chapter 3, Appendix B of Part E of the Subdivision and Development Guidelines) certified by a Registered Professional Engineer of Queensland (RPEQ) is required as proof of compliance with this condition. A copy of the Certificate of Completion is to be forwarded to the Engineering Delegate.
 NOTE: The design, design documentation, (including test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing.

GUIDELINE

The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved, however details and plans would need to be approved by the Engineering Delegate. The applicant would need to 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. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.

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

<p>200) Provide a public lighting system in accordance with an approved street lighting design plan and Council's "Street Lighting Design Guidelines".</p> <p>(a) Lodge street lighting design plans showing the proposed public lighting system and obtain approval from the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans; and</p> <p>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed development requires the provision of public lighting facilities in accordance with the "Street Lighting Design Guidelines". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>201) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to the commencement of the use</p>
<p>202) Provide underground telecommunication services to the proposed development.</p> <p>(a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the provision of essential communication services are provided to the development. For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>

<p>203) Construct a paved footpath along the site frontage(s).</p> <p>(a) Construct a footpath a minimum width of 1.2 metres at the Softstone Street and Fairfield Road Access points generally in accordance with Drawings B04254-SK65 revision C and Drawing B04254-SK58 and in accordance with Council's "Subdivision and Development Guidelines". The design of the footpath works is to include any permanent safety signs, markings and devices (if required).</p> <p>(b) Construct the works to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services; and</p> <p>(c) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition requires works to be undertaken in the road reserve. The intention of the condition is to ensure that the adjoining footpaths are designed and constructed to a standard suited to the demands created by the approved development. For advise regarding alignment and levels of the proposed works and any other enquires about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>2) 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 in association with the approved development.</p> <p>GUIDELINE <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>205) Be responsible for internal (on-site) collection of refuse and recyclables from the development.</p> <p>(a) Enter into an agreement with Council's City Waste Services to provide a bulk bin collection service to the development;</p> <p>(b) The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces;</p> <p>(c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property;</p> <p>(d) Forward a copy of the written indemnity agreement with City Waste Services to the Engineering Delegate, Development and Regulatory Services;</p> <p>(e) Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that adequate arrangements are made for the collection of refuse and recyclables from the approved development. For any enquiries about this condition, please contact the Co-Ordinator of City Waste Contract Services, pH: 3403 8612 or 3403 8613).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use & then to be maintained</p> <p>Prior to the commencement of the use & then to be maintained</p>

<p>206) Provide a water service with approved Council meter assembly and meter box to the front real property boundary of the development in accordance with Council's "Water and Sewerage Reticulation Standards". Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer must provide a separate metered water service for the Class 2 to 4 occupancy as opposed to the Class 5 to 9 occupancy. This requirement is exclusive of any special fire service consideration i.e. internal hydrants, fire hose reels and sprinkler systems.</p> <p>(a) Submit engineering plans prepared by the RPEQ (Registered Professional Engineer Queensland) , and in accordance with Council's "Water and Sewerage Reticulation Standards" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development). Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Such construction is to be to a standard that is satisfactory to be accepted on an off maintenance;</p> <p>(d) If the meters are purchased other than from Council, pay to council a documentation fee for each water service provided. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to supply a water service and a meter(s) to a Development / Community Title Development / Standard / Building or Volumetric format. The meter(s) shall be accessible to BCC employees or agents for the purpose of reading and maintaining the meter(s). The meter(s) will become and remain property of the Brisbane City Council.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner</p> <p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner</p>
<p>207) Obtain written permission from the Engineering Delegate, Development and Regulatory Services, to build over or near sewer infrastructure, or to relocate the sewer/sewer infrastructure at no cost to Council.</p> <p>GUIDELINE <i>This condition is imposed so that the council does not incur costs associated with the erection of a building or structure over or near a sewer and/or sewer infrastructure. To avoid unnecessary expense and delay, the Council strongly recommends that the developer apply for permission to "Build Over Sewer" prior to the lodgement of any further development applications. For any enquiries regarding this condition, please contact the Delegate, Development and Regulatory services.</i></p>	<p>Prior to lodging a development permit for building works</p>

Section to Which These Conditions
Relate:

5. Standard Advice (Non Development Advice)
Advice to developer for the Tennis Centre and all residential
buildings

Section Name:

GENERAL/PLANNING REQUIREMENTS

	TIMING
209) The preferred location for the parking of contractor/construction vehicles or the storage of construction materials associated with the erection of Residential Buildings A, B and C, is on the Department of Primary Industry site to the east of the Fairfield Rd/Softstone Street roundabout connector road subject to earthworks (proposed cut) as shown on Plan B04254-SK61 dated 22 February 2006.	As indicated

POLLUTION

	TIMING
210) This approval does not include fuel burning for emergency generators. <i>GUIDELINE</i> The condition is imposed to prevent environmental harm or nuisance from fuel burning.	To be maintained

STANDARD ADVICE

	TIMING
211) If any trees on the footpaths abutting the subject properties are required to be trimmed or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost.	As indicated
212) Disposal, handling, removal and restoration of any building materials containing asbestos being in accordance with the Workplace Health and Safety Regulations 1989.	As indicated
213) This approval does not include fuel burning for emergency generators.	As indicated
214) The necessary permits to cross the footpath with construction vehicles being obtained from Licensing and Compliance, Development and Regulatory Services Branch (contact 3403 8888).	As indicated

<p>215) All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.</p> <p>Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-</p> <p>(a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>216) Any damage incurred to the footpath and/or kerbing and channelling during the development process are to be repaired to the satisfaction of the Manager, Department of Development and Regulatory Services.</p>	As indicated
<p>217) All development where the public are invited or permitted to be present involving amusements or entertainments including football, function room, theatres, games etc are required to hold or obtain a current Entertainment Venue & Event Licence pursuant to the Local Law (Entertainment Venues & Events) 1999.</p> <p>Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888.</p> <p>Prior to building works plans and specifications are to be lodged for approval to the Brisbane City Council's Licensing and Compliance Section of Customer and Community Services.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>218) All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated

<p>219) The <i>Dangerous Goods Safety Management Regulation 2001</i> requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in <i>Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids</i>.</p> <p>It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to \$1500 for failing to hold a current licence.</p> <p>Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a <i>Licence Information Kit</i> contact the call centre on 3403 8888.</p> <p>Plans and specifications must be lodged for approval by Council's Licensing & Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building approvals. Otherwise, subsequent building modifications may be required to satisfy licence requirements. These can be expensive and will cause delays.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	<p>As indicated</p>
<p>220) All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the Food Hygiene Regulations of 1989. The premises is required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations.</p> <p>Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888.</p> <p>Prior to building works plans and specifications are to be lodged for approval to Licensing and Compliance.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	<p>As indicated</p>
<p>221) All materials listed as dangerous goods under "<i>The Australian Code For The Transport Of Dangerous Goods By Road and Rail</i>" (<i>ADG Code</i>) must be stored and handled on site in accordance with the relevant Australian Standard which applies to the Dangerous Goods Class of the material.</p> <p>GUIDELINE <i>This condition is imposed to ensure adequate safety standards are maintained where dangerous.</i></p>	<p>To be maintained</p>
<p>222) All flammable and combustible liquids must be stored and handled in accordance with the Dangerous Goods Safety Management Act 2001.</p> <p>GUIDELINE <i>This condition is imposed to ensure adequate safety standards are maintained where Class 3 dangerous goods (Flammable and Combustible Liquids) are stored.</i></p>	<p>To be maintained</p>

<p>223) Pursuant to the Environmental Protection Act 1994 Part 8 - Contaminated Land-</p> <p>"371(1) If the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice to the administering authority in the approved form."</p> <p>The administering authority for contaminated land matters is the Environmental Protection Agency.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>224) Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.</p> <p>You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>225) The dedication of the Fairfield Road and Softstone Street roundabout connection road is to be dedicated to the Crown as road, prior to the commencement of the use for the proposed tennis center or endorsement of the Community Management Statement for any of the proposed residential buildings.</p> <p>The dedication of the road requires a Development Permit for Reconfiguration of a Lot and the creation of at least three allotments.</p>	As indicated
<p>226) The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval.</p> <p>Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated

Section to Which These Conditions
Relate:

**6. Carrying Out Operational Work (Development Permit)
Disturbance to Marine Plants**

Section Name:

GENERAL/PLANNING REQUIREMENTS

	TIMING
<p>227) Brisbane City Council advise that the Department of Primary Industries and Fisheries as concurrence agency has imposed the conditions contained in the letter dated 02/05/2006 Reference No 05-00555/NAM/140/004(339). For any enquiries concerning these conditions contact Andrew Foley [REDACTED] or [REDACTED]</p>	<p>As indicated</p>

Section to Which These Conditions
Relate:

7. Referral Agency Requirements (Non Development Advice)
Environmental Protection Agency- Contaminated Land

Section Name:

GENERAL/PLANNING REQUIREMENTS

	TIMING
228) Brisbane City Council advise that the Environmental Protection Agency as concurrence agency has imposed the conditions contained in the letter dated 12/06/2006 reference No .App'n:929 Part 1 File No: BNE2841. For any enquiries concerning these conditions 	As indicated

Section to Which These Conditions
Relate:

8. Referral Agency Requirements (Non Development Advice)
Queensland Transport & Translink

Section Name:

GENERAL/PLANNING REQUIREMENTS

	TIMING
229) Brisbane City Council advise that Queensland Transport as concurrence agency has imposed the conditions contained in the letter dated 21/08/2006 Reference No 890/1115 (13) BRIS-83 P20260. For any enquiries concerning these conditions contact [REDACTED]	As indicated

Section to Which These Conditions
Relate:

9. Referral Agency Requirements (Non Development Advice)
Advice Agency - Energex Ltd

Section Name:

STANDARD ADVICE

	TIMING
230) Brisbane City Council advise that Energex Ltd as advice agency has supplied advice regarding easements contained in the letter dated 14/08/2006, Reference No. 710/52/12 10800. For any enquiries about this advice contact [REDACTED]	As indicated

Section to Which These Conditions
Relate:

10. Referral Agency Requirements (Non Development Advice)
Advice Agency - Powerlink

Section Name:

STANDARD ADVICE

	TIMING
231) Brisbane City Council advise that Powerlink Queensland as advice agency has supplied advice contained in the letter dated 22/08/2006, Reference No. Mirvac-Tennys DA. For any enquiries about this advice contact [REDACTED]	As indicated

Section to Which These Conditions
Relate:

11. Referral Agency Requirements (Non Development Advice)
Advice Agency Dept of Natural Resources Mines & Water

Section Name:

GENERAL/PLANNING REQUIREMENTS

	TIMING
232) Brisbane City Council advise that the Department of Natural Resources, Mines and Water as advice agency has supplied advice contained in the letter dated 27/04/2006, Reference No. IR1205/PS0002. For any enquiries about this advice contact [REDACTED] on [REDACTED]	As indicated

**** End of Package ****

AMENDED IN RED

19 SEP 2006

SHARED PEDESTRIAN AND BICYCLE PATH

1.5M WIDE PEDESTRIAN PATH

1.5M WIDE PEDESTRIAN PATH

APPROVAL dated 19 SEP 2006

HUR E

RAILWAY CORRIDOR

CURZON STREET

TENNYSON MEMORIAL AVENUE

WALKER STREET

RAILWAY CORRIDOR

TENNYSON MEMORIAL AVENUE

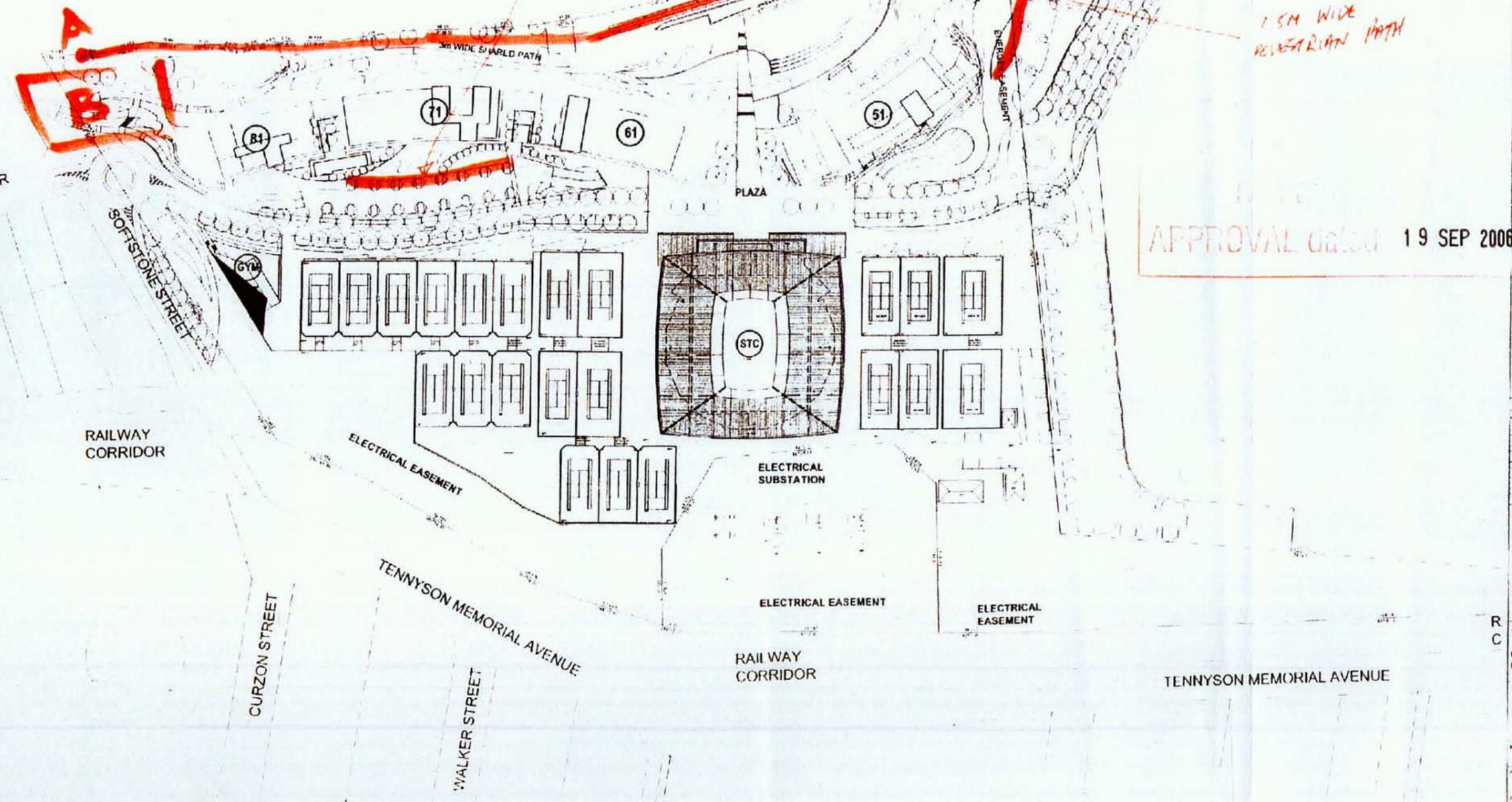
BRISBANE RIVER

PLAZA

ELECTRICAL SUBSTATION

ELECTRICAL EASEMENT

ELECTRICAL EASEMENT

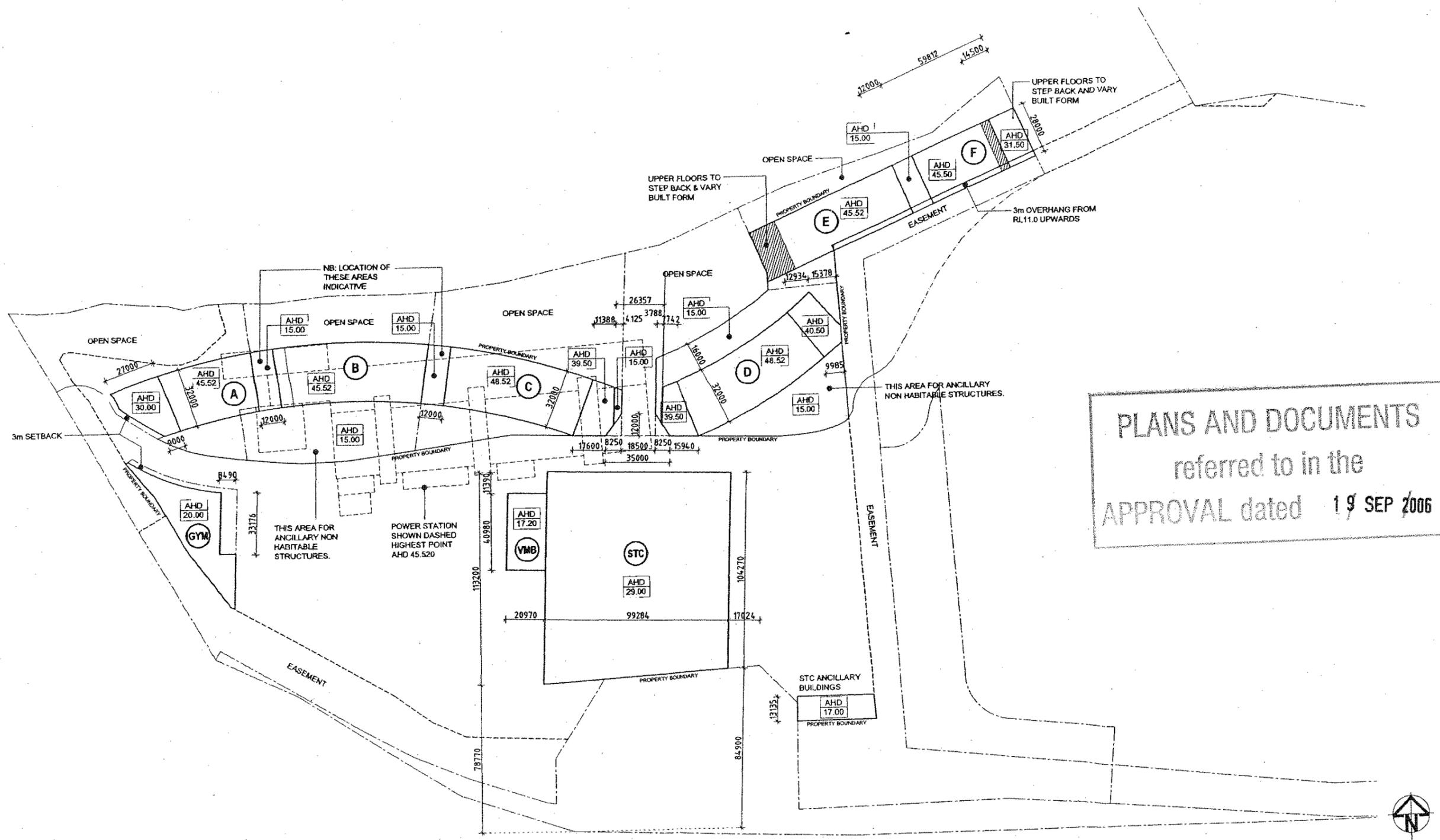
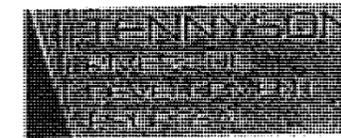


Notes:
 1. The site plan shows the proposed layout of the Queensland Tennis Centre, including the stadium, gymnasium, and associated facilities.
 2. The plan is subject to the approval of the relevant authorities.
 3. The plan is to be used as a guide only and does not constitute a contract.
 4. The plan is to be used in conjunction with the site plan and the site plan.

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QUEENSLAND TENNIS CENTRE
 SITE MASTERPLAN

DATE: 19 SEP 2006	SCALE: 1:500
PROJECT NO: 11 59247	DATE: JULY 2006
CLIENT: TENNIS QUEENSLAND	SCALE: 1:500
DESIGNER: HOK	SCALE: 1:500



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



Drawn: 5/11/06
Date: 13/10/06
Scale: @ A1 1:1000
Scale: 1:1000 @ A1
Project No: 51700
Drawing No: 00-DA0002
Rev: D
BCC.077.0191

DATE	REV	DESCRIPTION
05/11/06	A	Initial Government Submission & R.F.S. - 15/06/06
05/11/06	B	REVISIONS TO BUILDING ENVELOPE - 15/06/06
06/11/06	C	2D ISSUE - 15/06/06
06/11/06	D	3D ISSUE - 15/06/06

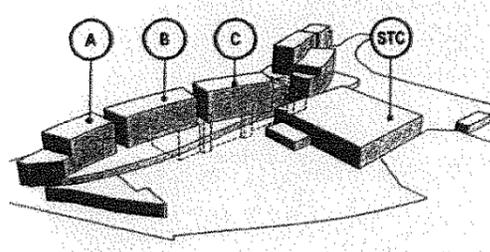
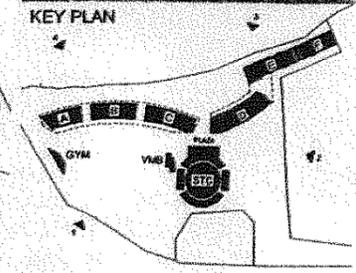
DATE	REV	AMENDMENT

Queensland
State Tennis
CENTRE

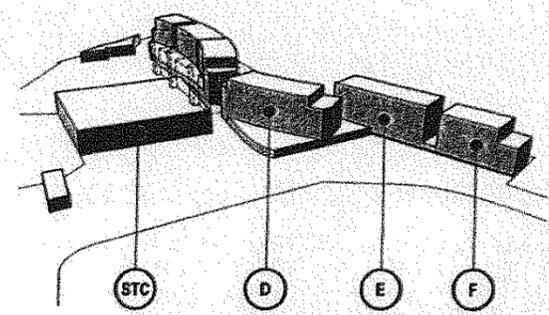
hpa
141 Grey Street
South Brisbane
QLD 4101 Australia
Tel: (07) 3500 9800
Fax: (07) 3010 1000
www.hpa.qld.gov.au

DEVELOPMENT APPROVAL
BUILDING ENVELOPE PLAN
SCALE: 1:1000 @ A1

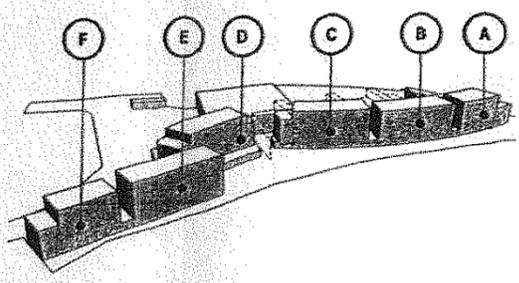




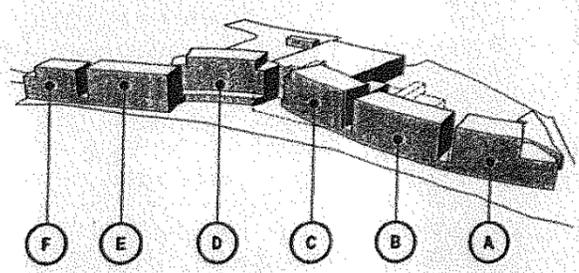
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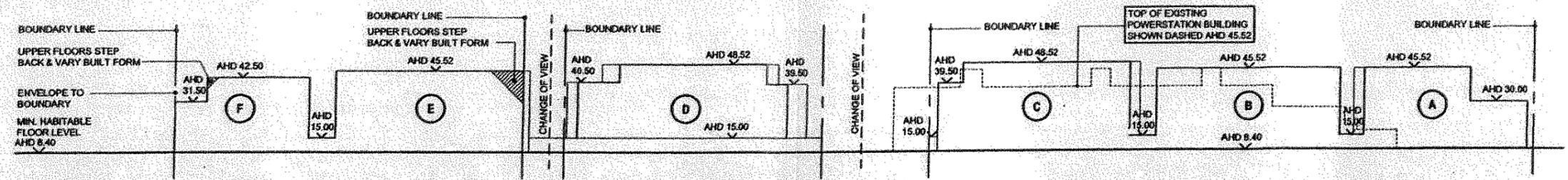
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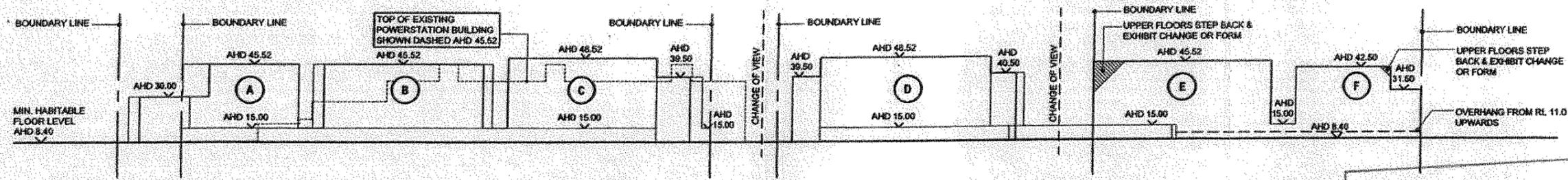
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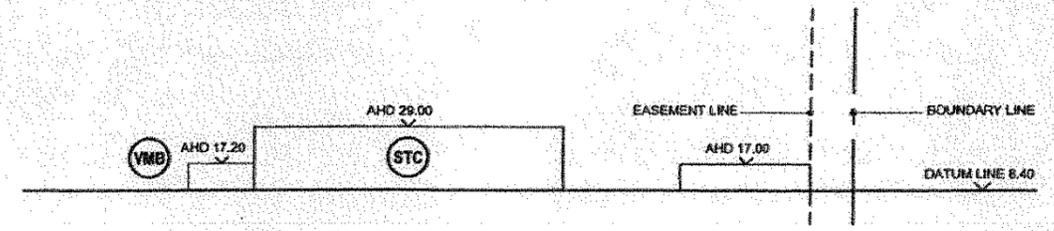
VIEW FOUR



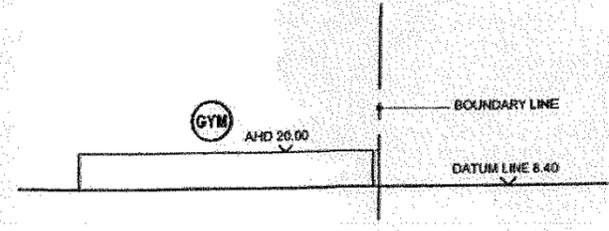
1 NORTH ELEVATION SCALE 1:100



2 SOUTH ELEVATION SCALE 1:100



3 STADIUM ELEVATION SCALE 1:100



4 GYM ELEVATION SCALE 1:100

SUPERSEDED

DUE TO CURVED PLAN ELEVATIONS ARE INDICATIVE ONLY

PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



DATE	REV	DESCRIPTION
12/01/06	1	STATE GOVERNMENT SUBMISSION A.M.P. - 2006
12/01/06	2	REVISION TO BUILDING ENVELOPE ELEVATIONS
12/01/06	3	DATE OF ISSUE - 19/09/06
12/01/06	4	DATE OF SCALE - 1:100

DATE	REV	DESCRIPTION

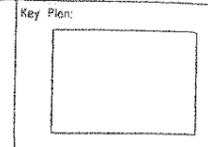
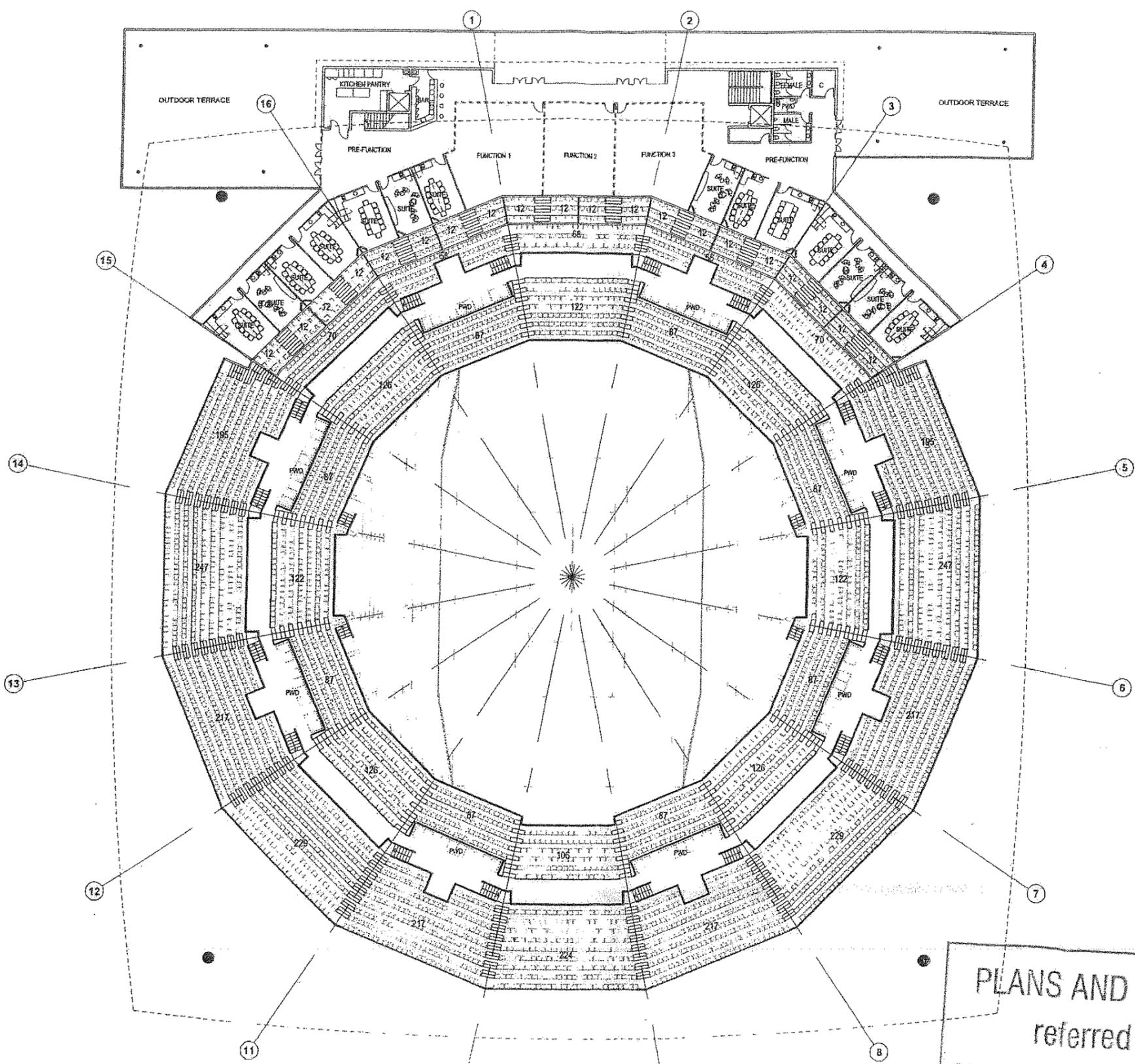


10 Day Show Draft Mark CD-4100 Approved 14/09/2006 10/01/2006 10/01/2006 10/01/2006

DEVELOPMENT APPROVAL BUILDING ENVELOPE ELEVATIONS SCALE 1:100 @ A1

10/1000 sheets of 2400mm x 3600mm 10/1000 sheets 00-DA0003 1:1000 00-DA0003

BCC.058.9433



Notes:

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REVISIONS

NO.	DATE	DESCRIPTION

Architect:

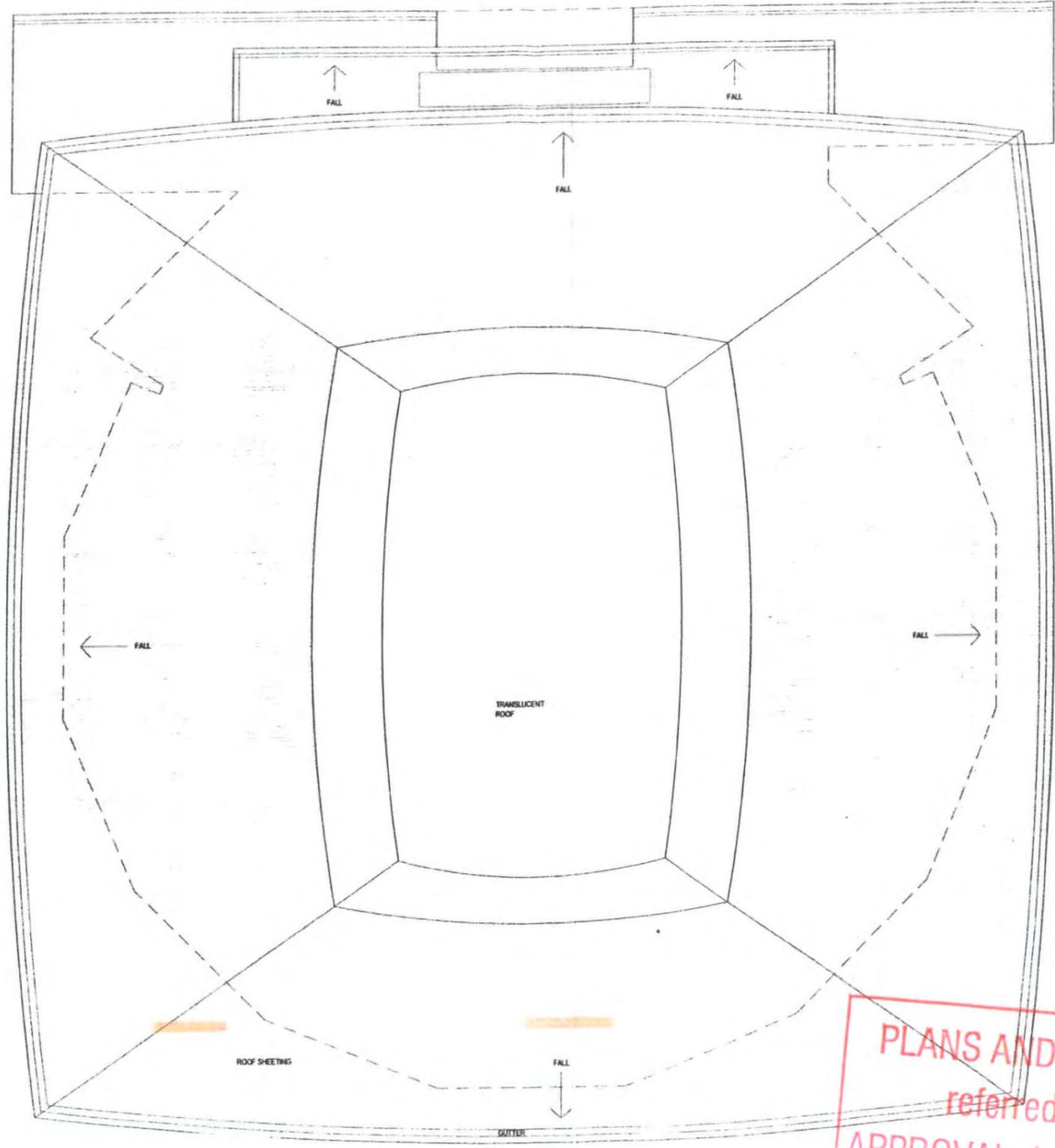
418 Adelaide Street,
 GPO Box 2550,
 Brisbane QLD
 AUSTRALIA
 T: (61) 7 320 5155
 F: (61) 7 320 5154
 www.hok.com
 E: hok@hok.com

Project:
QUEENSLAND TENNIS CENTRE

SHEET TITLE:
**FLOOR PLAN 3
 NON EVENT MODE**

MASTER SHEET NO.	CLIENT REF. NO.
PROJECT NO.	DATE
DRAWN BY:	REVIEW BY:
SCALE	SCALE 1:500
DRAWING NO.	REV. H

PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



Key Plan

Client

 Queensland Government
 Sport and Recreation
 Queensland

Tennis Queensland

MIRVAC

Notes

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REVISIONS

NO.	DATE	DESCRIPTION

Architect

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 410 Adelaide Street
 QLD 4000
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 Tel: (61) 7 325 1000
 Fax: (61) 7 325 1001
 E-mail: sport@hok.com.au
 www.hok.com

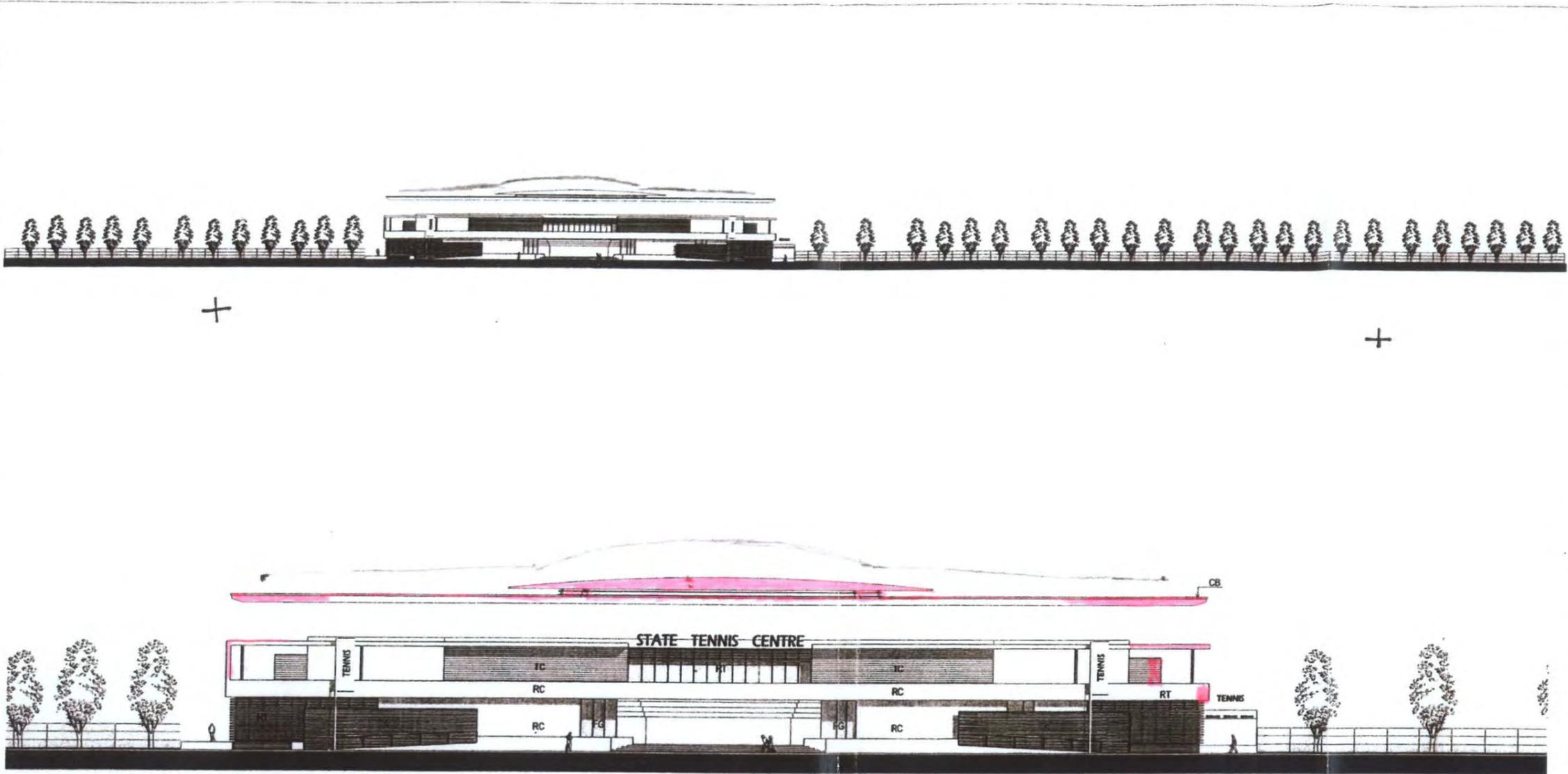
Project
 QUEENSLAND TENNIS CENTRE

SHEET TITLE
 ROOF PLAN

MICRO SITE NO.	CLIENT REF. NO.
-	11-SK3006
PROJECT NO.	DATE
04 2201 01	JULY 2006
DRAWN BY	REVIEW BY
-	SG
SCALE	SCALE 1:500
DRAWN: NO	REV
A-RP-03 DA	H

SUPERSEDED

PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



Key Sign

Client

Queensland Government
 Sport and Recreation
 Queensland

Tennis Queensland

MIRVAC

Notes

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REVISIONS

NO	DATE	DESCRIPTION

Architect:

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 4/18 Adelaide Street,
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 Brisbane QLD 4000
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 T +61 7 3229 9122 F +61 7 3229 9100 E mail sport.arch@hok.com.au

Project:
QUEENSLAND TENNIS CENTRE

SHEET TITLE
NORTH ELEVATION

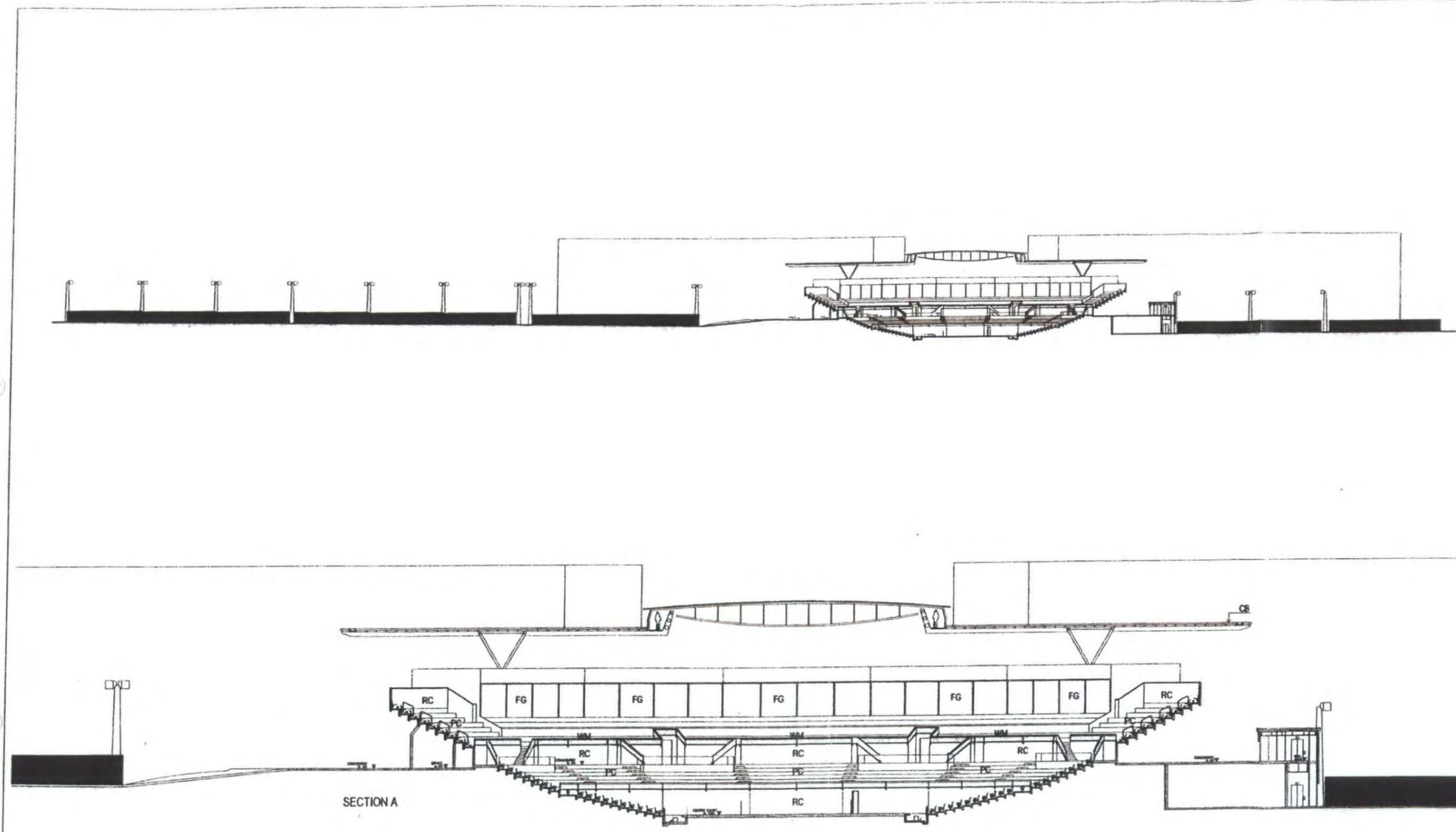
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PROJECT NO	DATE
DRAWN BY	REVIEW BY
SCALE	REV
DATE	REV
DRAWING NO	REV
A/EL 01 DA	H

PLANS AND DOCUMENTS
 referred to in the
 APPROVAL dated 19/SEP 2006

SUPERSEDED

LEGEND

RT	Recycled timber batten screens over frameless glazing
RC	Painted rendered concrete
FG	Frameless glazing
S	Stone
TC	Timber cladding
CB	Non-Reflective colourbond on architectural steel



SECTION A



Notes

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REVISIONS

NO.	DATE	DESCRIPTION

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 AUSTRALIA
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 F +61 7 3230 9100
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 hok.sport.australia.com.au

Project
QUEENSLAND TENNIS CENTRE

SHEET TITLE
SECTION A-A

MASTER SHEET NO.	CLIENT REF. NO.
-	11-SK9221
PROJECT NO.	DATE
04 2201 01	JULY 2006
DRAWN BY	REVIEW BY
	SG
SCALE	
DRAWING NO.	REV.
A-SC-A DA	H

PLANS AND DOCUMENTS
 referred to in the
 APPROVAL dated 19 SEP 2006

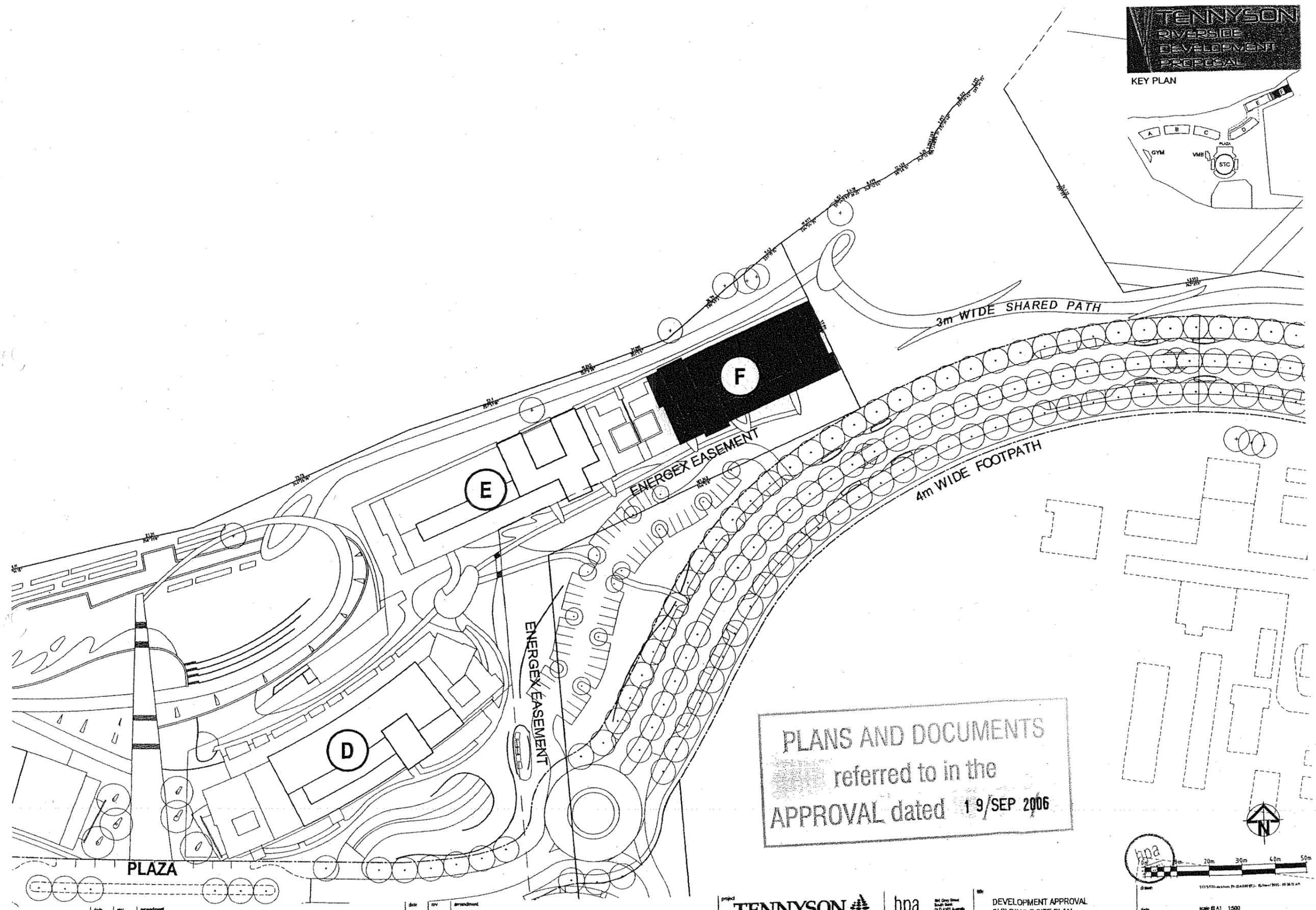
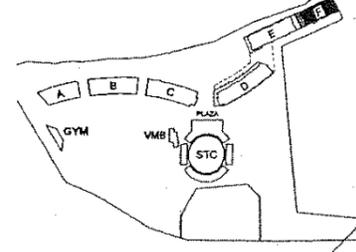
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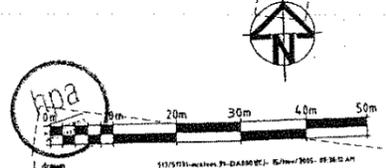
PC	Precast concrete tier
RC	Painted rendered concrete
FG	Frameless glazing
WM	MS welded mesh
CB	Non-Reflective colourbond on architectural steel

TENNYSON RIVERSIDE DEVELOPMENT PROPOSAL

KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



Date	Rev	Amendment
18/07/05	A	State Government Submission S.R.P.A. - (DN)
18/07/05	B	REVISIONS TO BUILDING DEVELOPER - (DN)
18/07/05	C	DA (E&C) - (DN)

Date	Rev	Amendment

project
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hpa Pty Ltd
111/113 Victoria Road
Melbourne VIC 3000
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Fax: (03) 9439 8002
hpa Pty Ltd
200 08 002 200 10

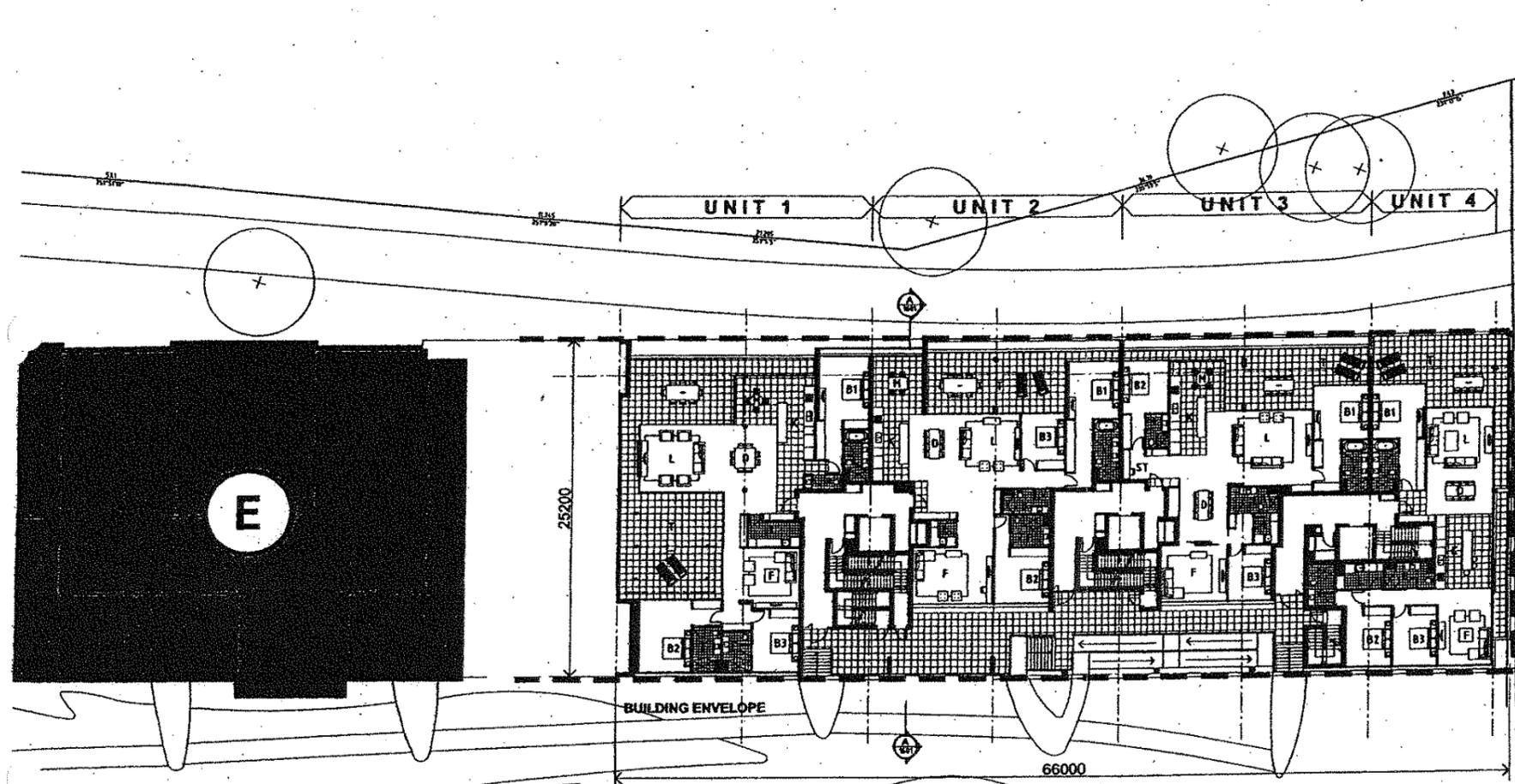
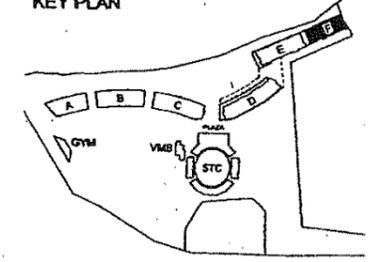
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BUILDING F SITE PLAN
SCALE: 1:500 @ A1



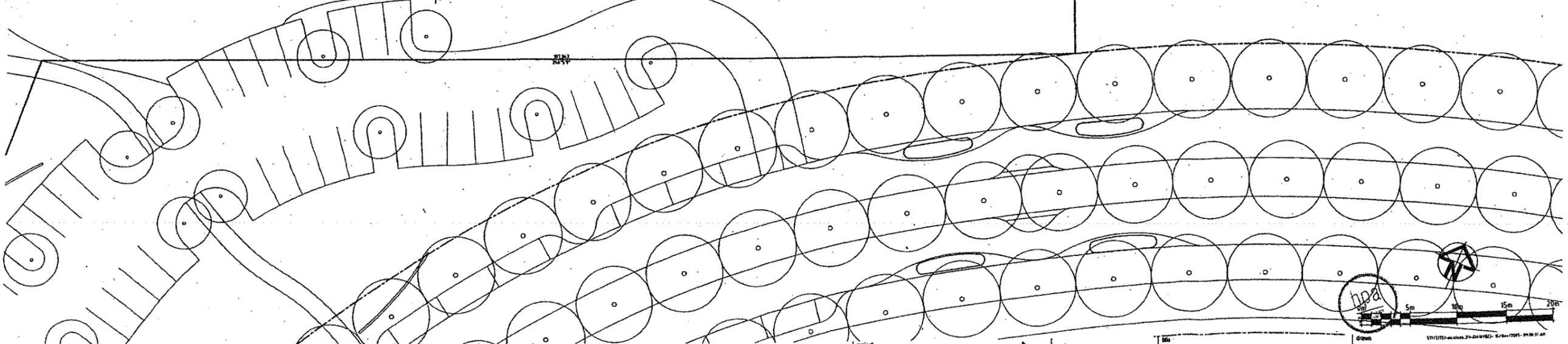
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Date: 18/07/05
Scale @ A1: 1:500
Job no: 51700
Drawing no: 31-DA0001 rev C



KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



Date	By	Amendment
18/10/05	A	State Government Submission & N.P.R. - 01st
04/11/05	B	REVISIONS TO BUILDING ENVELOPE - 01st
04/11/05	C	DA ISSUE - 01st

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hpa Pty Ltd
ABN 78 622 224 121

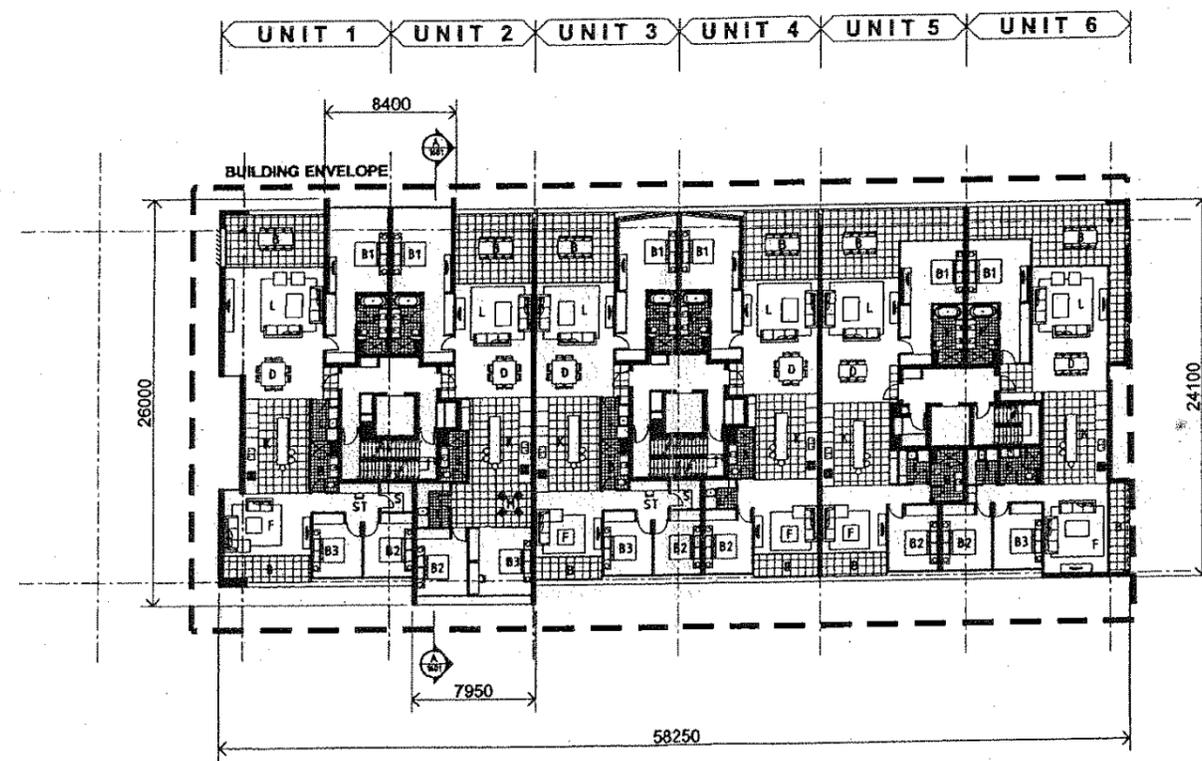
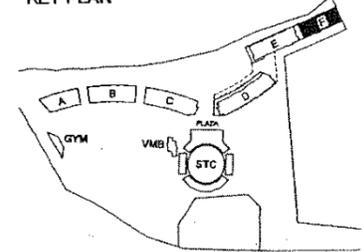
DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING F - LEVEL 01



Scale: @ A1 1:200
Job no. 51700
Drawing no. 31-DA1011 rev C

**TENNYSON
RIVERSIDE
DEVELOPMENT
PROPOSAL**

KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006

date	rev	amendment
14/01/06	1	State Environment Assessment & R.F.P. - DPA
14/02/06	2	(As noted - N/A)

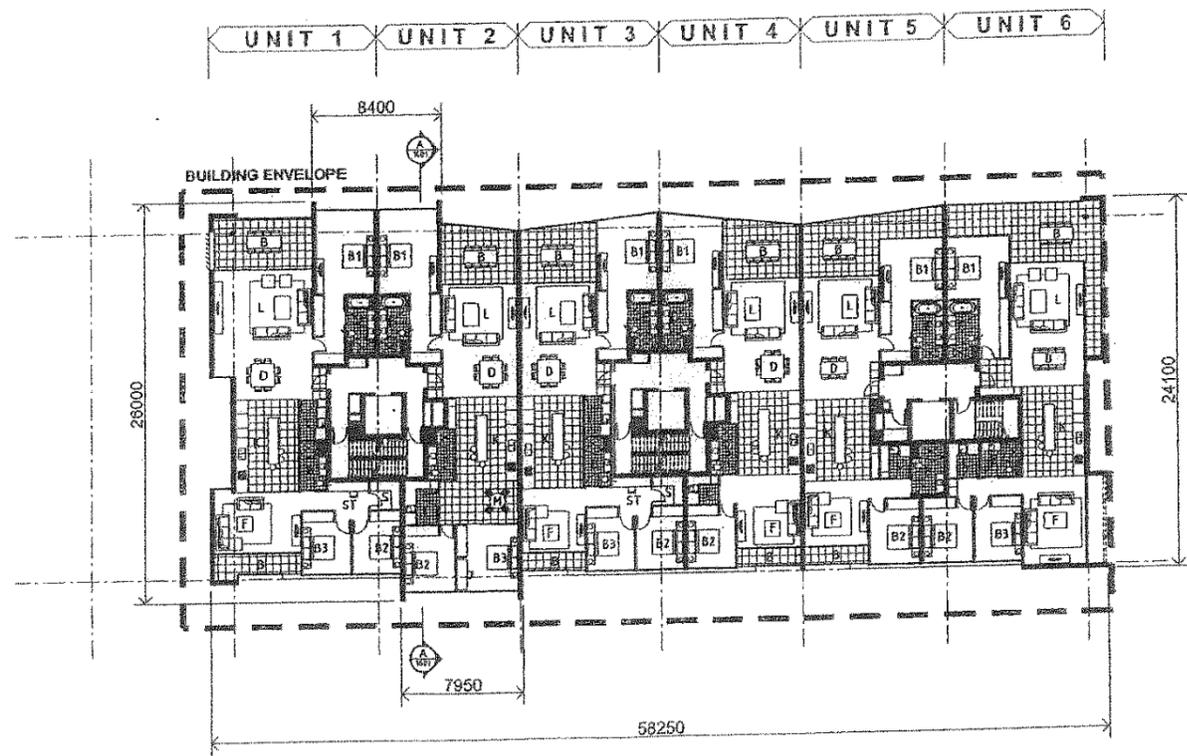
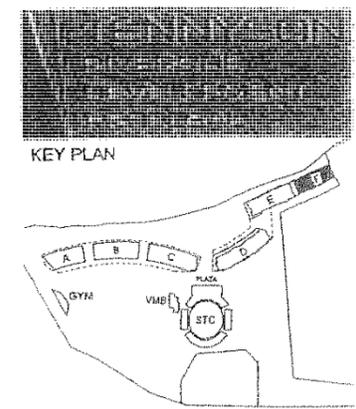
date	rev	amendment

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 ABN 78 503 228 153

DEVELOPMENT APPROVAL
 GENERAL ARRANGEMENT PLAN
 BUILDING F - LEVEL 02

hpa
 Scale @ A1 1:200
 Job no. 51700
 Drawing no. 31-DA1012 rev B



PLANS AND DOCUMENTS
referred to in the
APPROVAL REPORT 19 SEP 2006



date: 08/25/06
scale: @ A1 1:200
BCC 075.2191
31-DA1013



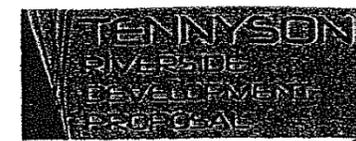
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08/25/06	B	BA ESDR - EDR1
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DATE	REV	DESCRIPTION

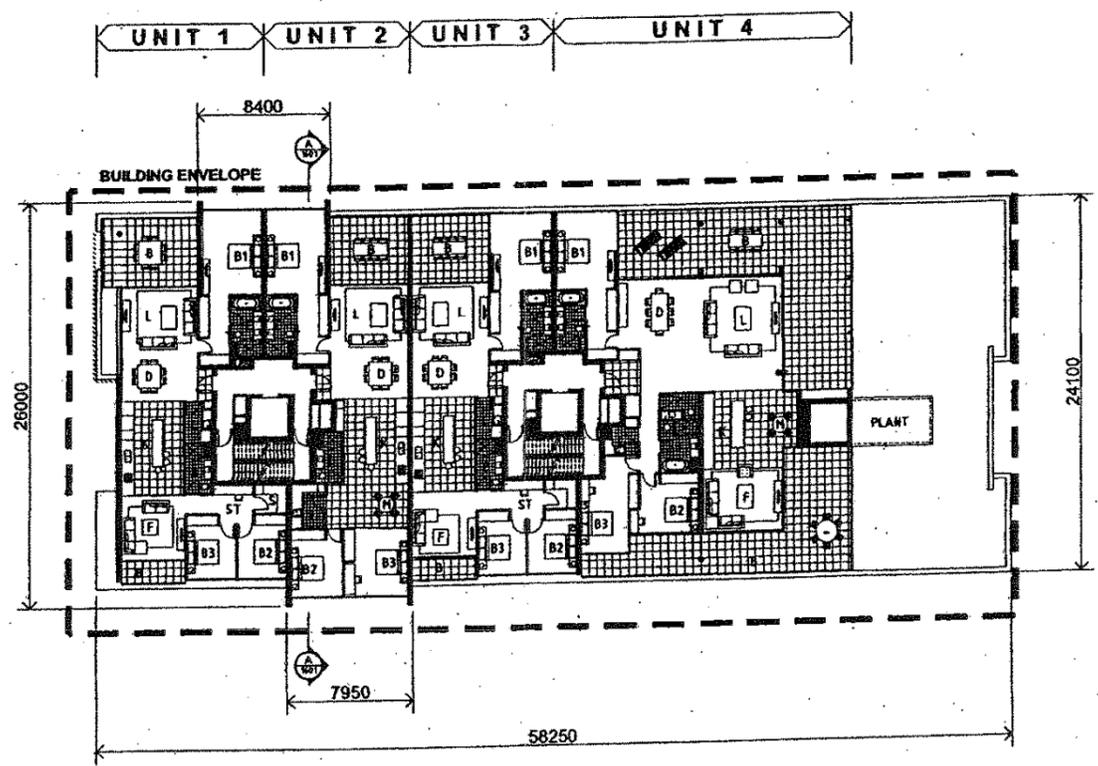
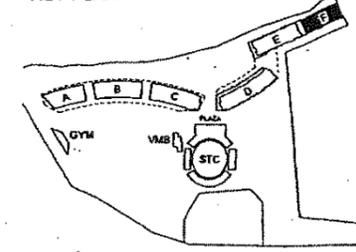
project **TENNYSON REACH**

hpa
104 Gray Street
South Brisbane
QLD 4101 Australia
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fax: (07) 3618 9999
www.hpa.qld.gov.au

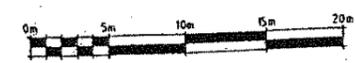
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GENERAL ARRANGEMENT PLAN
BUILDING F - LEVEL 03-06



KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



DATE	BY	DESCRIPTION
19/09/06	DA	DA/DA/DA - DA/DA

DATE	BY	DESCRIPTION

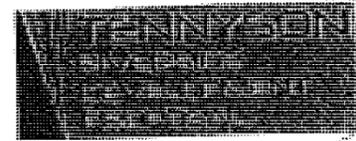
project
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 15/11/05

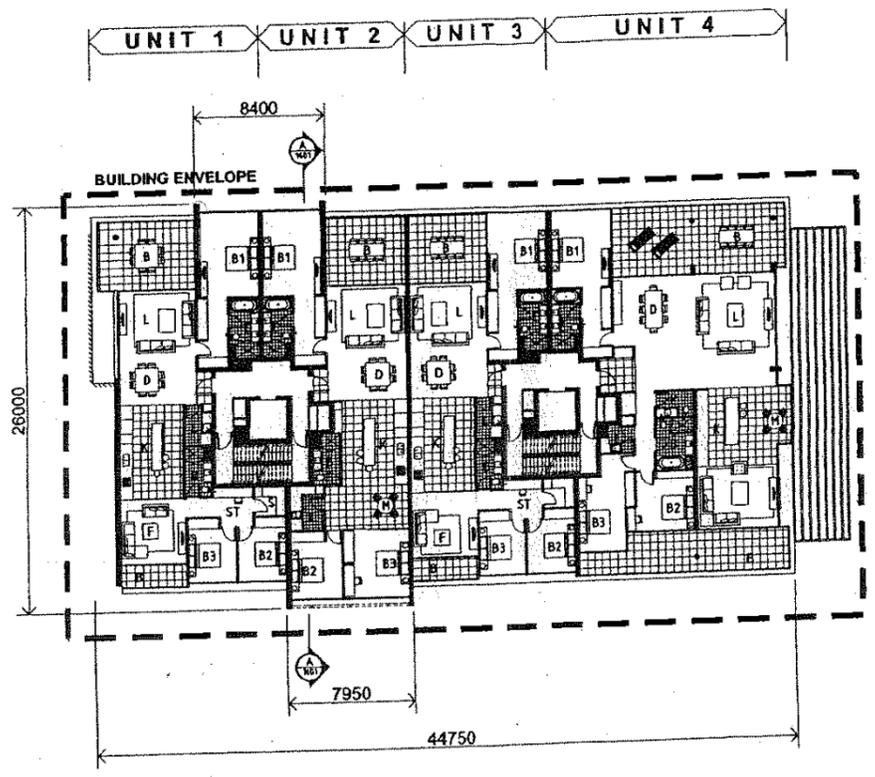
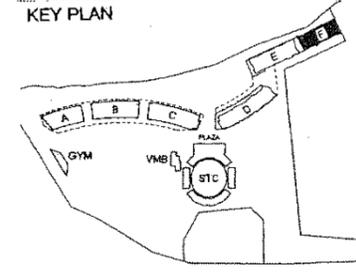
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 BUILDING F - LEVEL 07

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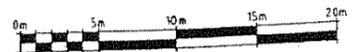
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KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP/2006



Scale @ A1 1:200
drawing no. 31-DA1018 rev C
BCC.D77.021



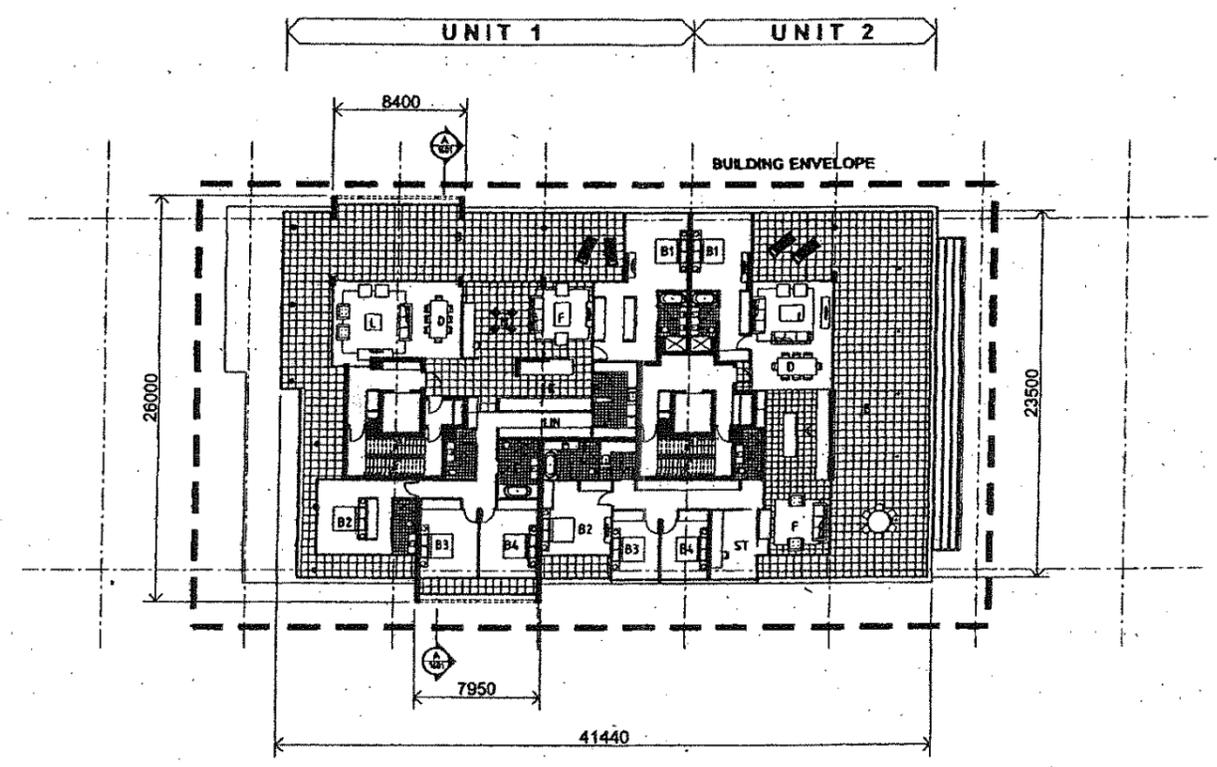
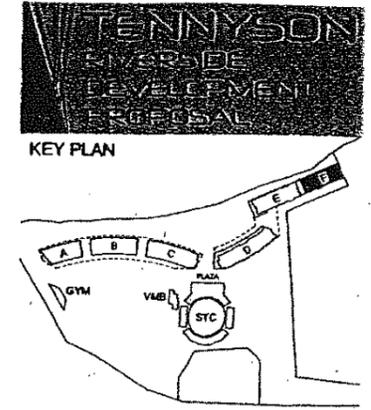
date	rev	amendment
15/10/05	A	Final Government Submission & N.P.D. - 20K1
04/11/05	B	DC HSKA - 15K2
19/03/06	C	DC HSKA - 15K1

date	rev	amendment



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ABN 18 002 346 613

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING F - LEVEL 08



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006

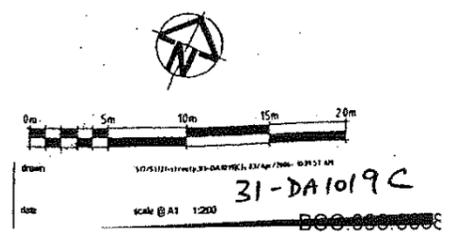
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08/10/06
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27/07/06

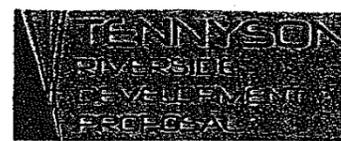
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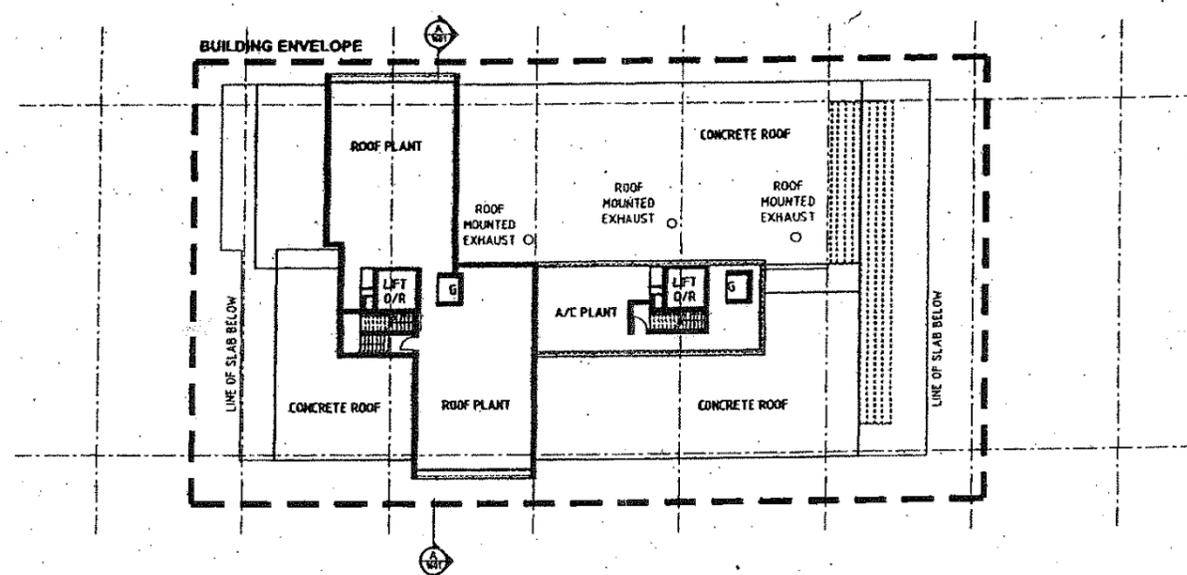
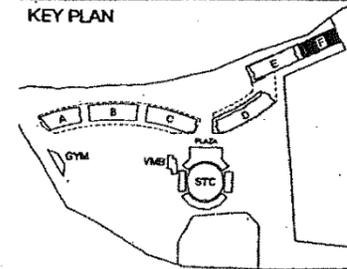
304 Grey Street
South Bank
QLD 4101 Australia
Tel: (07) 2525 8200
Fax: (07) 2525 1000
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DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
DRAWING NO. 31-DA1019C





KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



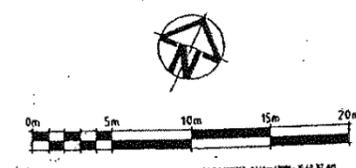
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18/07/05	A	Initial Development Submission & HPA - (SH)
08/10/05	B	PA (SMA - SH)
17/03/06	C	PA (S & DC - SH)

date	rev	amendment

Project
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hpa
100 Clay Street
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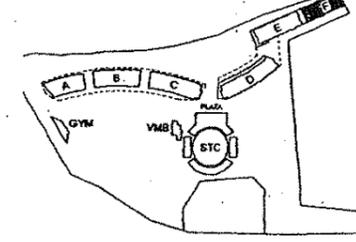
DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING F - ROOF PLAN



drawn: 31/01/06 - created by 31-DA-1025-01/06 - 11:43:37 AM
date: 11/09/06
scale: @ A1 1:200
job no. 51700
drawing no. 31-DA1025
BCC:068.0057

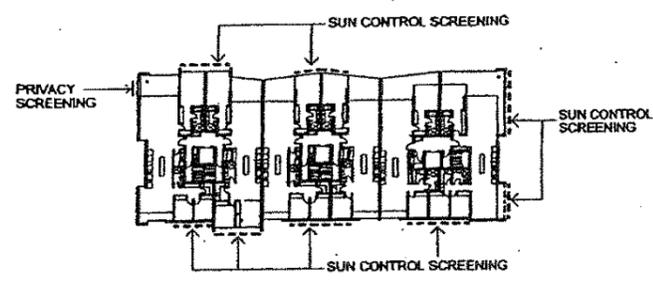


KEY PLAN

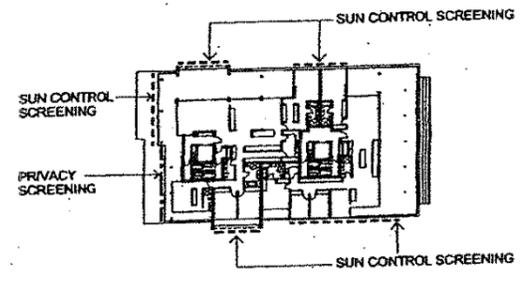


SCREEN LEGEND

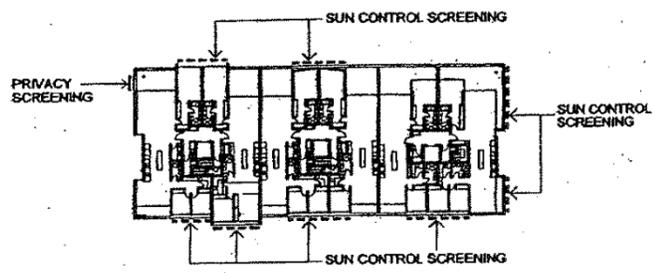
- SUN CONTROL SCREENING
- PRIVACY SCREENING



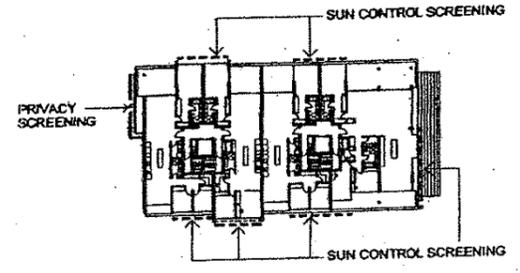
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SCALE 1:500



6 PLAN - LEVEL 09
SCALE 1:500

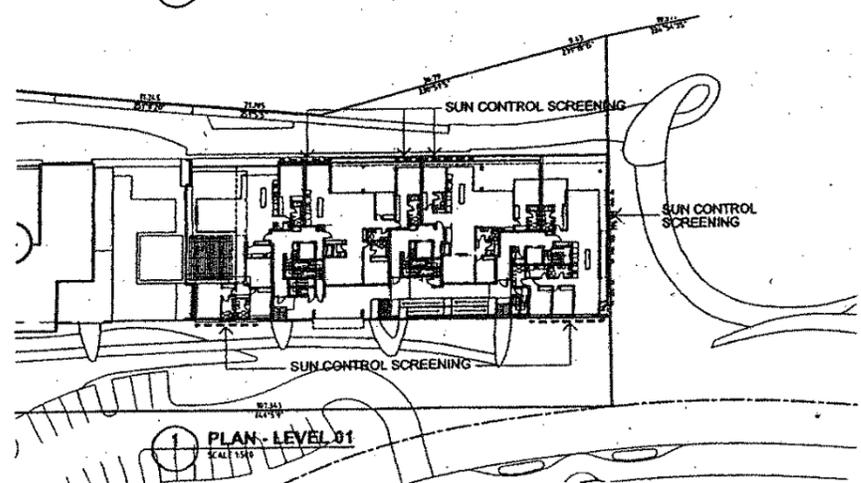


2 PLAN - LEVEL 02
SCALE 1:500

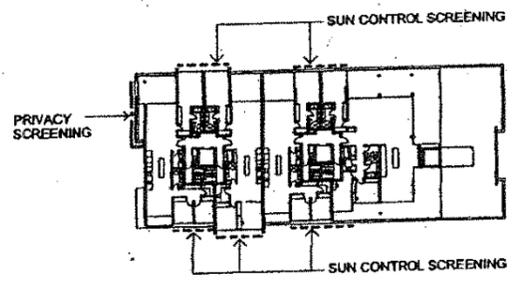


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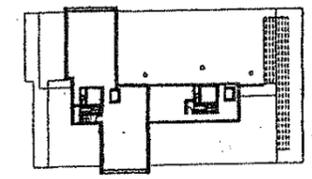
PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



1 PLAN - LEVEL 01
SCALE 1:500



4 PLAN - LEVEL 07
SCALE 1:500



7 PLAN - ROOF
SCALE 1:500

date	rev	description
2/13/06	A	development DA 01/05/06 - 1061

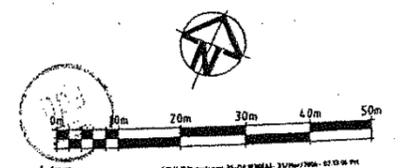
date	rev	description

project
TENNYSON REACH
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101 Gray Street
Southport
QLD 4215 Australia
tel: (07) 3930 9000
fax: (07) 3930 9000
hpa Pty. Ltd.
ABN 14 002 202 142

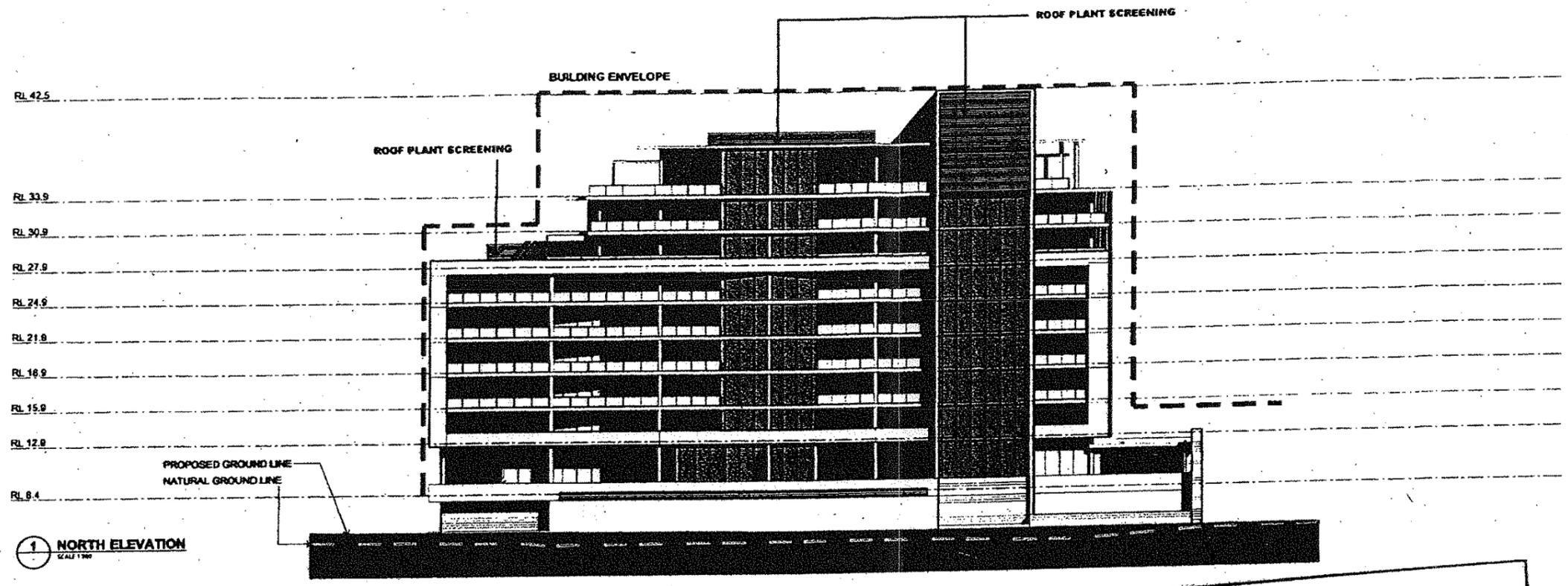
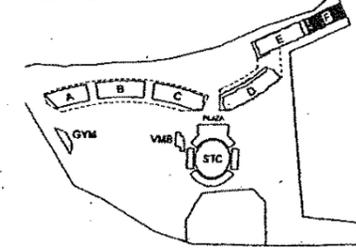
DEVELOPMENT APPROVAL
BALCONY SCREEN PLANS
BUILDING F



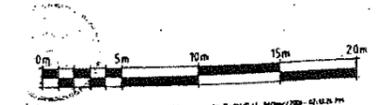
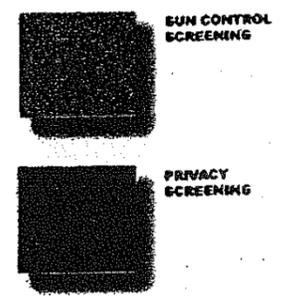
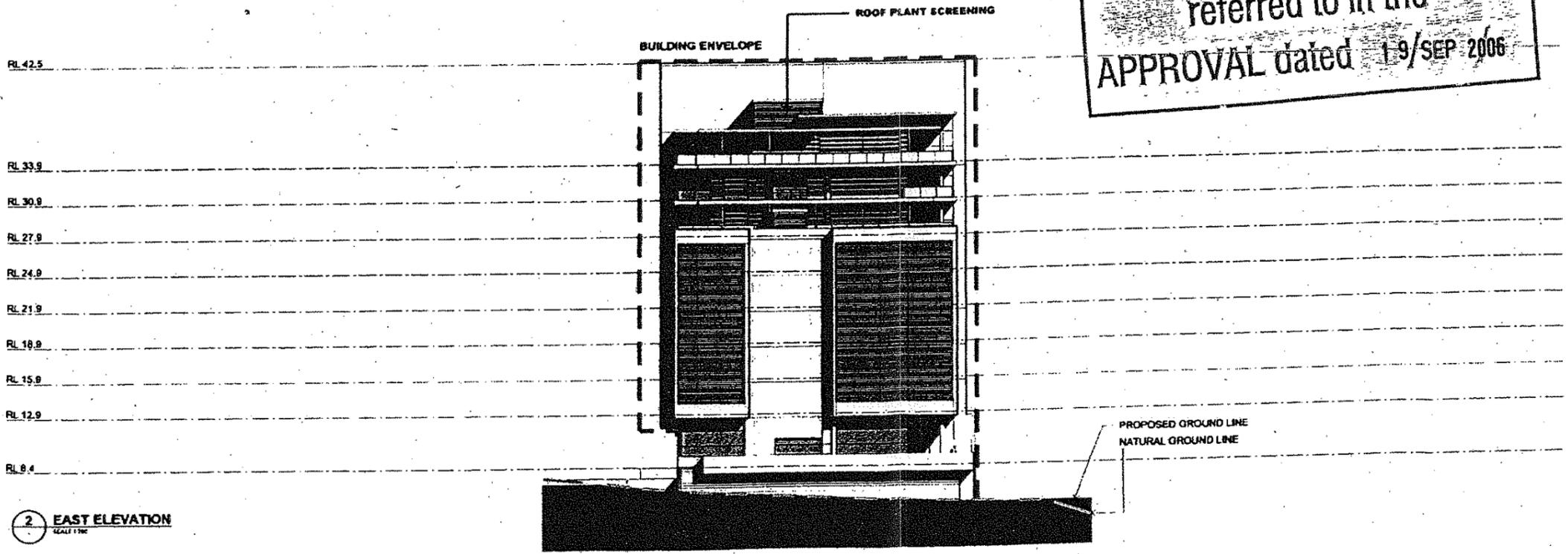
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job no. 51700 drawing no. 31-DA1030 rev. A
BCC.068.005



KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



DATE	REV	DESCRIPTION
19/03/06	A	AMENDMENT DA RFI 02/06 - 05/06

DATE	REV	DESCRIPTION



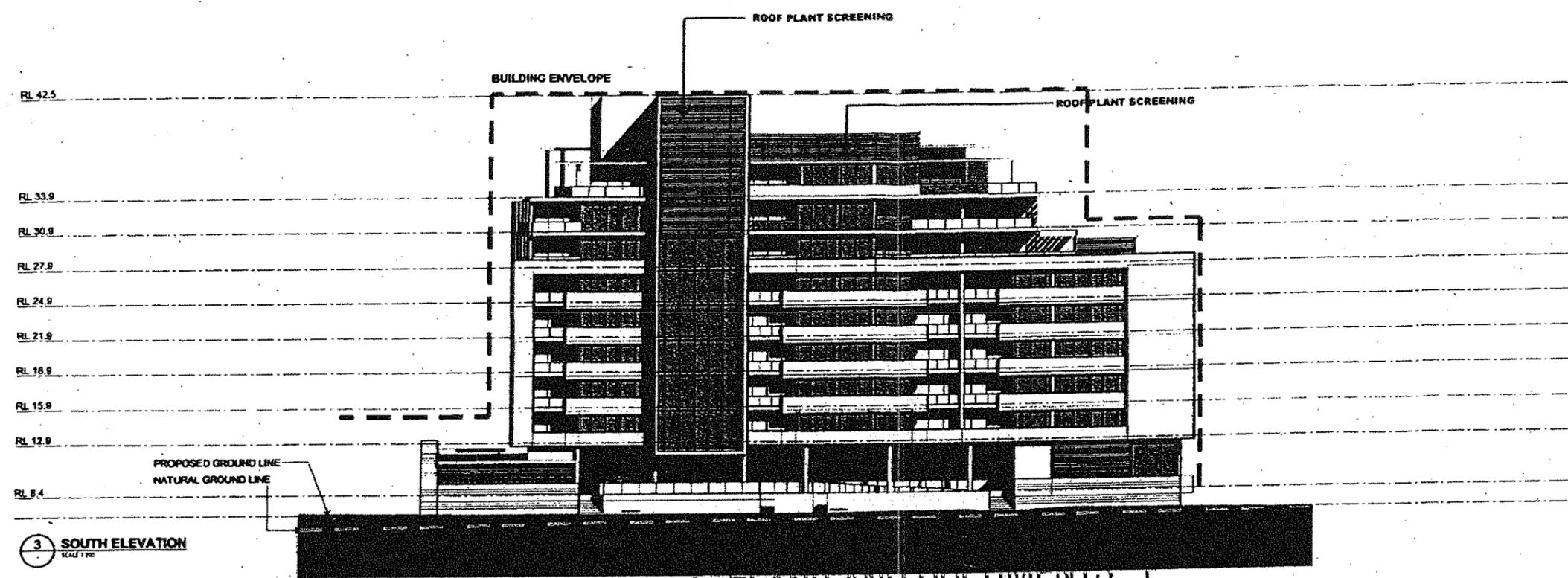
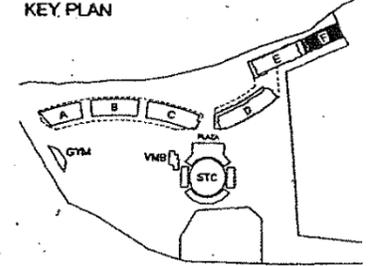
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DEVELOPMENT APPROVAL
 BALCONY SCREEN ELEVATIONS
 RIVERSIDE - SHEET 1 OF 2

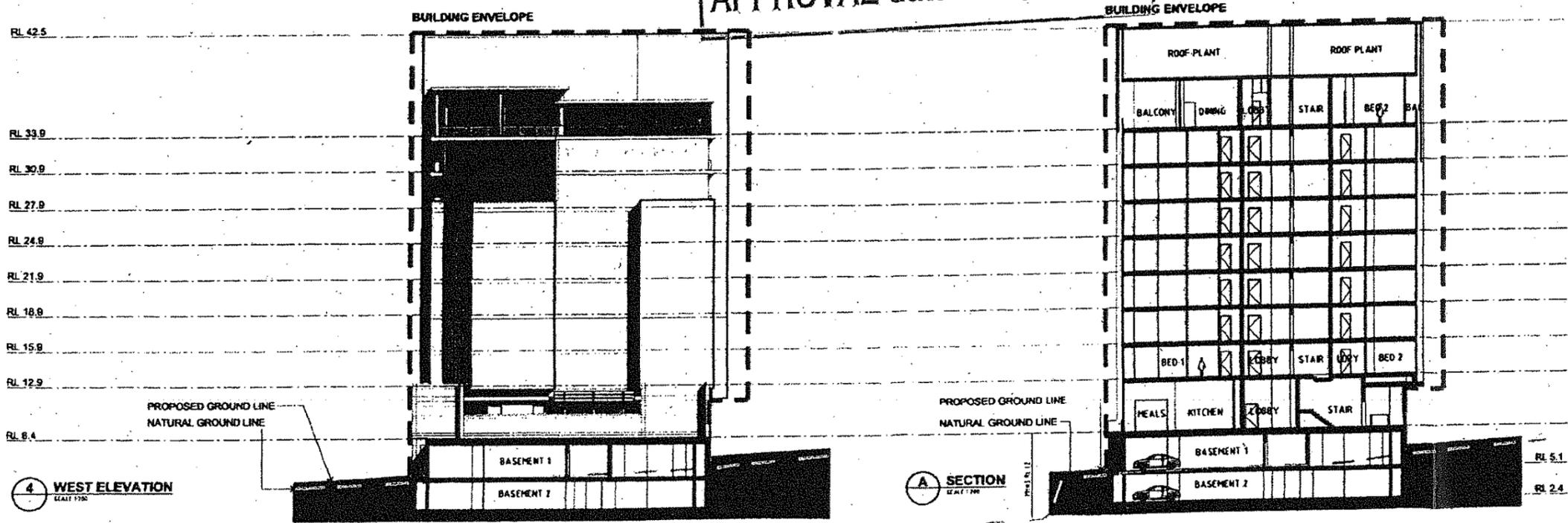
DATE: 19/03/06
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 24 RA1000 - BDC.068.005!



KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



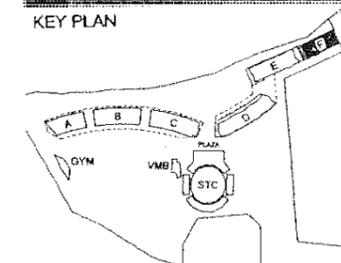
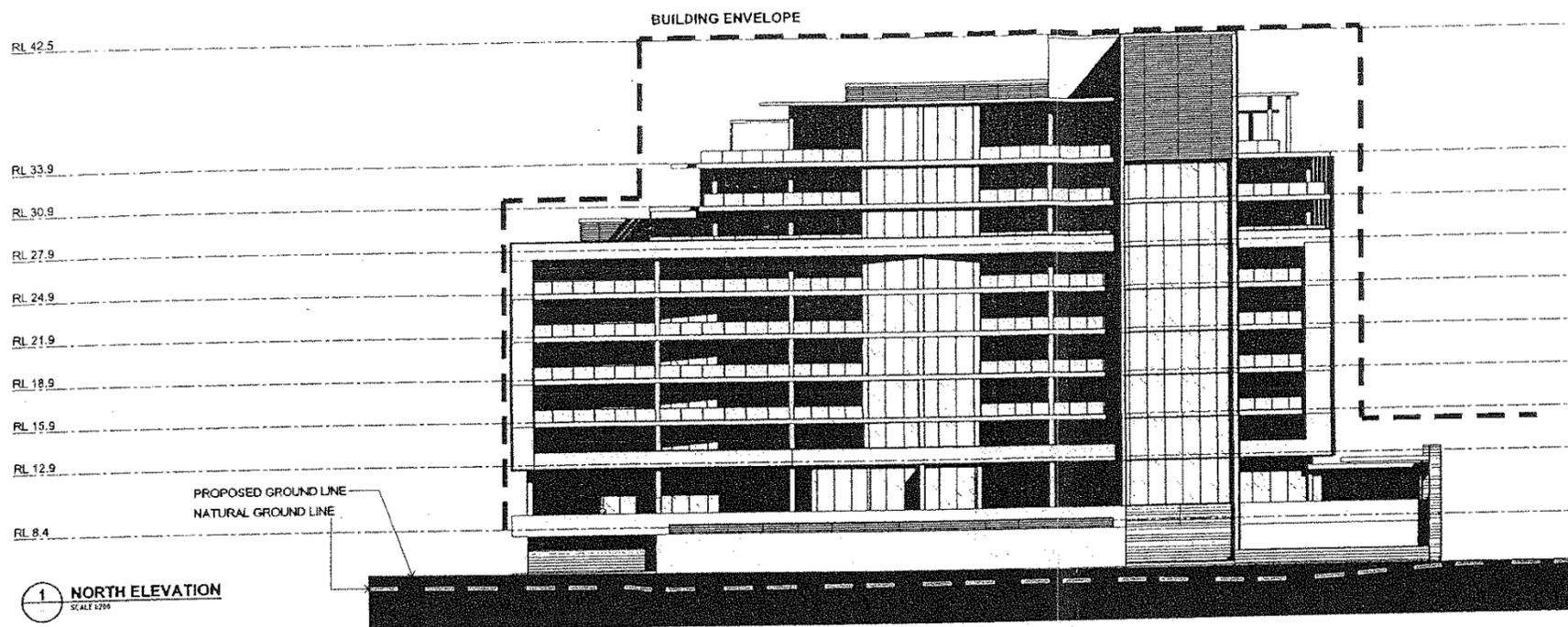
date	rev	amendment
20/03/06	A	amendments DA Riverside - 2004

date	rev	amendment



DEVELOPMENT APPROVAL BALCONY SCREEN ELEVATIONS BUILDING F - SHEET 2 OF 2

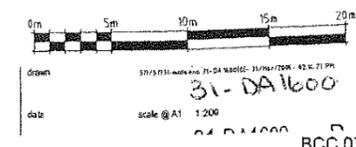
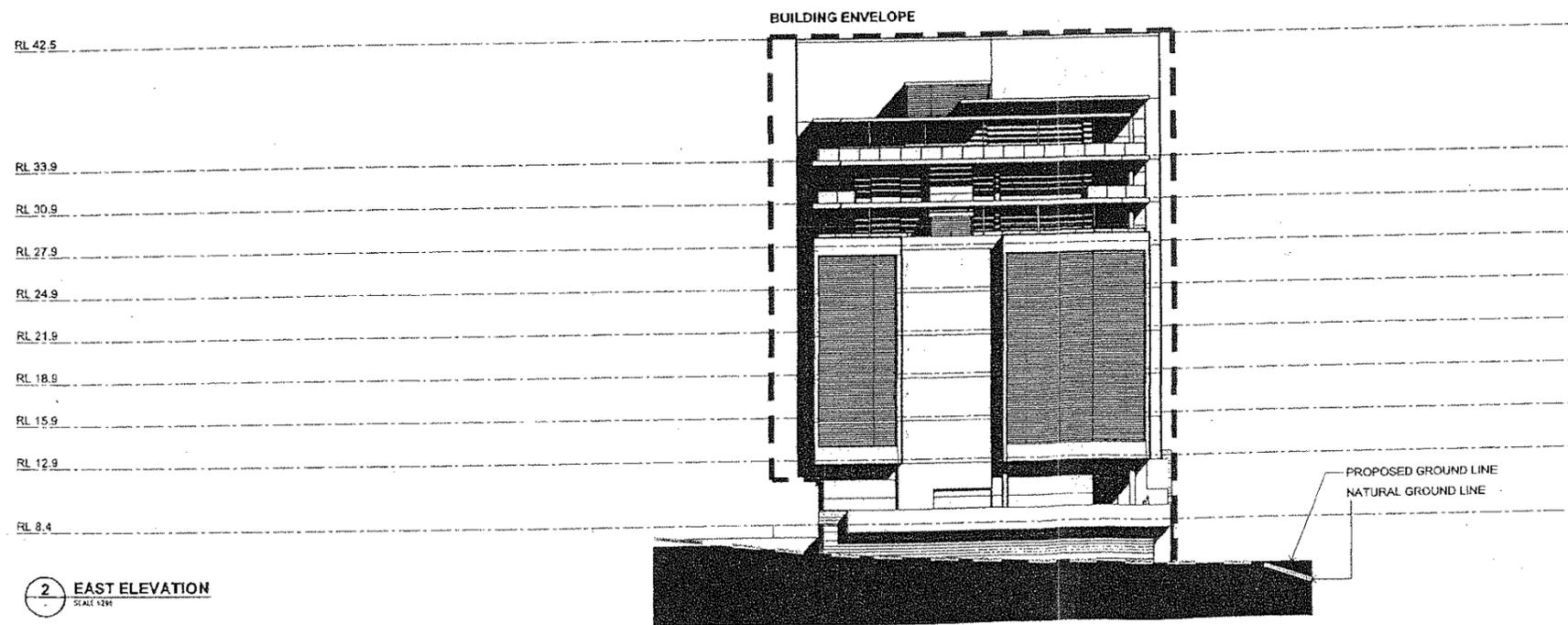
job no. 51700 31-DA1041 BCC.068.005



MATERIALS - KEY

	SOLID BALUSTRADE		GLASS BALUSTRADE
	BRICK BALUSTRADE		GLAZING
	TEXTURED WALL		FACEBRICK WALL
	RENDERED WALL		SCREEN

PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



date	rev	amendment
07/01/05	A	State Government Submission 1 RFR - 1501
07/01/05	B	REVISIONS TO BUILDING ENVELOPE - 1501
07/01/05	C	DA SIDE - 1501
07/01/05	D	DA REVISIONS - 1501

date	rev	amendment

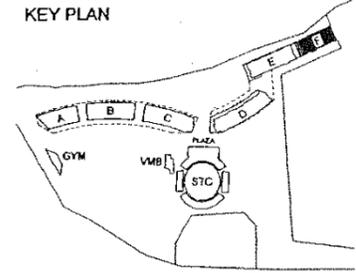
project **TENNYSON REACH**

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 QLD 4101 Australia
 Tel: (07) 3399 5555
 Fax: (07) 3399 5552

DEVELOPMENT APPROVAL
 ELEVATION SHEET 1

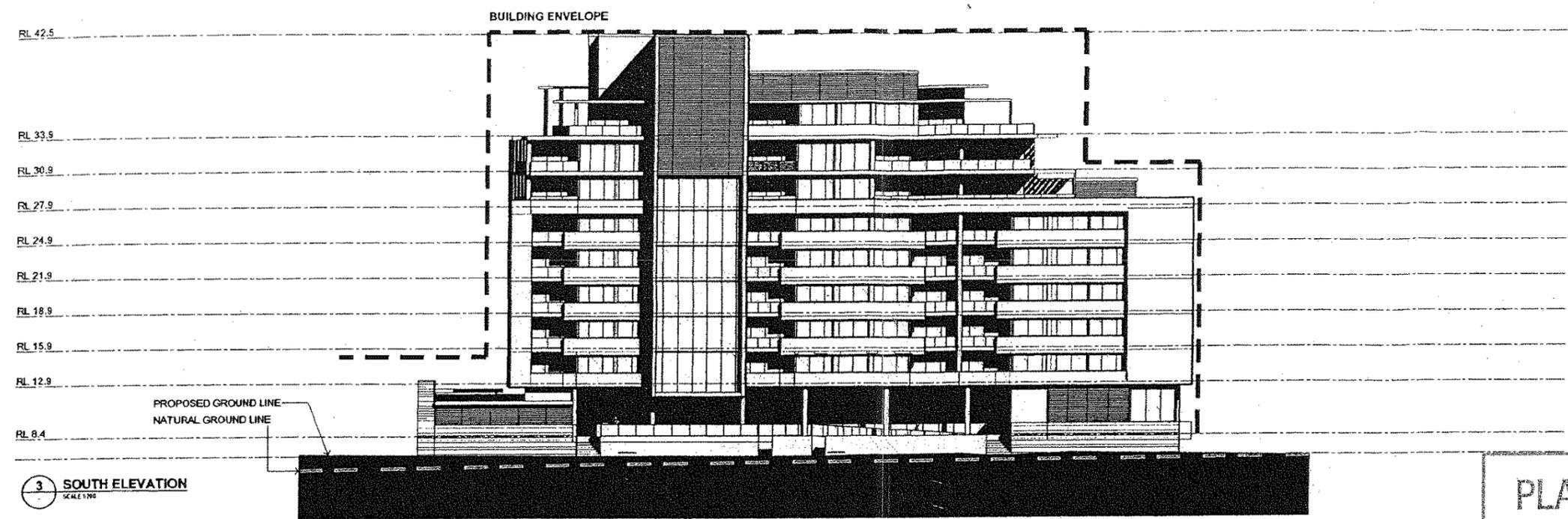
drawn 19/9/06
 scale @ A1 1:200
 31-DA1600
 REV D
 BCC.077.0198

TENNYSON RIVERSIDE DEVELOPMENT PROPOSAL

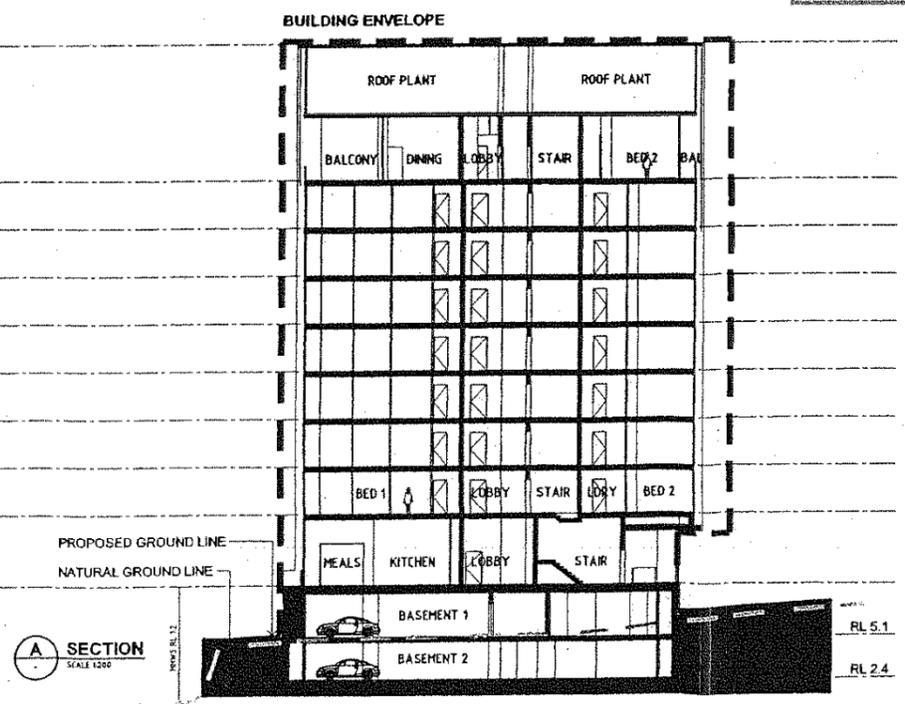
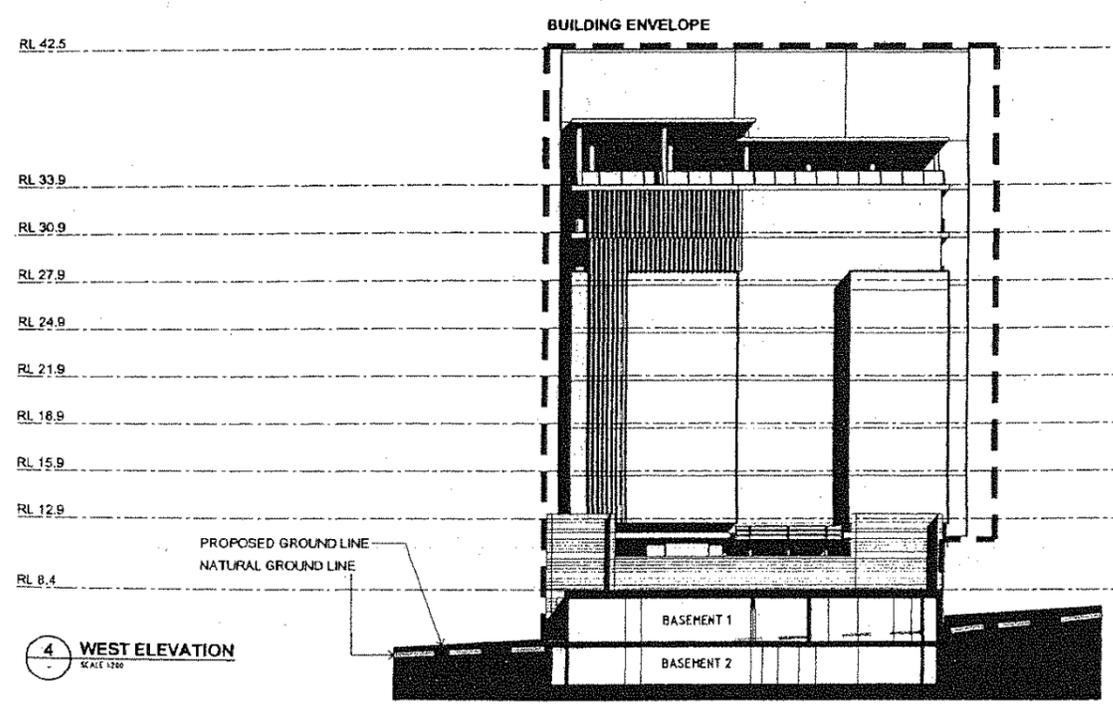


MATERIALS - KEY

	SOLID BALUSTRADE		GLASS BALUSTRADE
	BRICK BALUSTRADE		GLAZING
	TEXTURED WALL		FACEBRICK WALL
	RENDERED WALL		SCREEN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



DATE	REV	DESCRIPTION
28/03/05	A	STATE DEVELOPMENT SUBMISSION 1 (REF. 8 - 12M)
04/07/05	B	REVISED TO BUILDING ENVELOPE - 20M
08/08/05	C	DA REFUSAL - 15M
21/03/06	D	DA REFUSAL - 10M

DATE	REV	AMENDMENT

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ABN 78 003 356 153

DEVELOPMENT APPROVAL
ELEVATION SHEET 2 WITH SECTION
BUILDING F

Drawn: 5/11/05 - Adelaide 31-DA1601- 31/04/2006 - 03:16:14 PM
Date: scale @ A1 1:200
Job no: 51700 drawing no: 31-DA1601 rev D

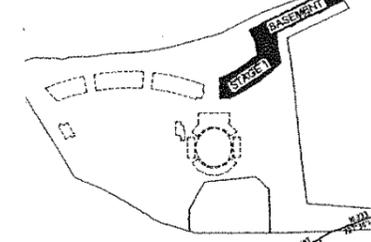
PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006

REFER FOLLOWING DRAWINGS FOR BASEMENT DETAIL INFORMATION

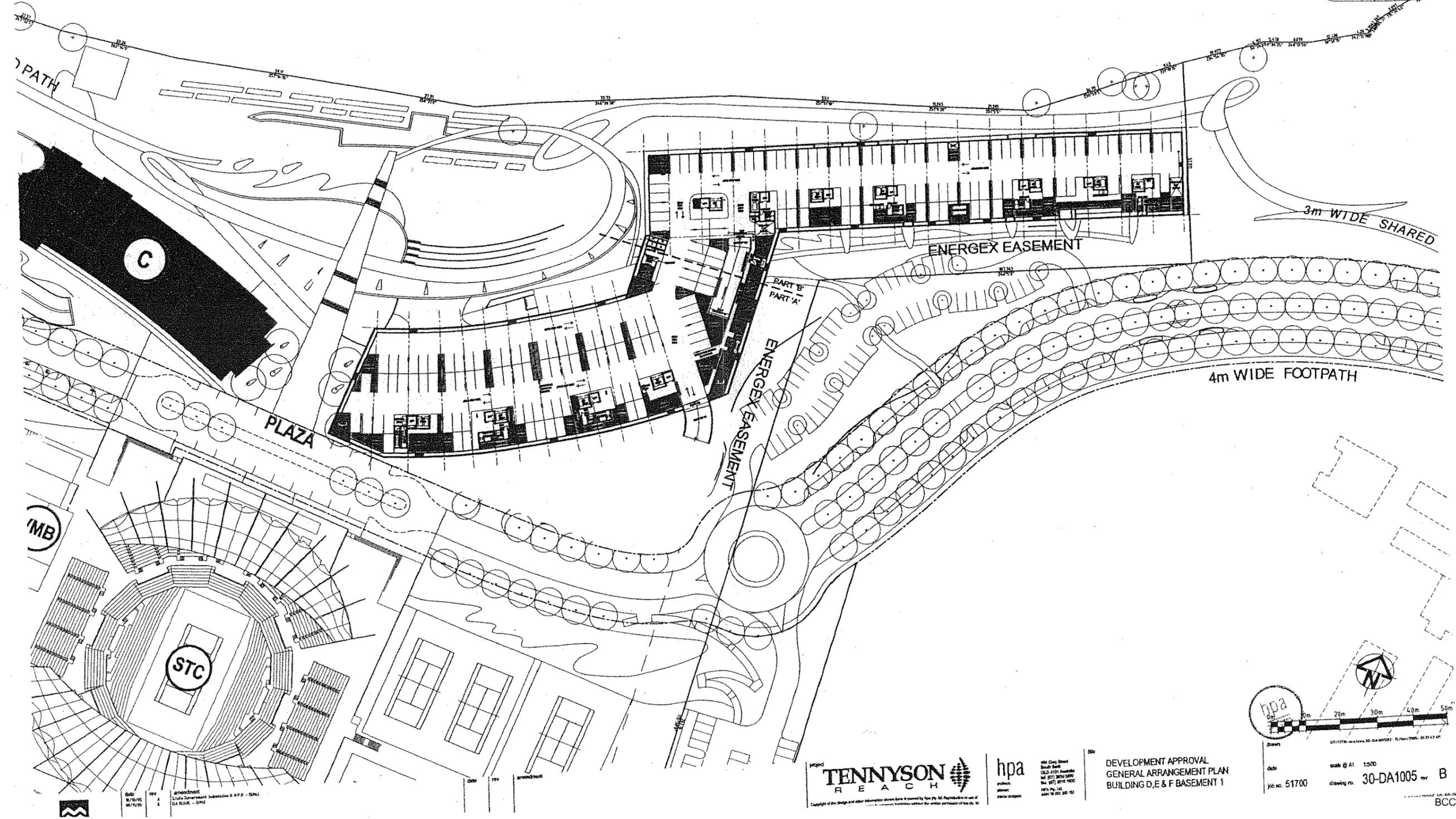
- BASEMENT 1 PART-A : - 30-DA1007
- BASEMENT 1 PART-B : - 30-DA1008
- BASEMENT 2 PART-A : - 30-DA1009
- BASEMENT 2 PART-B : - 30-DA1010



KEY PLAN



RIVER



3m WIDE SHARED

4m WIDE FOOTPATH

ENERGEX EASEMENT

ENERGEX EASEMENT

PART 'B'

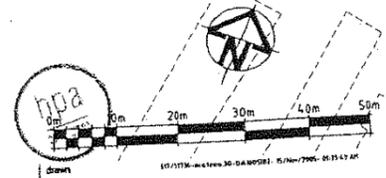
PART 'A'

PLAZA

C

MB

STC



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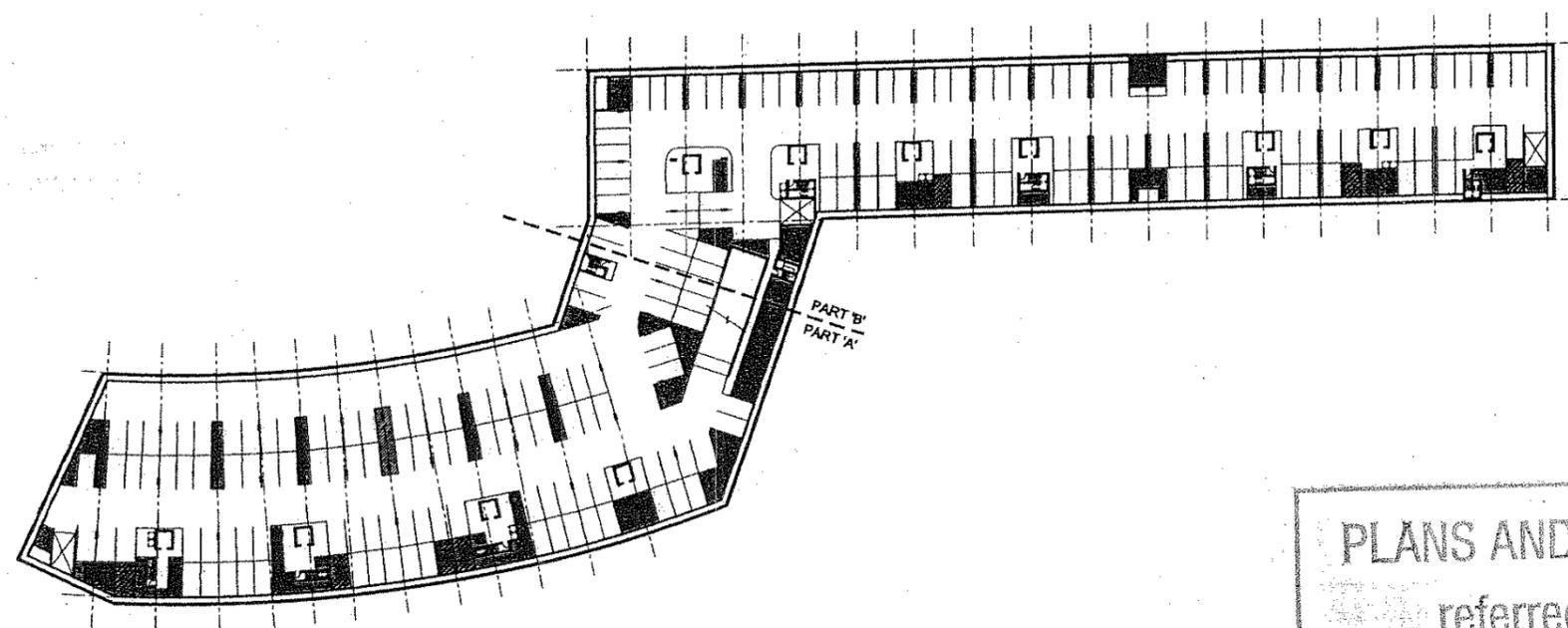
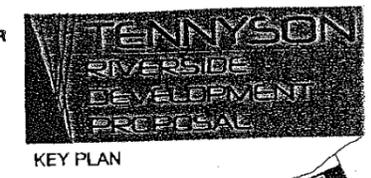
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date: scale @ A1: 1:500 job no.: 51700 drawing no.: 30-DA1005 rev: B

date: 18/09/05 rev: 1 amendment: State Government Submission & R.F.P. - (2nd) DA 1004 - (2nd)

REFER FOLLOWING DRAWINGS FOR
BASEMENT DETAIL INFORMATION

BASEMENT 1 PART-A : - 30-DA1007
 BASEMENT 1 PART-B : - 30-DA1008
 BASEMENT 2 PART-A : - 30-DA1009
 BASEMENT 2 PART-B : - 30-DA1010



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



date	rev	amendment
19/09/06	A	State Government Submission & RPA - (Dm)
19/09/06	B	DA DSA - (Dm)

date	rev	amendment

project
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 hpa Pty. Ltd.
 ABN 76 002 209 10

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D,E & F BASEMENT 2

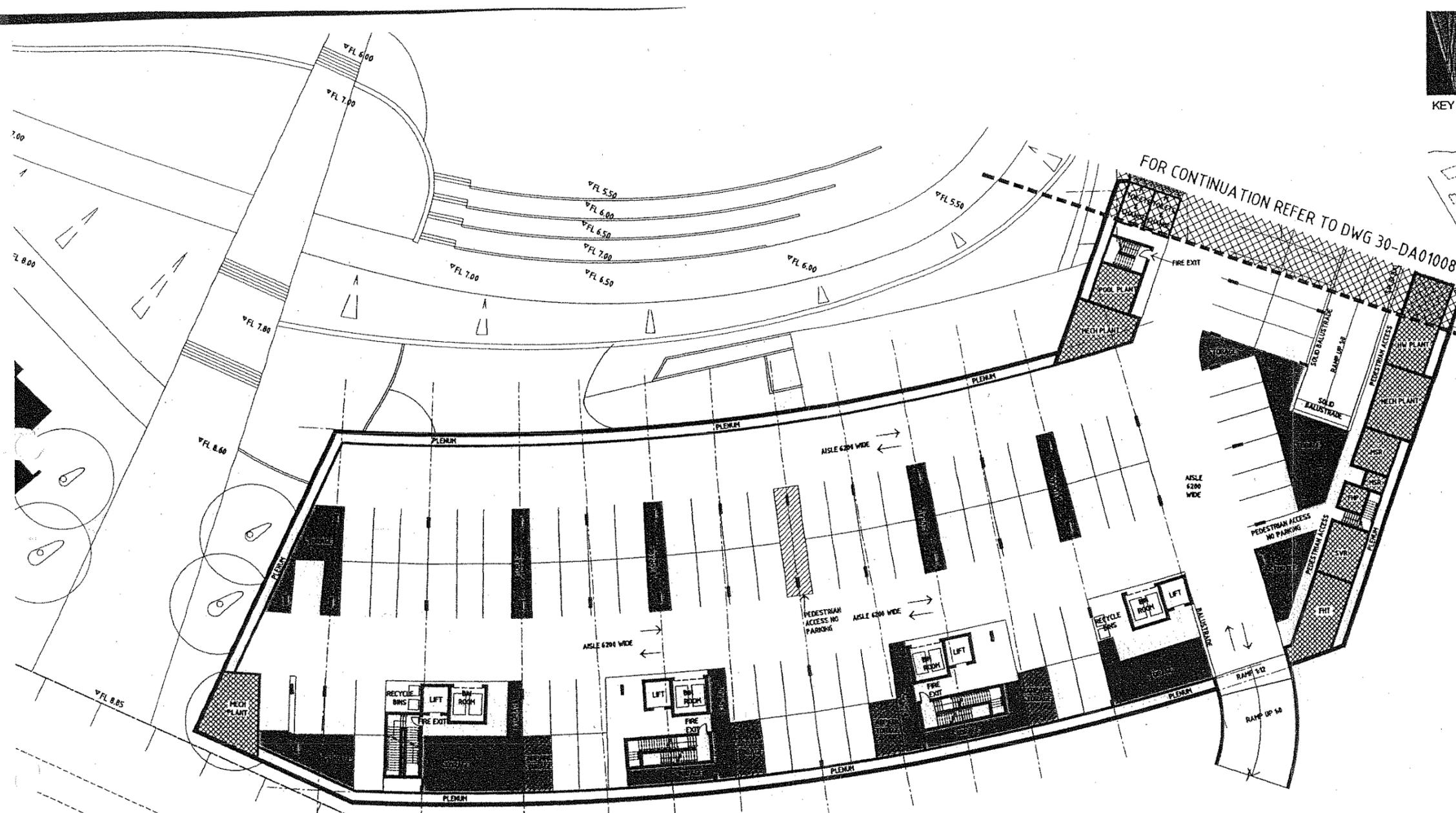
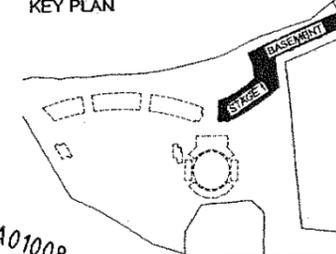
hpa

date 19/09/06
 scale @ A1 1:500
 job no. 51700 drawing no. 30-DA1006 rev B

104 Clay Street, South Brisbane, QLD 4101 Australia
 19/09/06 10:00 AM

TENNYSON RIVERSIDE DEVELOPMENT PROPOSAL

KEY PLAN



FOR CONTINUATION REFER TO DWG 30-DA01008

PART 'B'
PART 'A'

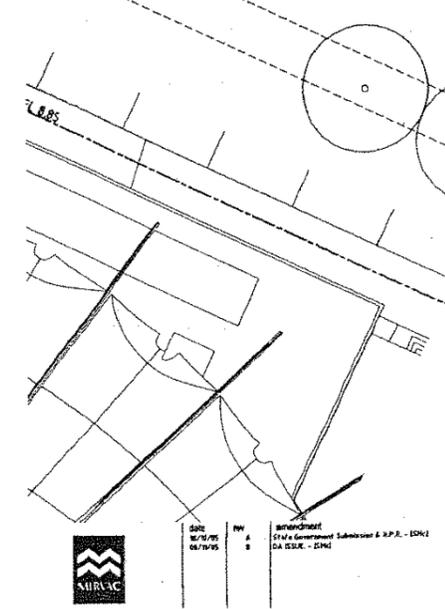
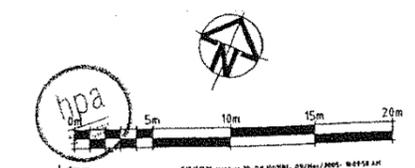
BASEMENT LEGEND

- PLANT ROOMS
- RESIDENT'S GENERAL STORAGE
- RESIDENT'S CARPARK STORAGE

NOTE:
ALL AISLES 6200 WIDE
CARPARK BAYS MIN. 5400X2600
CARPARK BAYS AT COLUMN'S MIN. 5400X2750
END CARPARK BAYS MIN. 5400X2900

CARPARKING TOTALS		
BASEMENT 1	PART A	88
BASEMENT 1	PART B	95
BASEMENT 2	PART A	106
BASEMENT 2	PART B	109
TOTAL CARS		400

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



DATE	BY	REVISION
06/10/05	A	Initial Design
06/10/05	A	Final Design

project
TENNYSON REACH

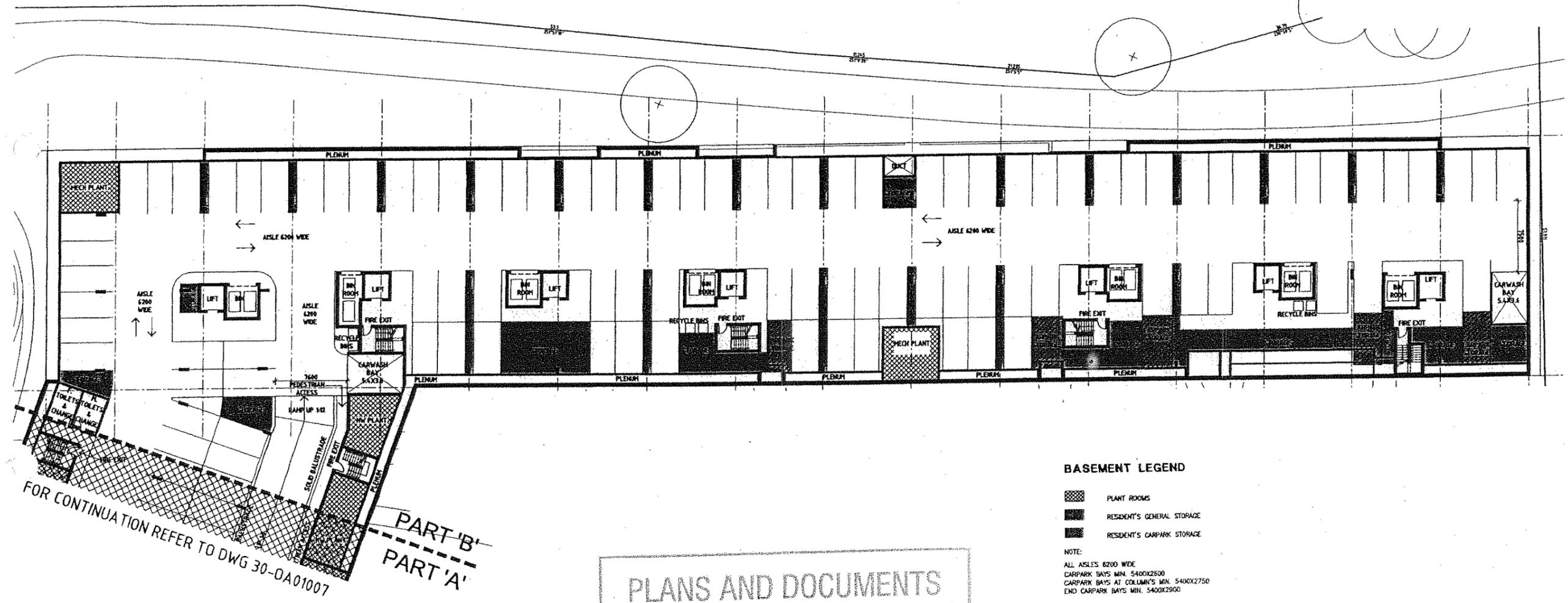
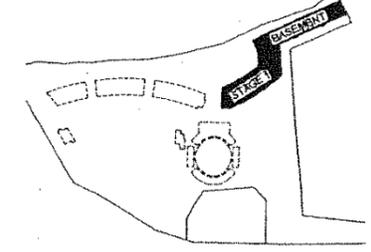
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hpa Group
100 City Street
Suite 100
Gold Coast QLD 4214
Tel: (07) 5530 5500
Fax: (07) 5530 1000
www.hpa.com.au
Aust: 75 003 308 100

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D,E & F BASEMENT 1 - PART A

date: 06/10/05
scale: @ A1 1:200
job no: 51700
drawing no: 30-DA1007 rev B



KEY PLAN



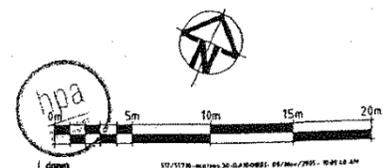
BASEMENT LEGEND

- PLANT ROOMS
- RESIDENT'S GENERAL STORAGE
- RESIDENT'S CARPARK STORAGE

NOTE:
 ALL AISLES 6200 WIDE
 CARPARK BAYS MIN. 5400X2500
 CARPARK BAYS AT COLUMN'S MIN. 5400X2750
 END CARPARK BAYS MIN. 5400X2900

CARPARKING TOTALS		
BASEMENT 1	PART A	88
BASEMENT 1	PART B	95
BASEMENT 2	PART A	108
BASEMENT 2	PART B	109
TOTAL CARS		400

PLANS AND DOCUMENTS
 referred to in the
 APPROVAL dated 19/SEP 2006



DATE	REV	AMENDMENT
14/01/05	A	Submission
14/01/05	A	Submission & R.F.P. - (2nd)
04/04/06	A	Submission - (3rd)

DATE	REV	AMENDMENT

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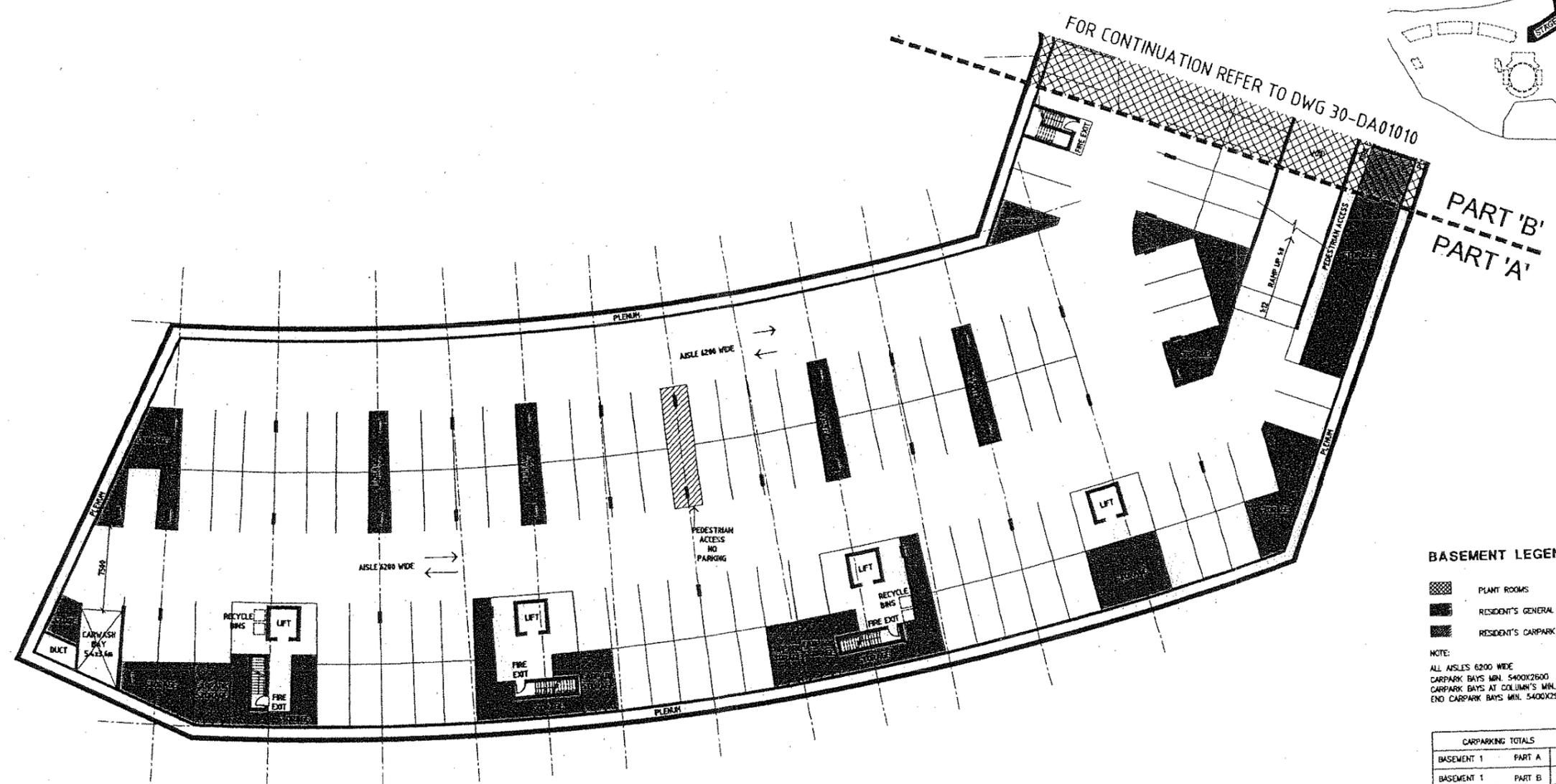
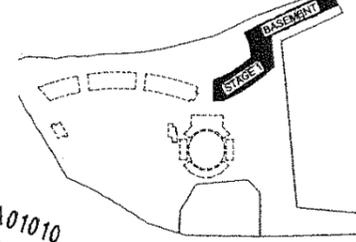
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 South Brisbane
 QLD 4101 Australia
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 Fax: (07) 3094 1000
 www.hpa.com.au
 ABN: 78 327 200 110

DEVELOPMENT APPROVAL
 GENERAL ARRANGEMENT PLAN
 BUILDING D, E & F BASEMENT 1 - PART B

date: 12/09/06
 scale: @ A1 1:200
 job no.: 51700
 drawing no.: 30-DA1008 rev B

**TENNYSON
RIVERSIDE
DEVELOPMENT
PROPOSAL**

KEY PLAN



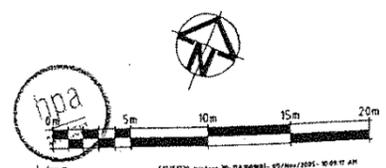
BASEMENT LEGEND

- PLANT ROOMS
- RESIDENT'S GENERAL STORAGE
- RESIDENT'S CARPARK STORAGE

NOTE:
ALL AISLES 6200 WIDE
CARPARK BAYS MIN. 5400X2600
CARPARK BAYS AT COLUMN'S MIN. 5400X2750
END CARPARK BAYS MIN. 5400X2900

CARPARKING TOTALS		
BASEMENT 1	PART A	88
BASEMENT 1	PART B	95
BASEMENT 2	PART A	108
BASEMENT 2	PART B	109
TOTAL CARS		400

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006



date	rev	amendment
06/10/05	A	2005 Government Submission & RFR - (DA)
06/10/05	B	DA ISSUE - (DA)

date	rev	amendment

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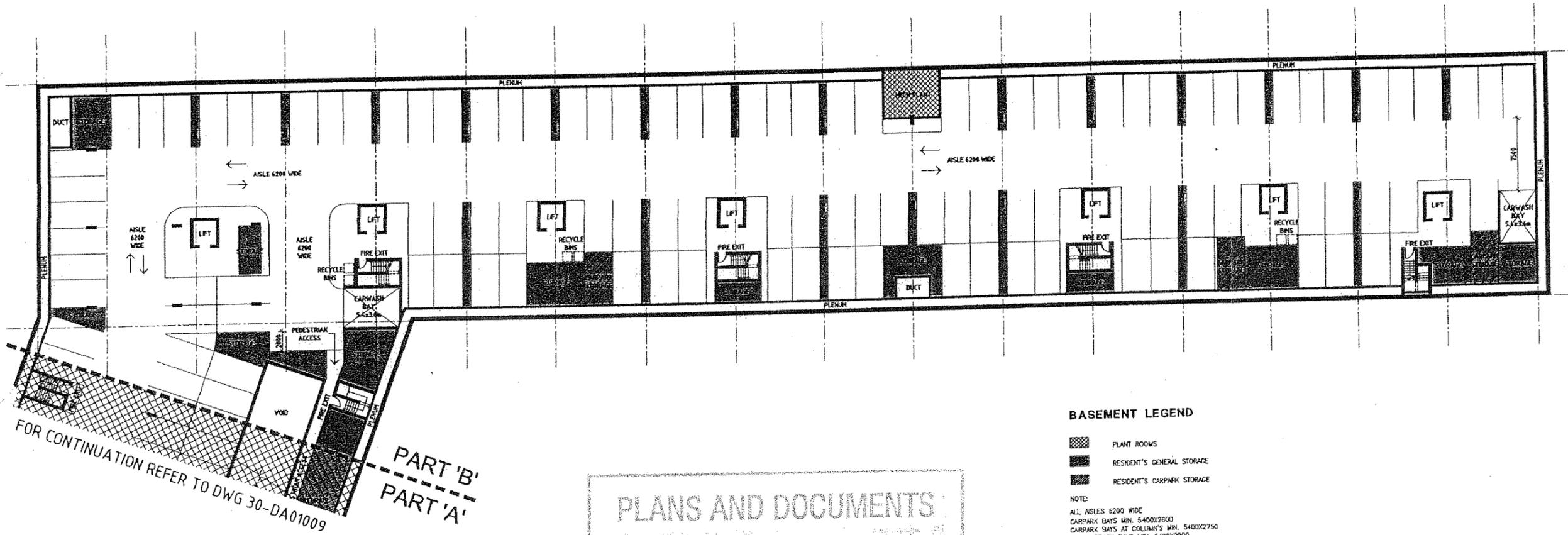
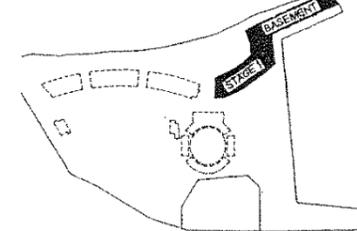
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100 Ching Street
South Yarra
VIC 3141 Australia
Tel: (03) 9594 0888
Fax: (03) 9510 1888
www.hpa.com.au
A/NZ 18 000 208 100

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D,E & F BASEMENT 2 - PART A

date: 19/09/2006
scale @ A1: 1:200
job no.: 51700
drawing no.: 30-DA1009 rev B

TENNYSON RIVERSIDE DEVELOPMENT PROPOSAL

KEY PLAN



FOR CONTINUATION REFER TO DWG 30-DA01009

PART 'B'
PART 'A'

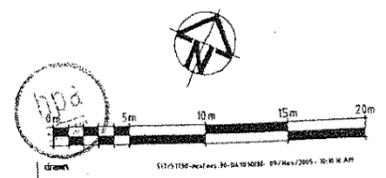
PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006

BASEMENT LEGEND

- PLANT ROOMS
- RESIDENT'S GENERAL STORAGE
- RESIDENT'S CARPARK STORAGE

NOTE:
ALL AISLES 6200 WIDE
CARPARK BAYS MIN. 5.400X2.900
CARPARK BAYS AT COLUMN'S MIN. 5.400X2.750
END CARPARK BAYS MIN. 5.400X2.900

CARPARKING TOTALS		
BASEMENT 1	PART A	88
BASEMENT 1	PART B	95
BASEMENT 2	PART A	108
BASEMENT 2	PART B	109
TOTAL CARS		400



date	rev	amendment

date	rev	amendment



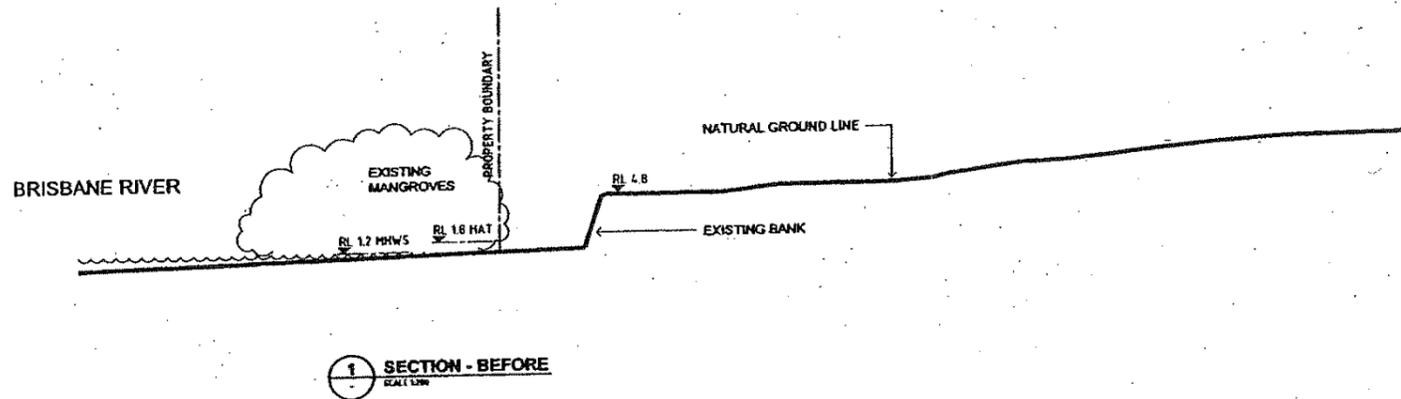
100 Grey Street
Sydney NSW
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Fax: (02) 3436 5000
www.hpa.com.au
AS/NZS 1910:2004

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D, E & F BASEMENT 2 - PART B

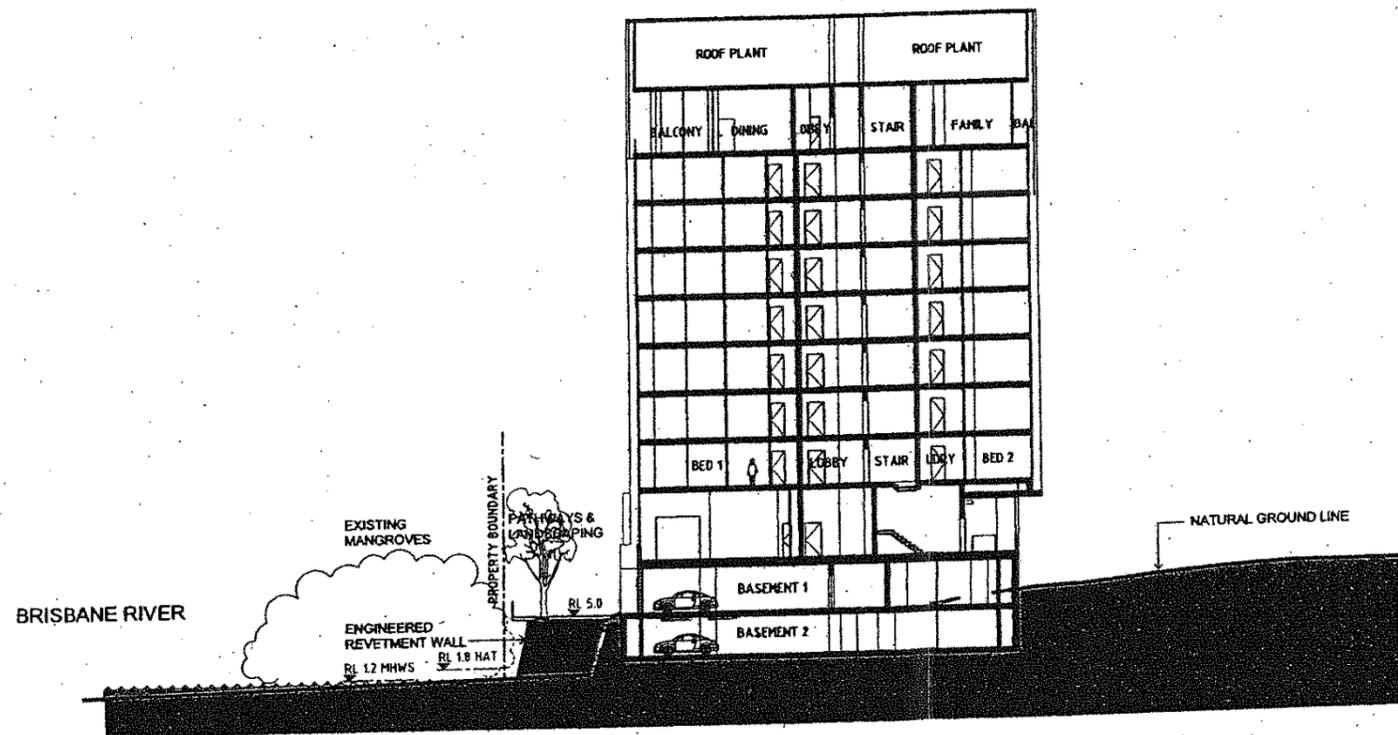
date 30-DA1010 rev B
job no. 51700

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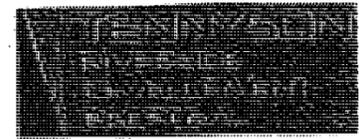
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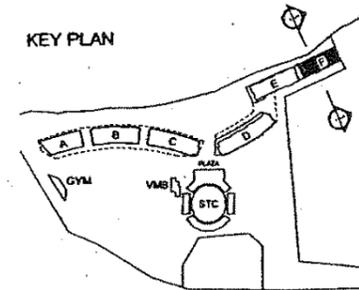
1 SECTION - BEFORE
SCALE 1:200



1 SECTION - AFTER
SCALE 1:200



KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP/2006

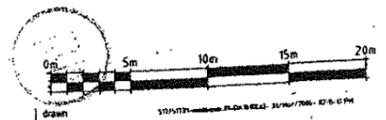
DATE: 21/03/06
REV: A
APPROVED BY: [Signature]

DATE: []
REV: []
AMENDMENT: []

project
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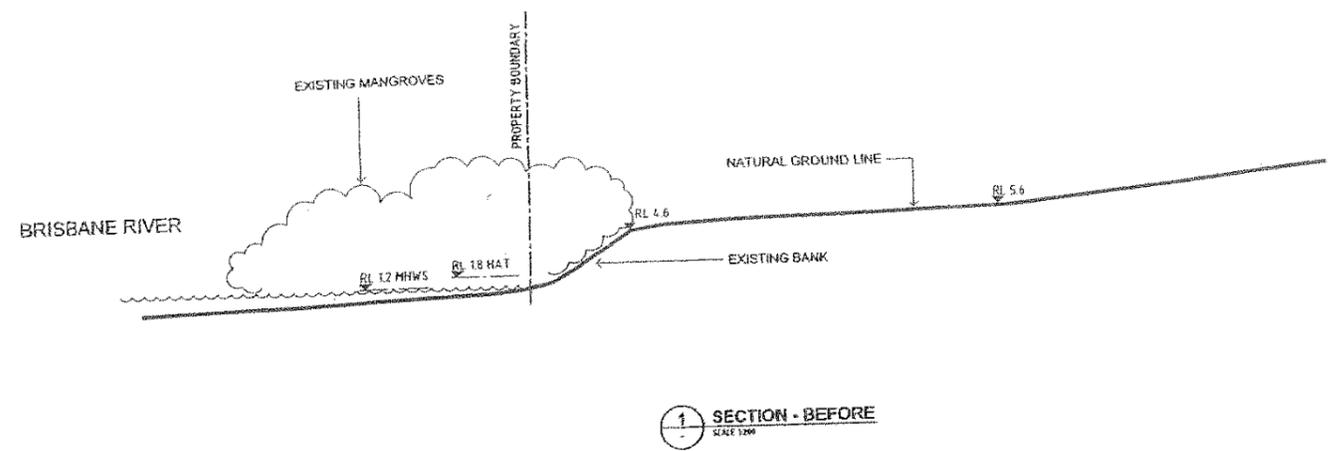
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South Brisbane
QLD 4101 Australia
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Fax: (07) 3510 1850
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ABN 78 000 130 130

DEVELOPMENT APPROVAL
SECTION 1 - BEFORE & AFTER
BUILDING F

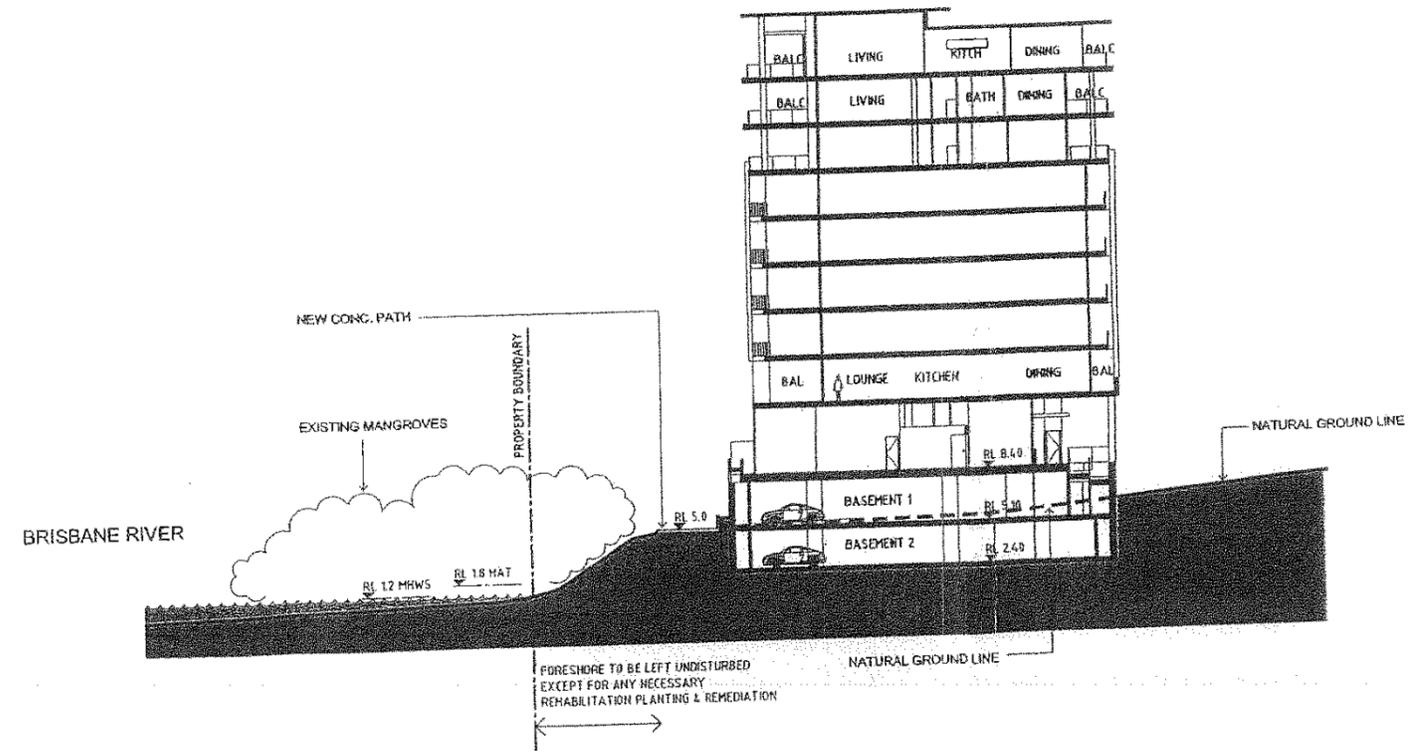


date: []
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drawing no. 31-DA1610 rev A

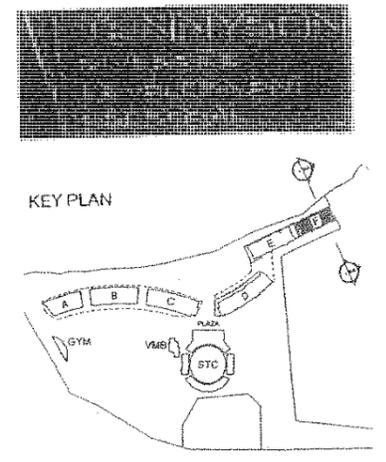
BCC.068.0052



1 SECTION - BEFORE
SCALE 1:200



2 SECTION - AFTER
SCALE 1:200



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



Date	Rev	Amendment
19/03/04	1	DA 1815/04 - DS1

Date	Rev	Amendment

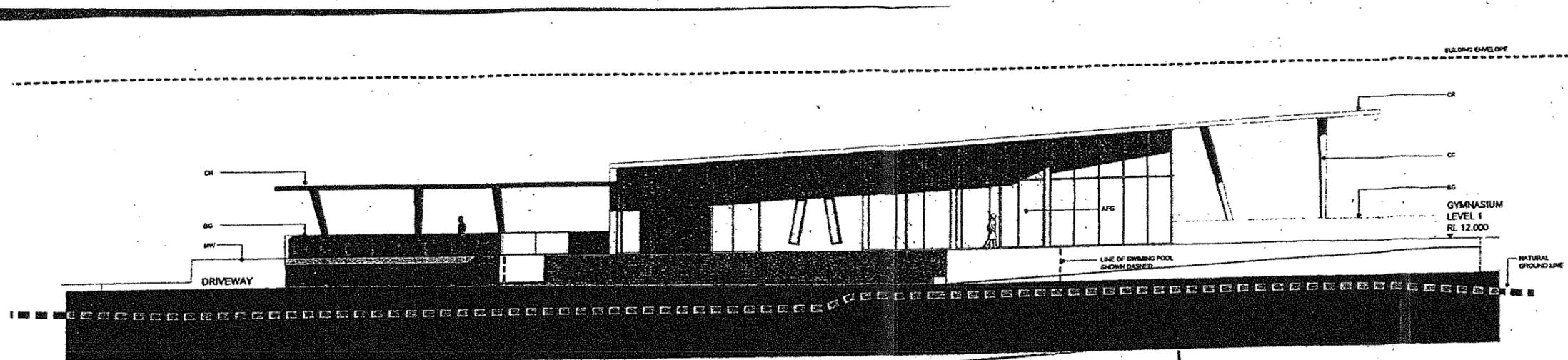
project
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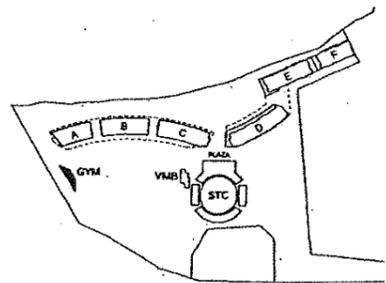
DEVELOPMENT APPROVAL
SECTION 2 - BEFORE & AFTER
BUILDINGS F

0m 5m 10m 15m 20m
DATE: 31/03/04
SCALE: @ A1 1:200
JOB NO: 51700
DRAWING NO: 31-DA1611 REV A

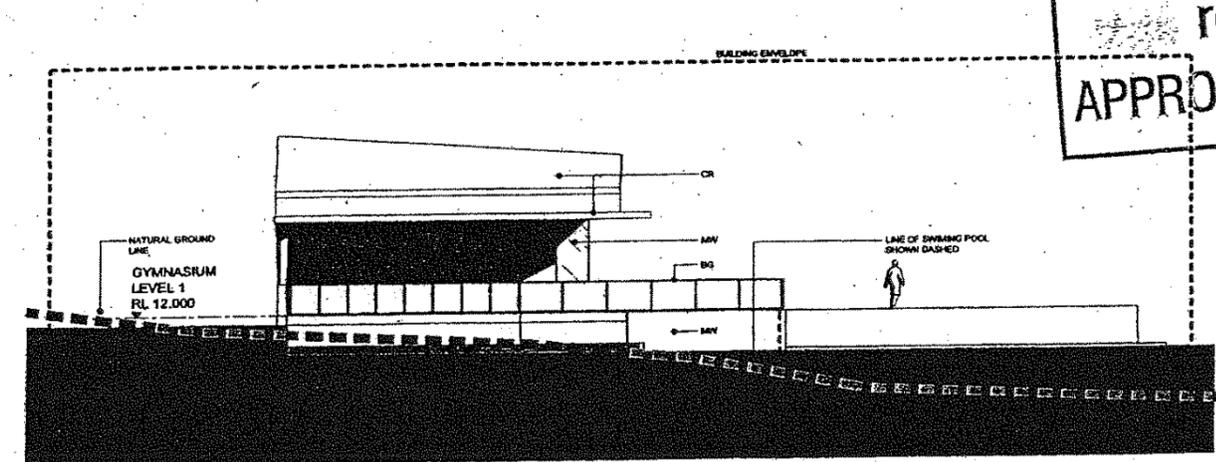
BCC.075.2181



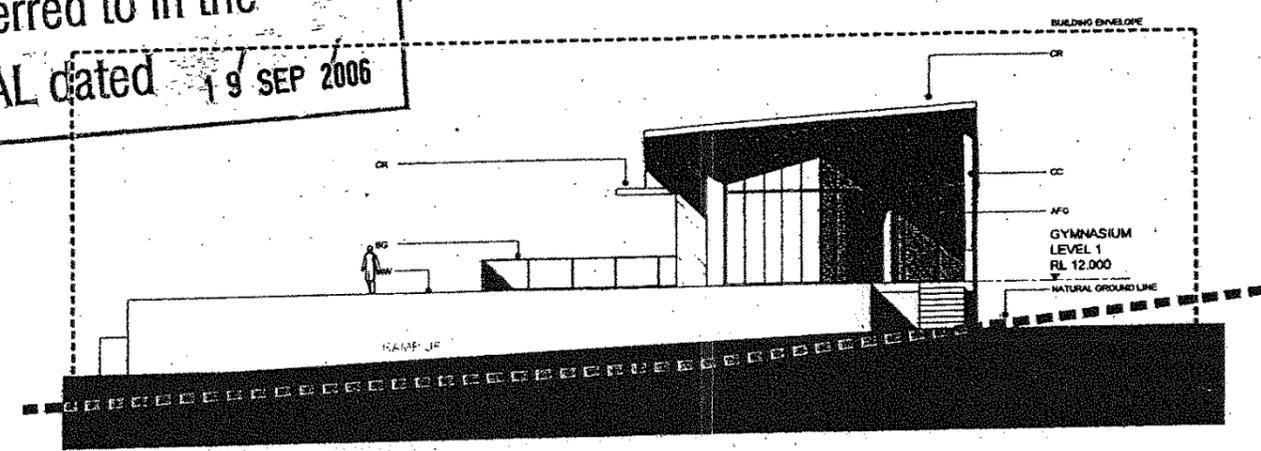
A ELEVATION - NORTH EAST
SCALE 1/50



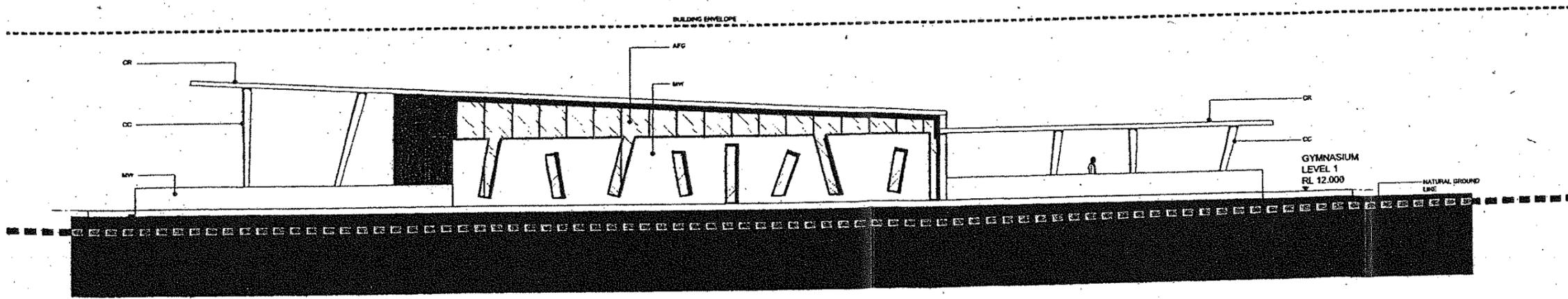
PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



B ELEVATION - SOUTH EAST
SCALE 1/50

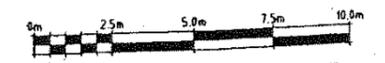


C ELEVATION - NORTH WEST
SCALE 1/50



D ELEVATION - SOUTH WEST
SCALE 1/50

- LEGEND - ELEVATIONS**
- AFG - ALUMINUM FRAMED GLAZING
 - BG - BALUSTRADE-METAL FRAMED, GLAZED INFILL
 - CC - CONCRETE COLLARIUM
 - CR - CONCRETE ROOF
 - CS - CONCRETE SEATING
 - CSP - CONCRETE SEATING PLATS
 - FPM - FABRIC ROOF MEMBRANE-PYRE
 - MF - MESH FENCING
 - M - METAL LOUVERES
 - MV - MASONRY WALL
 - MWS - MASONRY WALL TO SEATING
 - RF - STEEL ROOF FRAME
 - TC - TENSION CABLES-STAINLESS STEEL



DATE	REV	REVISION
14/07/05	1	Initial Design
15/07/05	2	Client Approval
16/07/05	3	Final Design

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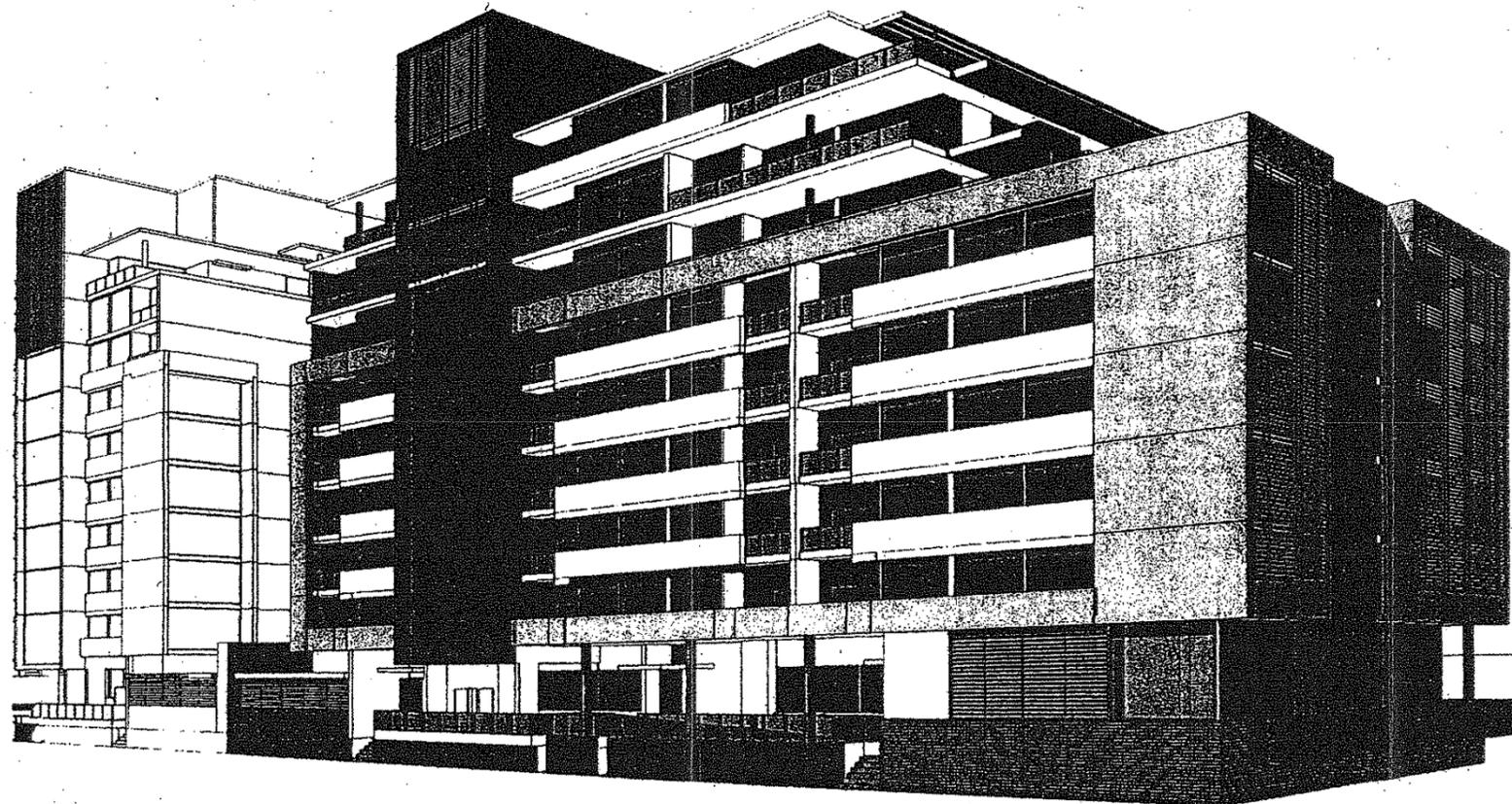
hpa

101 Grey Street
Suite 101
Sydney NSW 2000
Tel: (61) 2 9212 1000
Fax: (61) 2 9212 1001
www.hpa.com.au

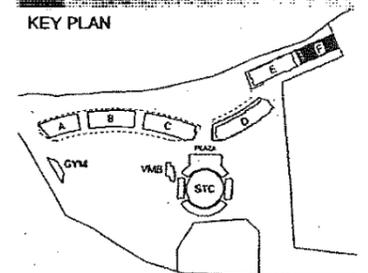
**BUILDING 01
ELEVATIONS
GYMNASIUM**

date: OCT 05
scale: @ A1 1:100
job no: 51701
drawing no: 01-DA1600
BCC.068.0049

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



KEY PLAN



TEXTURE WALL



SCREENS



FACE PATTERN



Drawn: 31 DACC000 D
Scale: @A1 N.T.S. BCC.068.006
Date: 19/09/06



Date	Rev	Amendment
18/07/06	A	State Government Submission & HPA - CP1
02/08/06	B	REVISIONS TO BUILDING DEVELOPMENT - CP2
18/08/06	C	DA STATE - CP3
18/08/06	D	DA REVISION - CP4

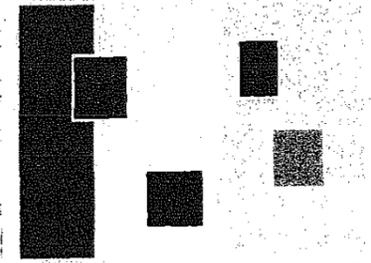
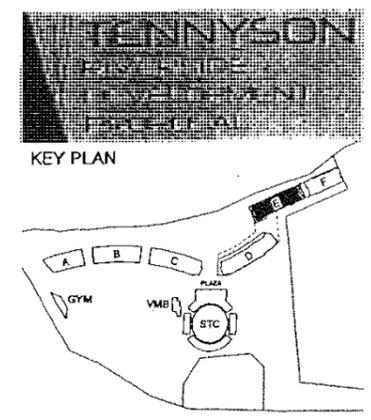
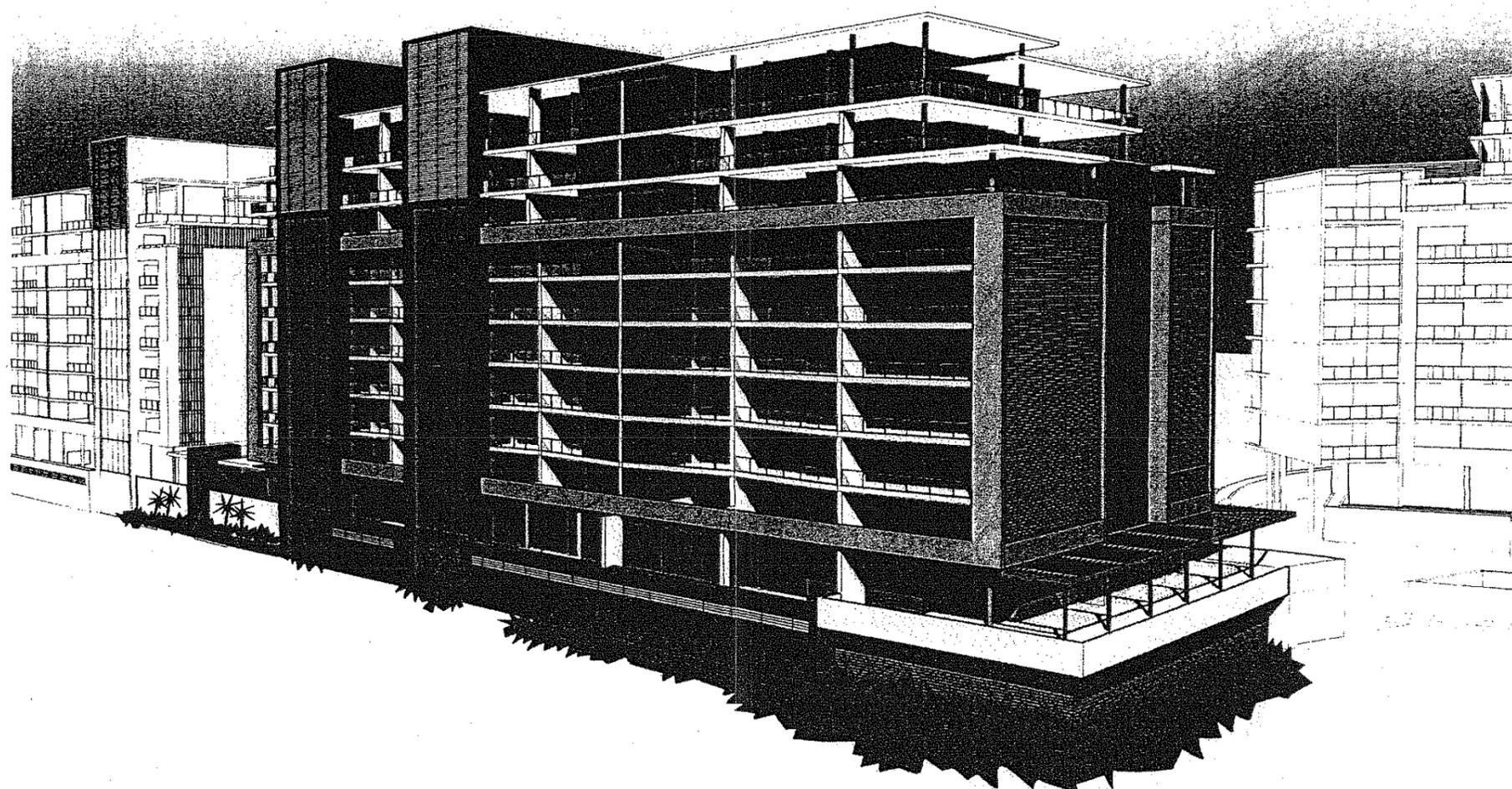
Date	Rev	Amendment

TENNISON REACH

hpa

DEVELOPMENT APPROVAL
BUILDING F - COVER SHEET

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006



*NOTE - COLOURS & MATERIALS INDICATIVE ONLY



date	rev	amendment
16/12/05	A	State Government Submission & R.F.P. - (DA)
17/01/06	B	REVISIONS TO BUILDING ENVELOPE - (DA)
16/11/05	C	DA ISSUE - (DA)

date	rev	amendment

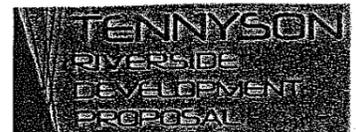
project
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141 Gray Street
Sydney, NSW
02 924 9791 Australia
M: 021 3400 000
F: 021 3010 000
hpa Pty Ltd
404 78 003 238 100

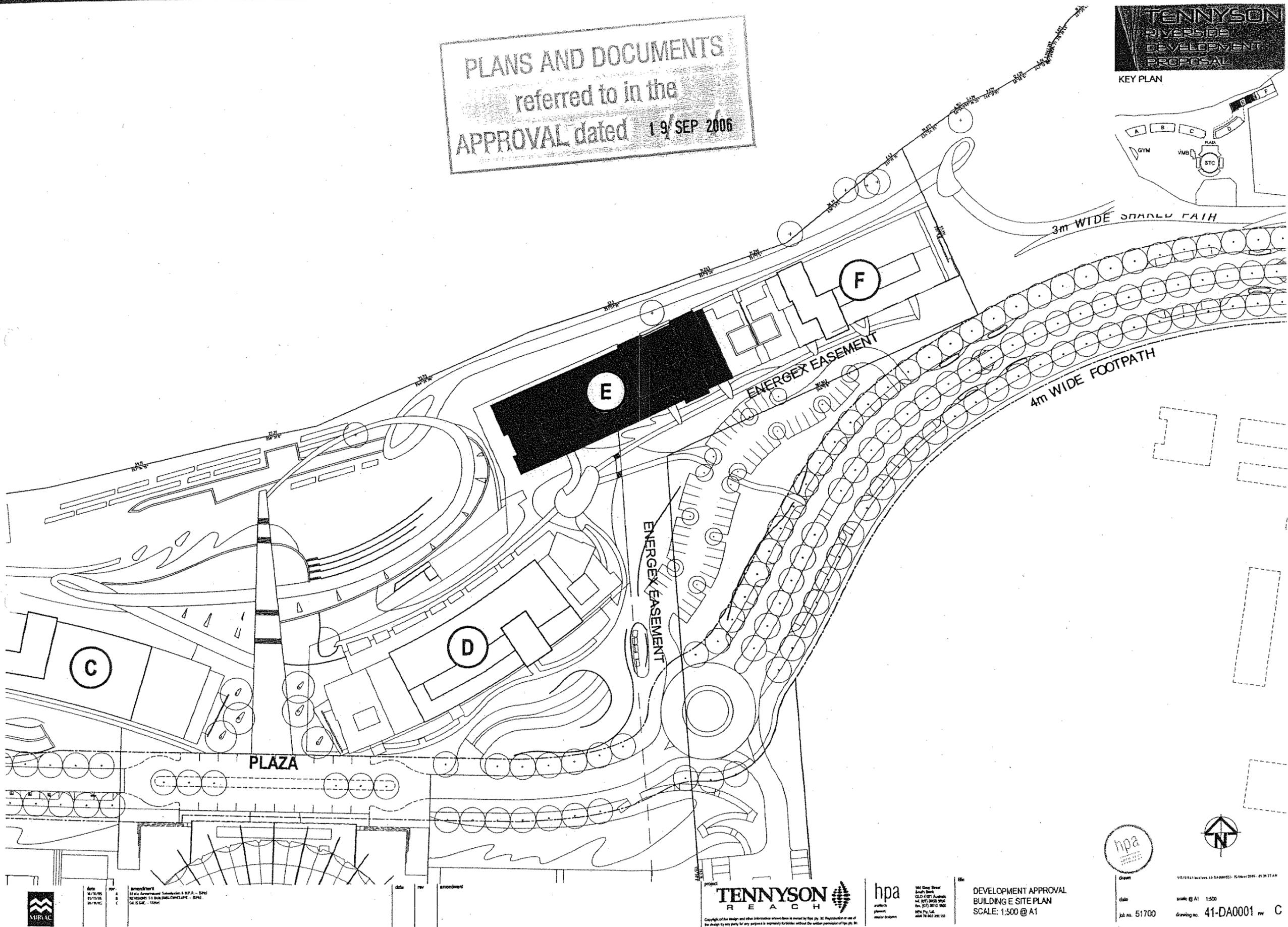
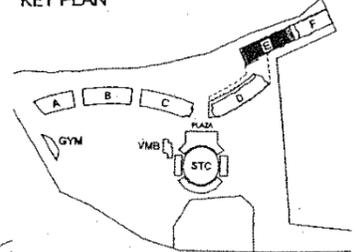
DEVELOPMENT APPROVAL
BUILDING E - COVER SHEET

date: 16/11/05
scale: @A1 N.T.S.
job no: 51700
drawing no: 41-DA0000 rev: C

PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



KEY PLAN



date	rev	amendment
18/10/05	A	State Government Submission to RPA - 12th
19/10/05	B	REVISIONS TO BUILDING E DEVELOPMENT PLAN
18/10/05	C	DA ISDAK - 12th



DEVELOPMENT APPROVAL BUILDING E SITE PLAN SCALE: 1:500 @ A1

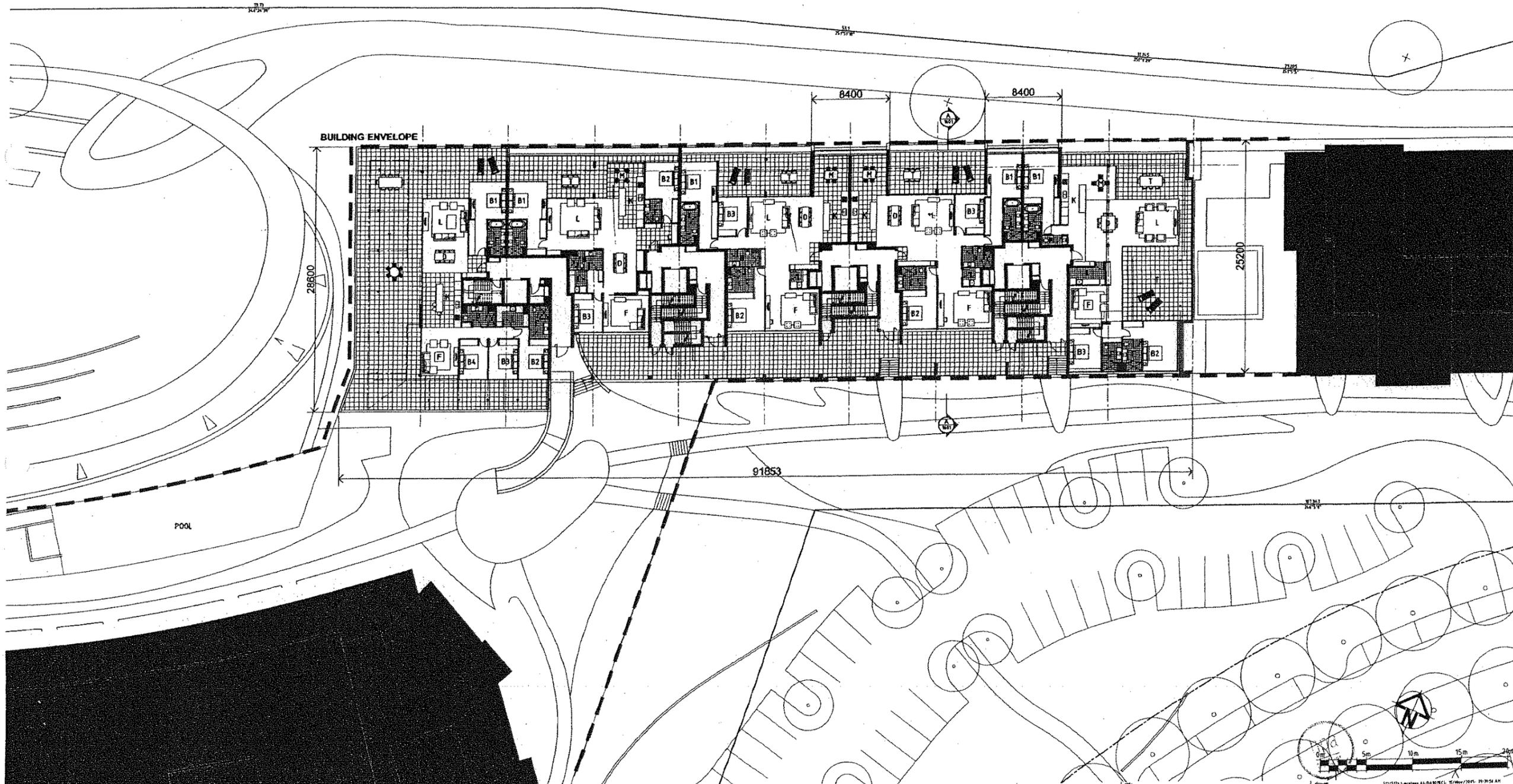
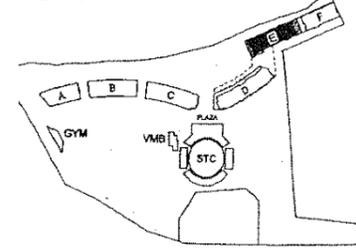


date 18/10/05 job no. 51700 scale @ A1 1:500 drawing no. 41-DA0001 rev C

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



KEY PLAN

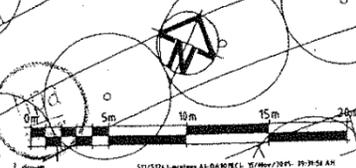


date	rev	amendment	date	rev	amendment
11/16/05	A	State Government Submission 5 R.F.A. - 0504			
11/16/05	B	REVISIONS TO BUILDING ENVELOPE - 0504			
11/16/05	C	DA ISSA - 0504			



194 King Street
South Perth
WA 6150 Australia
Tel: (08) 9439 5889
Fax: (08) 9439 5830
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ABN 78 053 355 192

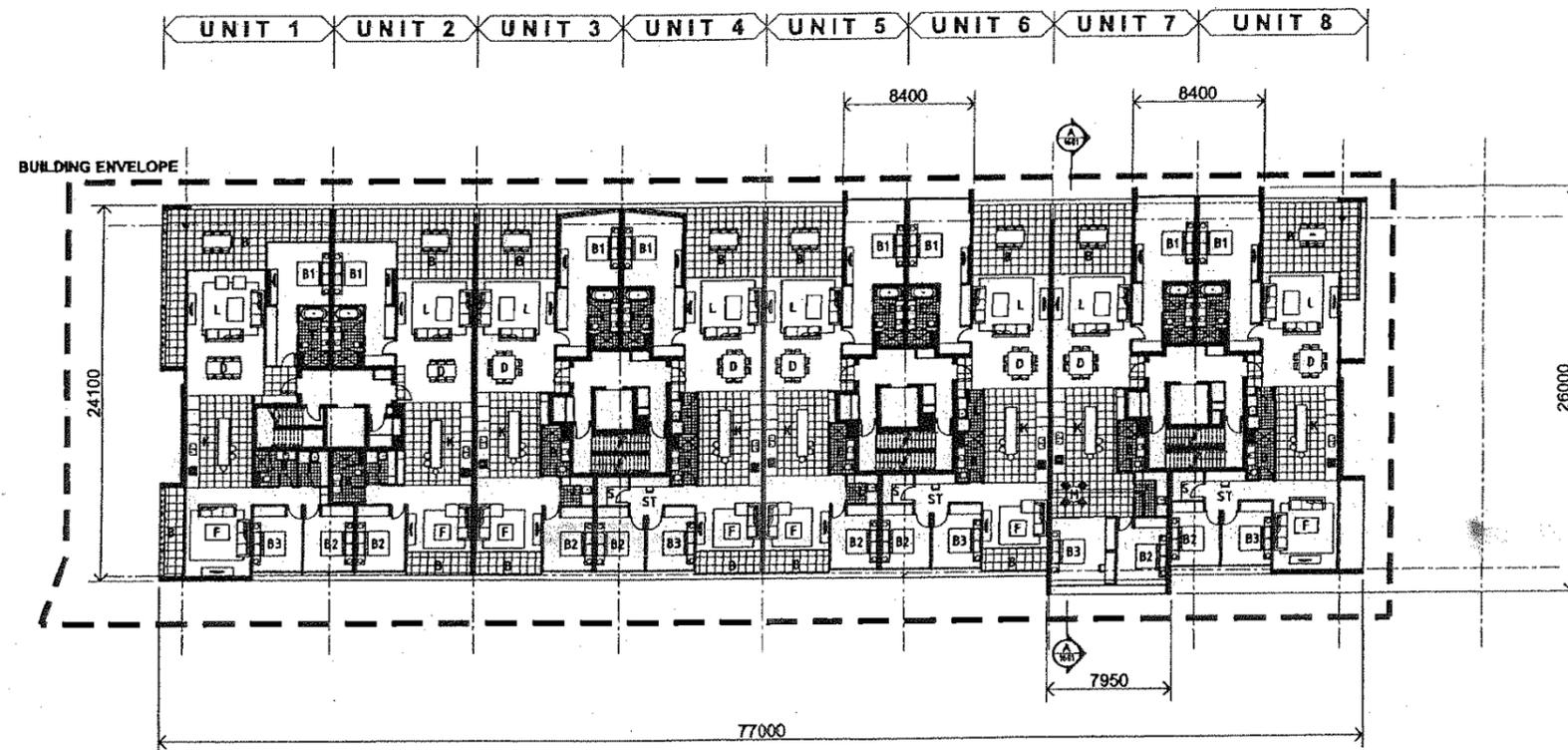
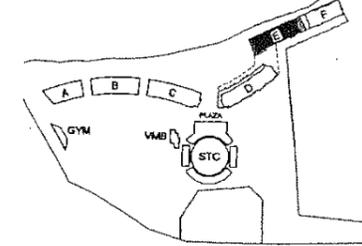
DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING E - LEVEL 01



date: 11/16/05
scale: @ A1 1:200
job no: 51700
drawing no: 41-DA1011 rev C

**TENNYSON
RIVERSIDE
DEVELOPMENT
PROPOSAL**

KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



date	rev	amendment
16/12/05	A	Start Government Submissions & N.P.A. - 100%
16/12/05	B	DA ISSUE - 100%

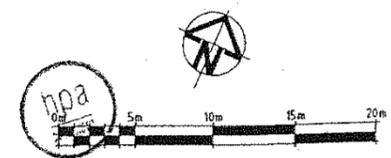
date	rev	amendment

project
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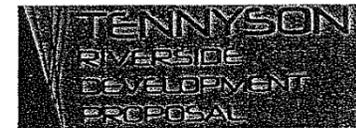
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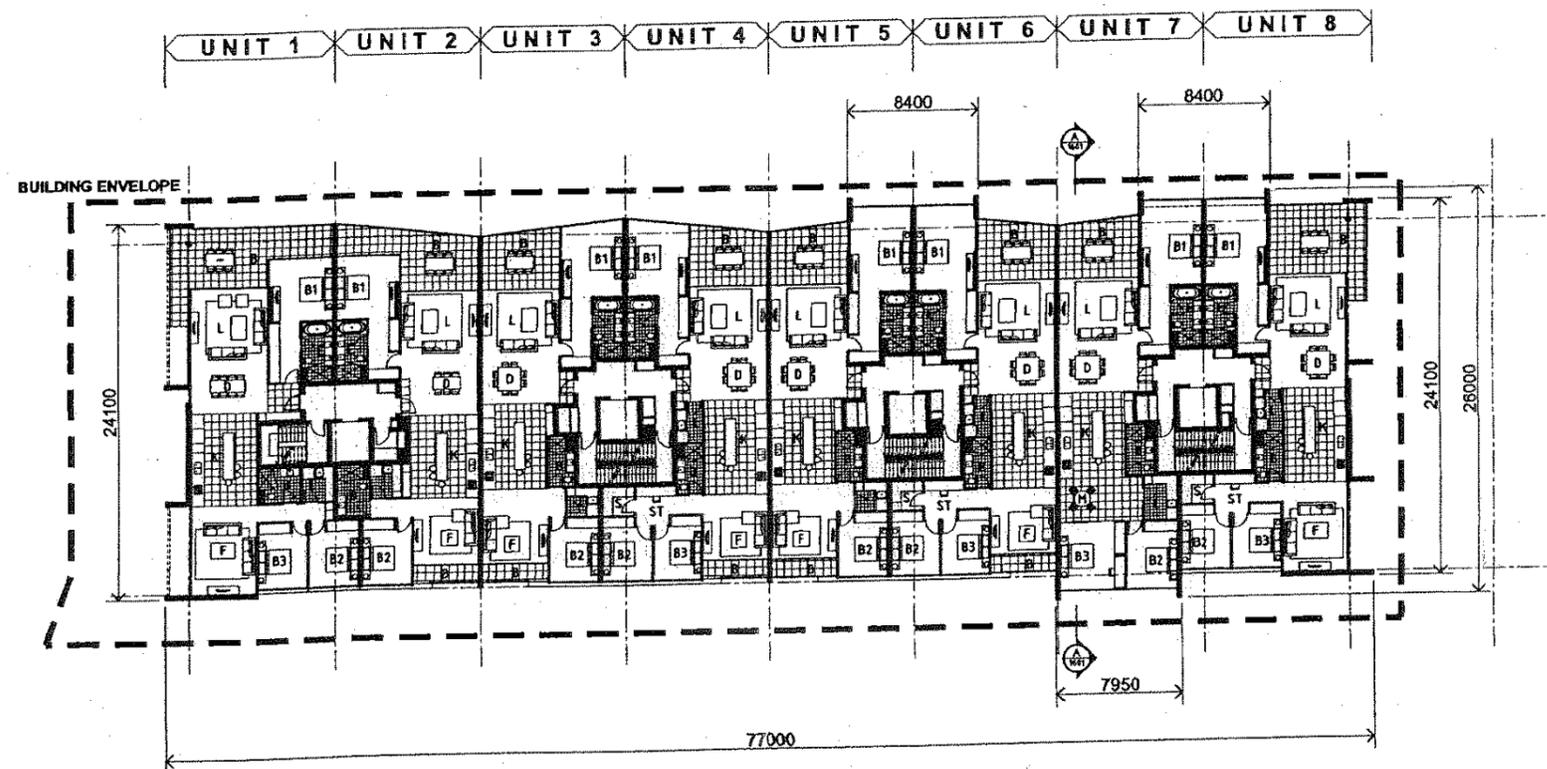
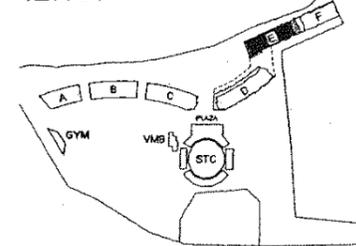
DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING E - LEVEL 02



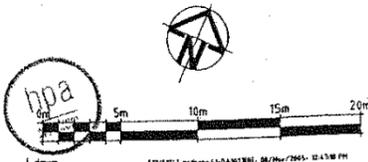
drawn: 10/12/05
date: 16/12/05
job no: 51700
scale: @ A1 1:200
drawing no: 41-DA1012 rev B



KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



date	rev	amendment
19/09/06	A	State Government Subsidy & NPA - SHS SA S.M.E. - (S.M.E.)

date	rev	amendment

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SA 5000
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ABN 78 003 330 153

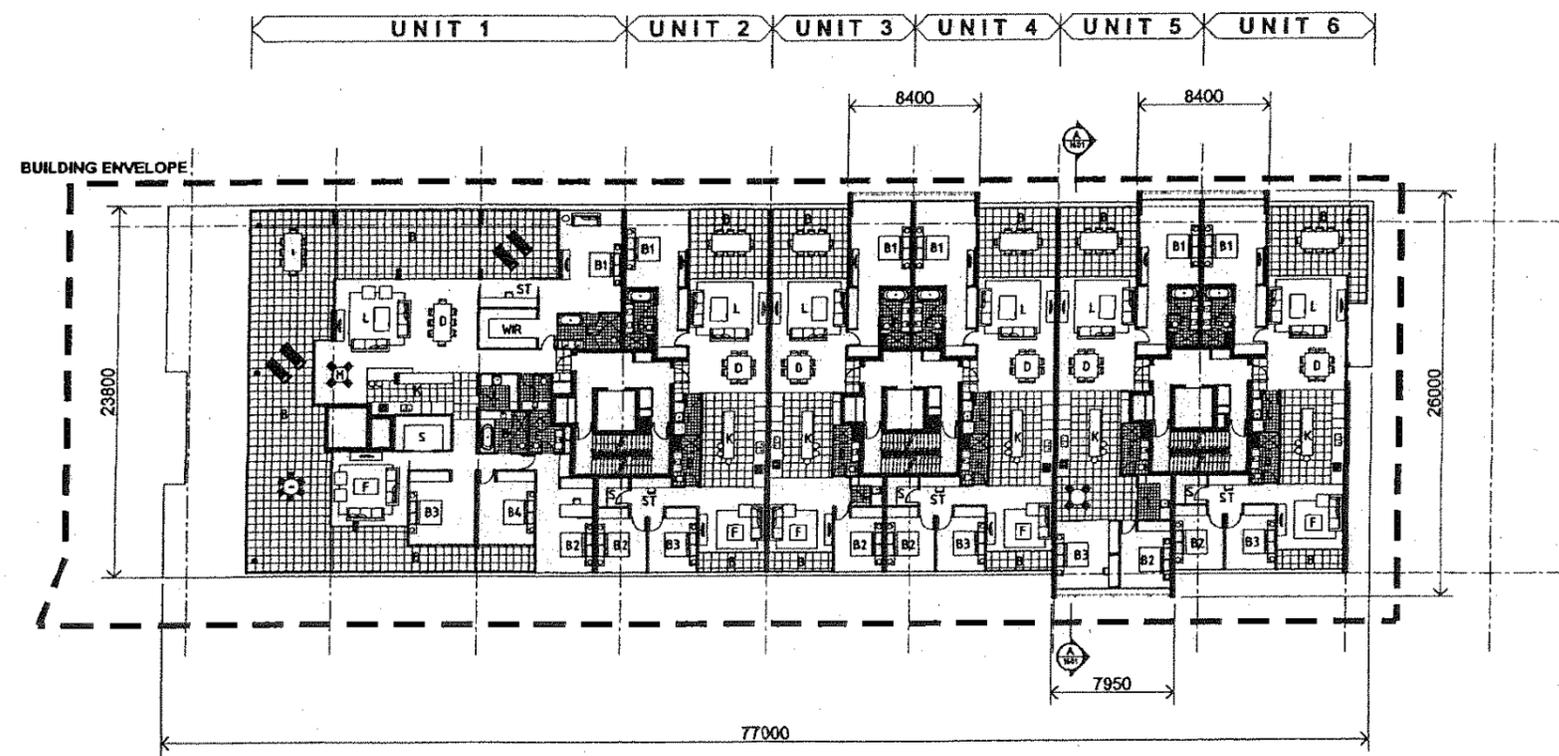
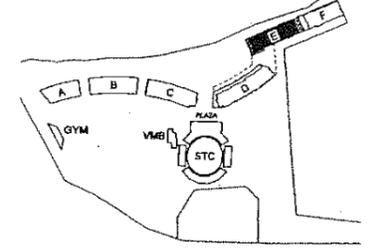
DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING E - LEVEL 03-07

date 19/09/06
job no. 51700
scale @ A1 1:200
drawing no. 41-DA1013 rev B

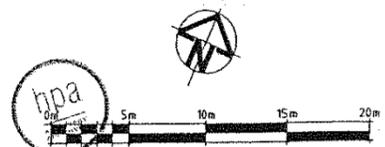
Approved: TORRENTINO Approved R/11/2005 S-18-27-ESL
BCC.077.021

TENNYSON RIVERSIDE DEVELOPMENT PROPOSAL

KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19/SEP 2006



date	rev	amendment
18/10/05	A	State Government Submission & R.F.A. - (50x)
24/01/06	A	DL R.M.C. - (50x)

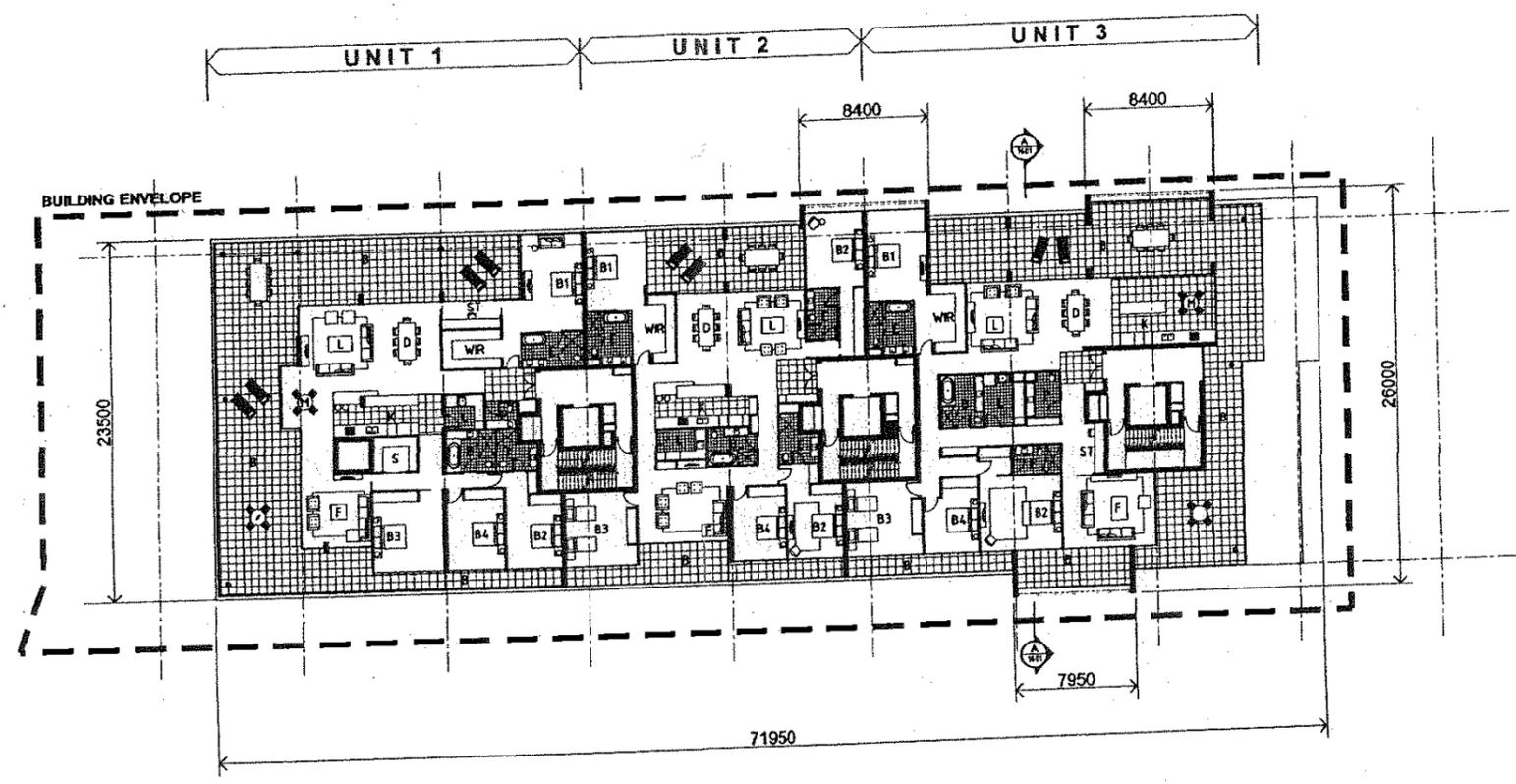
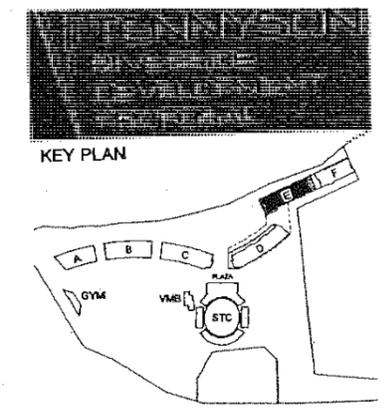
date	rev	amendment

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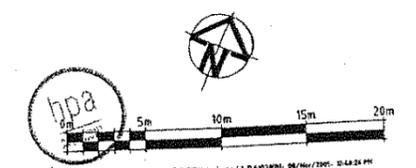
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hpa Pty. Ltd.
 104 Dwyer Street
 South Brisbane
 QLD 4101 Australia
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 Fax: (07) 2510 1900
 hpa Pty. Ltd.
 ABN 54 001 301 031

001
 DEVELOPMENT APPROVAL
 GENERAL ARRANGEMENT PLAN
 BUILDING E - LEVEL 09

drawn: S.T./K.T./L.A./M.H./L.L./D.A./M.H./M.L./M.V./J.Z./M.L./J.P.H.
 date: scale @ A1 1:200
 job no. 51700 drawing no. 41-DA1019 rev B



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006



date	rev	amendment
14/10/05	A	State Government Submission & NPA - (D&I)
04/10/05	B	(A) (D&I) - (D&I)

date	rev	amendment

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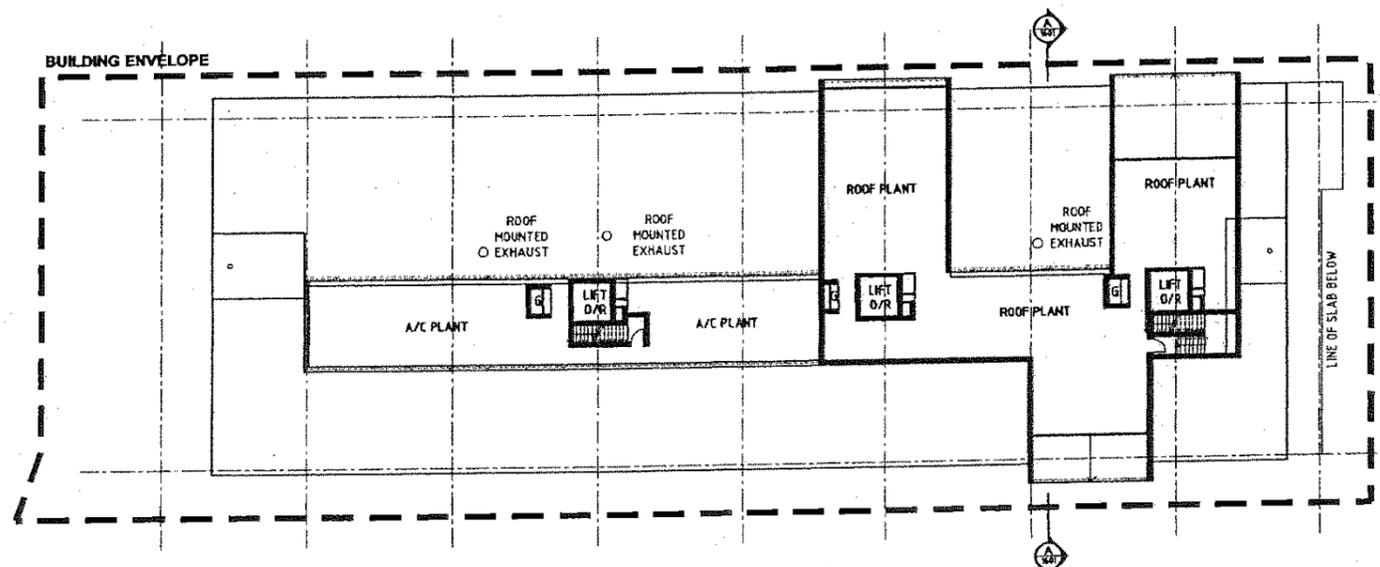
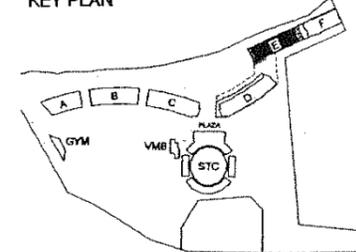
hpa
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100/101 Sturt Street
Sydney NSW 2000
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Fax: (02) 9230 2000
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ABN 76 022 238 822

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING E - LEVEL 10

job no. 51700
SCALE @ A1 1:200
drawing no. 41-DA1020 rev B
DATE: 14/10/05 5:18:28 PM
BCC.077.022



KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006



date	rev	amendment
18/10/05	A	State Government Suburban & RPA - DMS
14/11/05	B	DA 9536 - DMS

date	rev	amendment

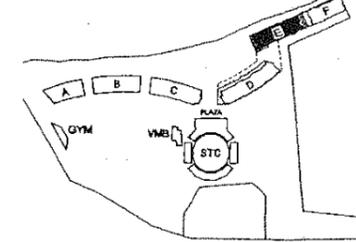


DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING E - ROOF PLAN

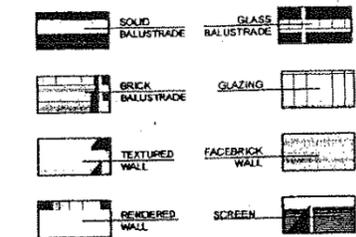
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Scale @ A1 1:200
job no. 51700 drawing no. 41-DA1025 rev B



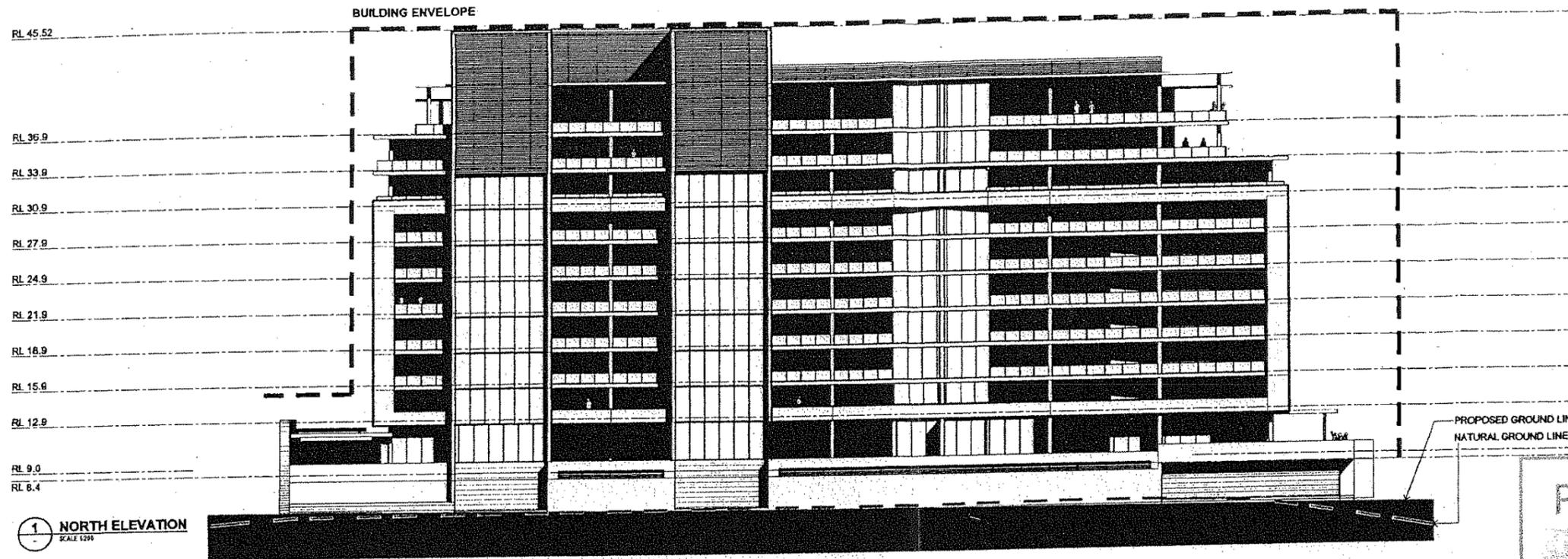
KEY PLAN



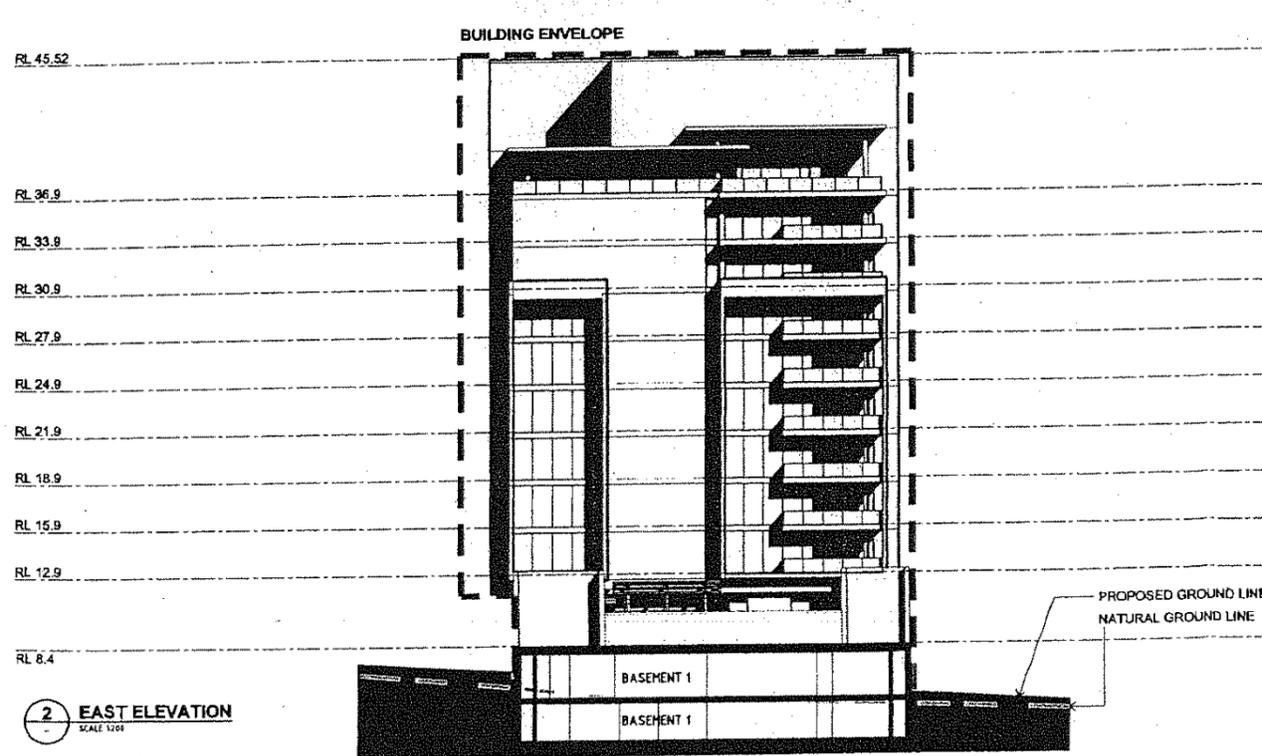
MATERIALS - KEY



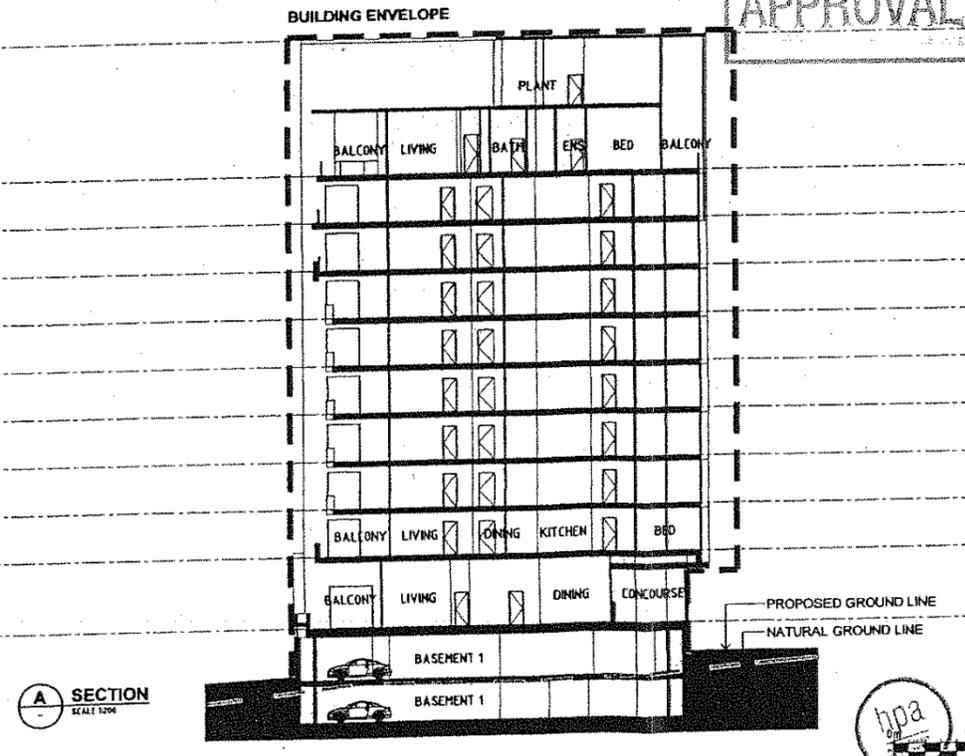
PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



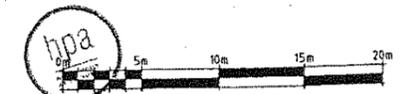
1 NORTH ELEVATION SCALE 1:200



2 EAST ELEVATION SCALE 1:200



A SECTION SCALE 1:200



date	rev	amendment
18/10/05	A	State Government Submission & RFP E - 0541
18/10/05	B	REVISION TO BUILDING ENVELOPE - 0541
06/11/05	C	DA RSM - 0541

date	rev	amendment

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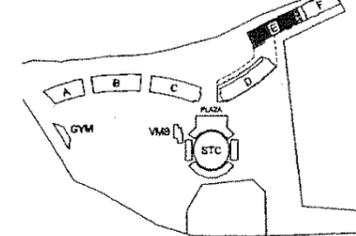
DEVELOPMENT APPROVAL
 ELEVATION SHEET 1 WITH SECTION
 BUILDING E

drawn: 5/11/05 - mofms, 11-03-05/05 - DE, 04/11/2005 - 02/07/06 PM
 date: scale @ A1 1:200
 job no: 51700 drawing no: 41-DA1600 rev: C

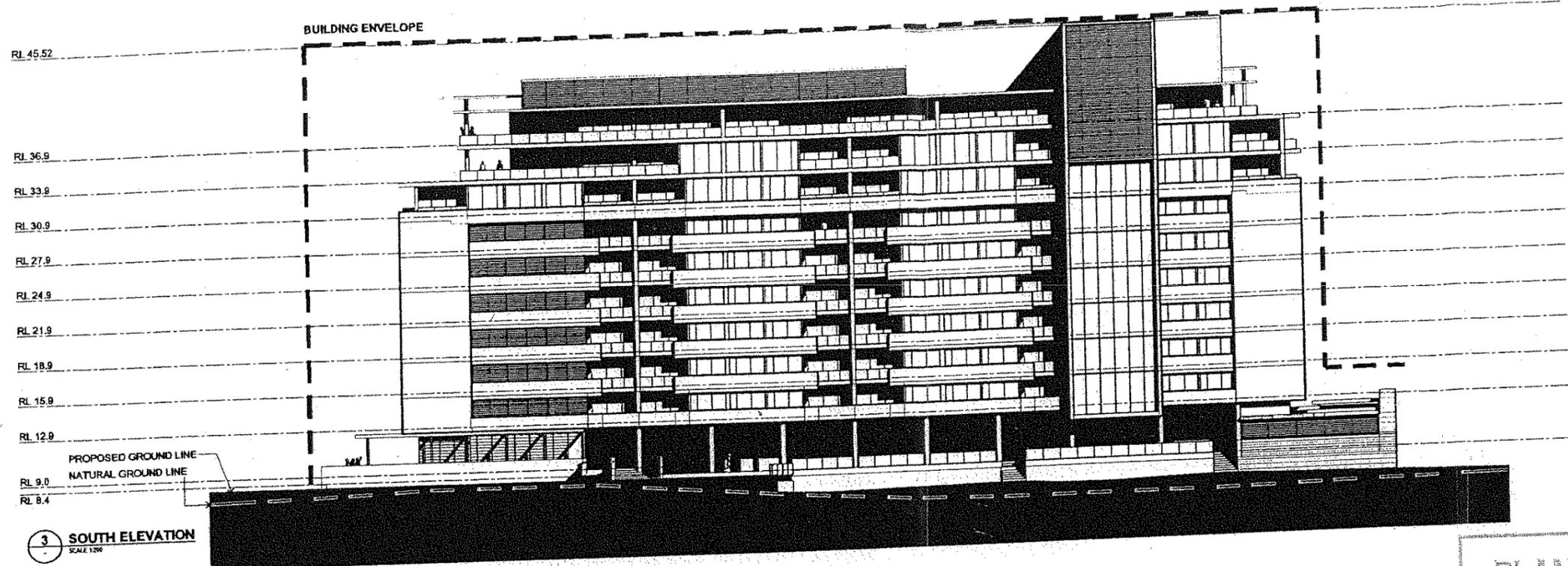
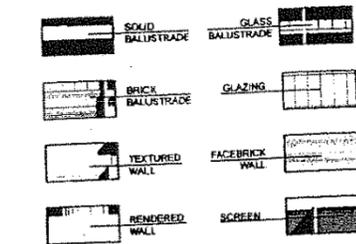


RIVERSIDE DEVELOPMENT PROPOSAL

KEY PLAN

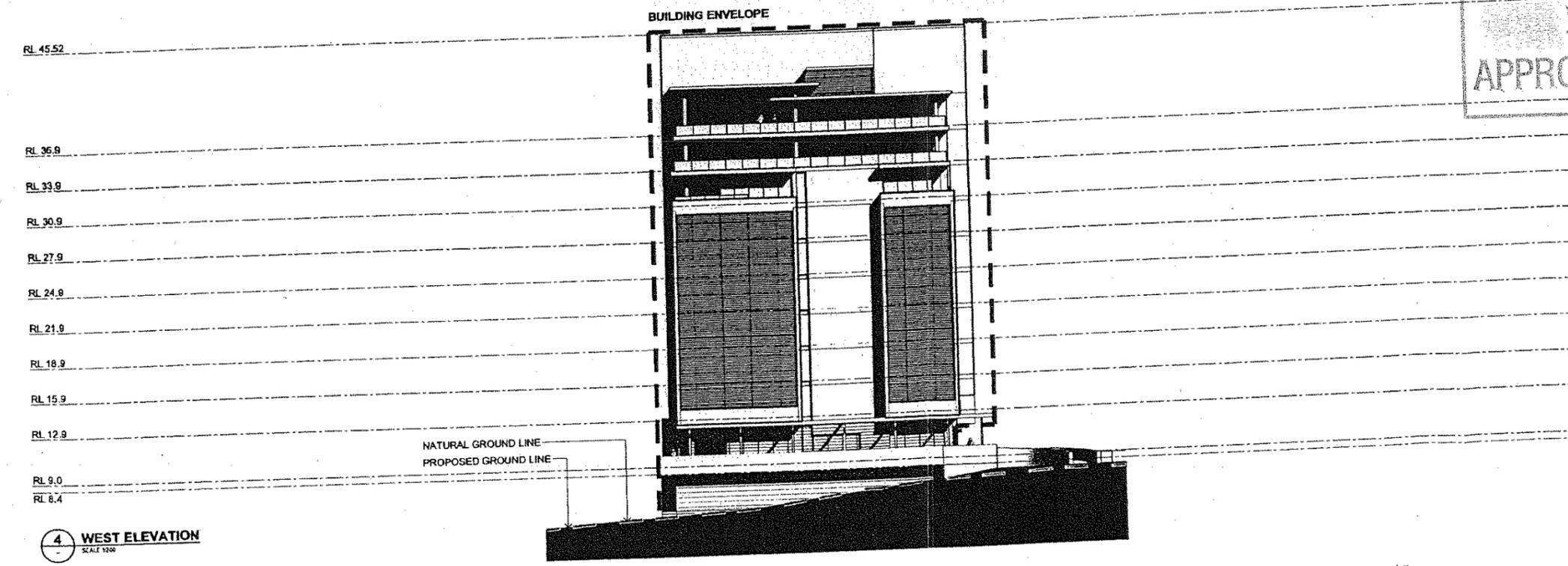


MATERIALS - KEY

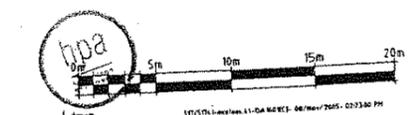


3 SOUTH ELEVATION
SCALE 1:200

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



4 WEST ELEVATION
SCALE 1:200



DATE	REV	AMENDMENT
16/11/05	A	State Government Submission 1 - RP 2 - 05A1
16/11/05	B	AMENDMENT TO BUILDING ENVELOPE - 05A1
16/11/05	C	DA ISSUE - 19A1

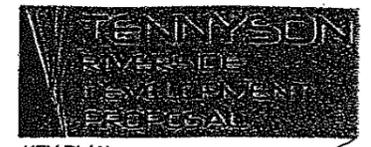
DATE	REV	AMENDMENT

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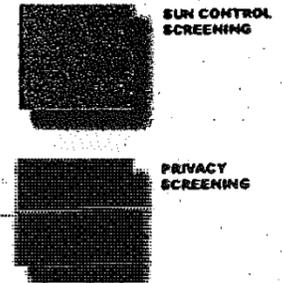
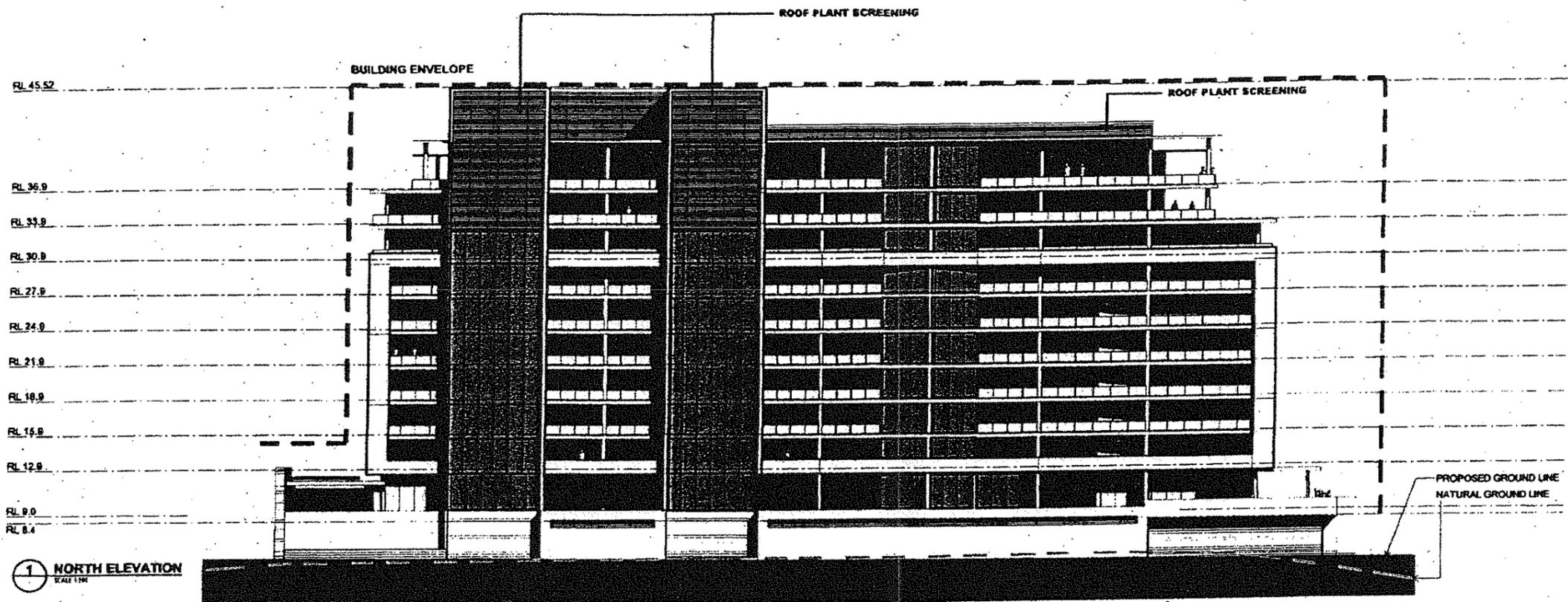
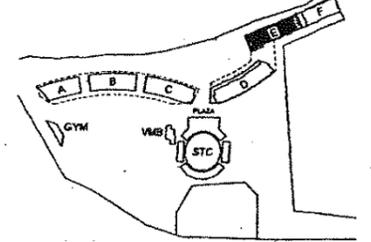
hpa
161 Gray Street
Sydney NSW
CLD A111 Approved
Tel: (02) 9550 5000
Fax: (02) 2010 1800
www.hpa.com.au
JAH 19 OCT 2005 102

DEVELOPMENT APPROVAL
ELEVATION SHEET 2
BUILDING E

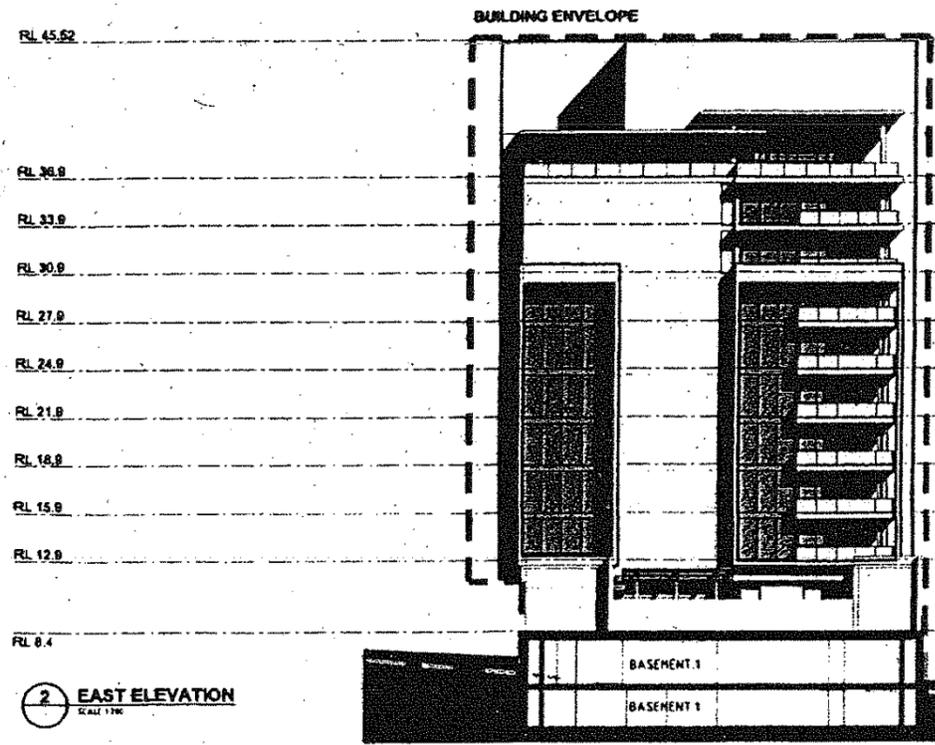
hpa
Scale @ A1 1:200
Job no. 51700
drawing no. 41-DA1601 rev C
Signed: JORDAN C. Approved 8/11/2005 5:16:29 PM



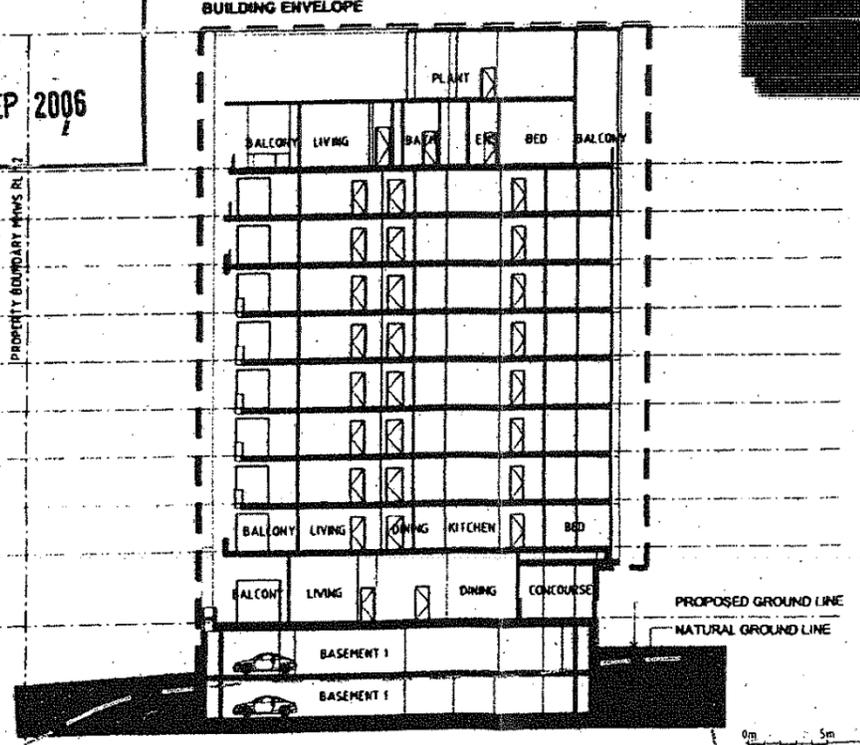
KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



A SECTION SCALE 1/8\"/>



date	rev	amendment
11/15/05	A	CA 10/15/05 - 15/05

date	rev	amendment

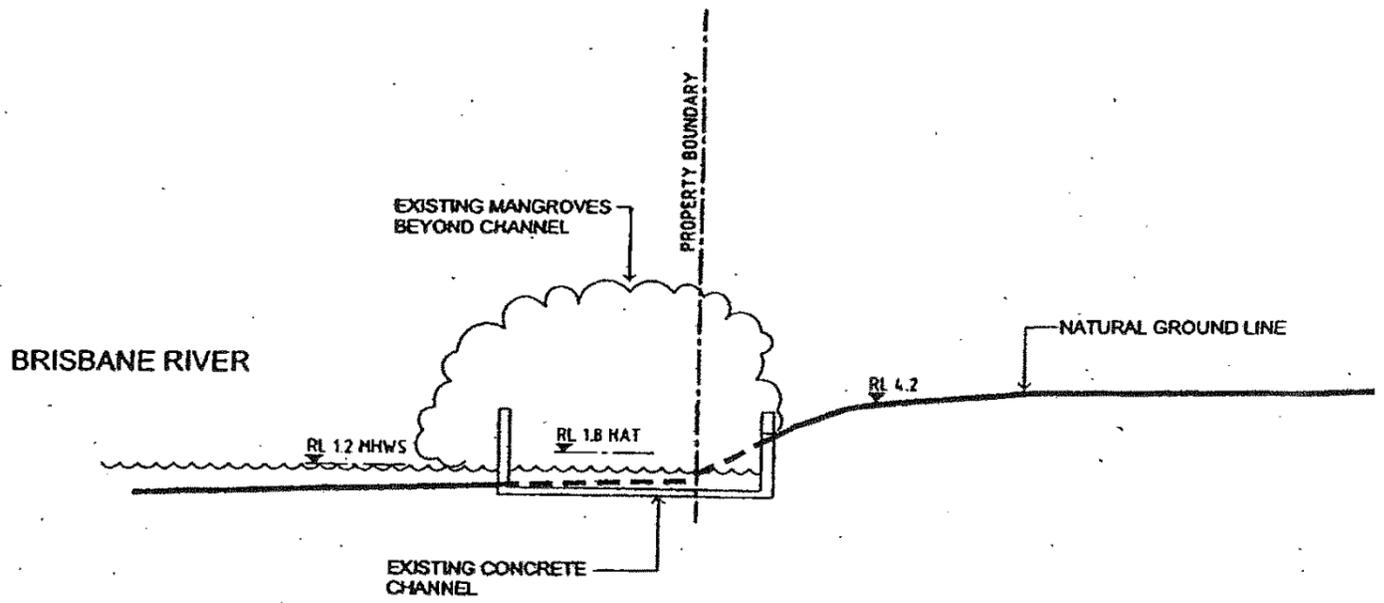
TENNYSON

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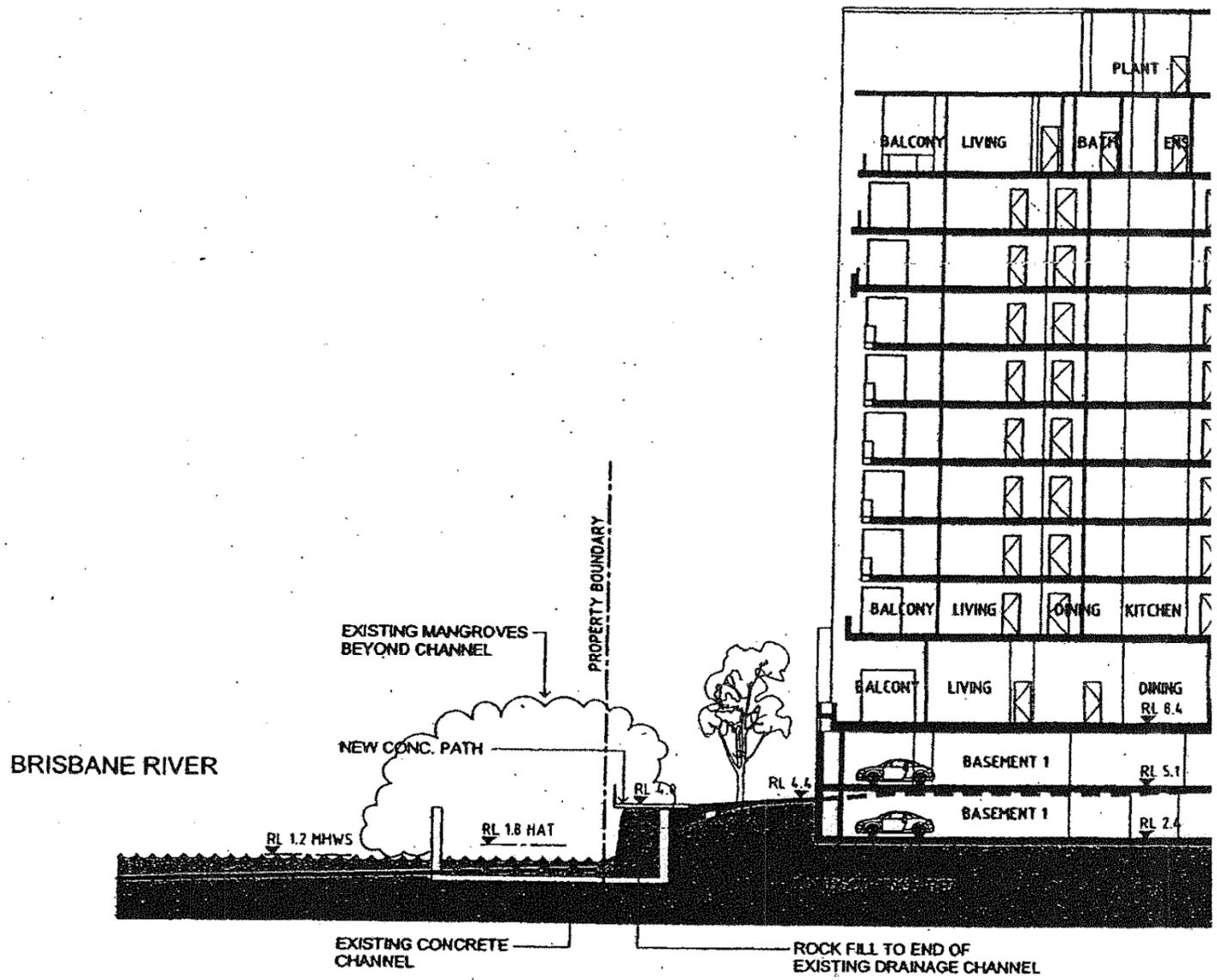
161 Clay Street
San Francisco, CA 94107
Tel: 415.774.8800
Fax: 415.774.8800

DEVELOPMENT APPROVAL
BALCONY SCREEN ELEVATIONS

41-DA1040 A
BCC.068.008



3 SECTION - BEFORE
SCALE 1:200



3 SECTION - AFTER
SCALE 1:200

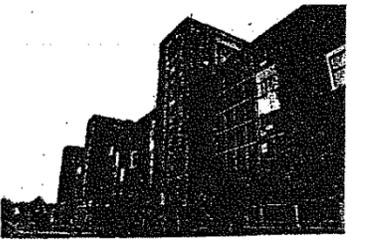
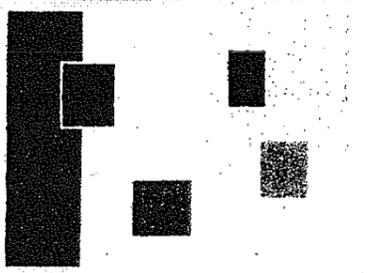
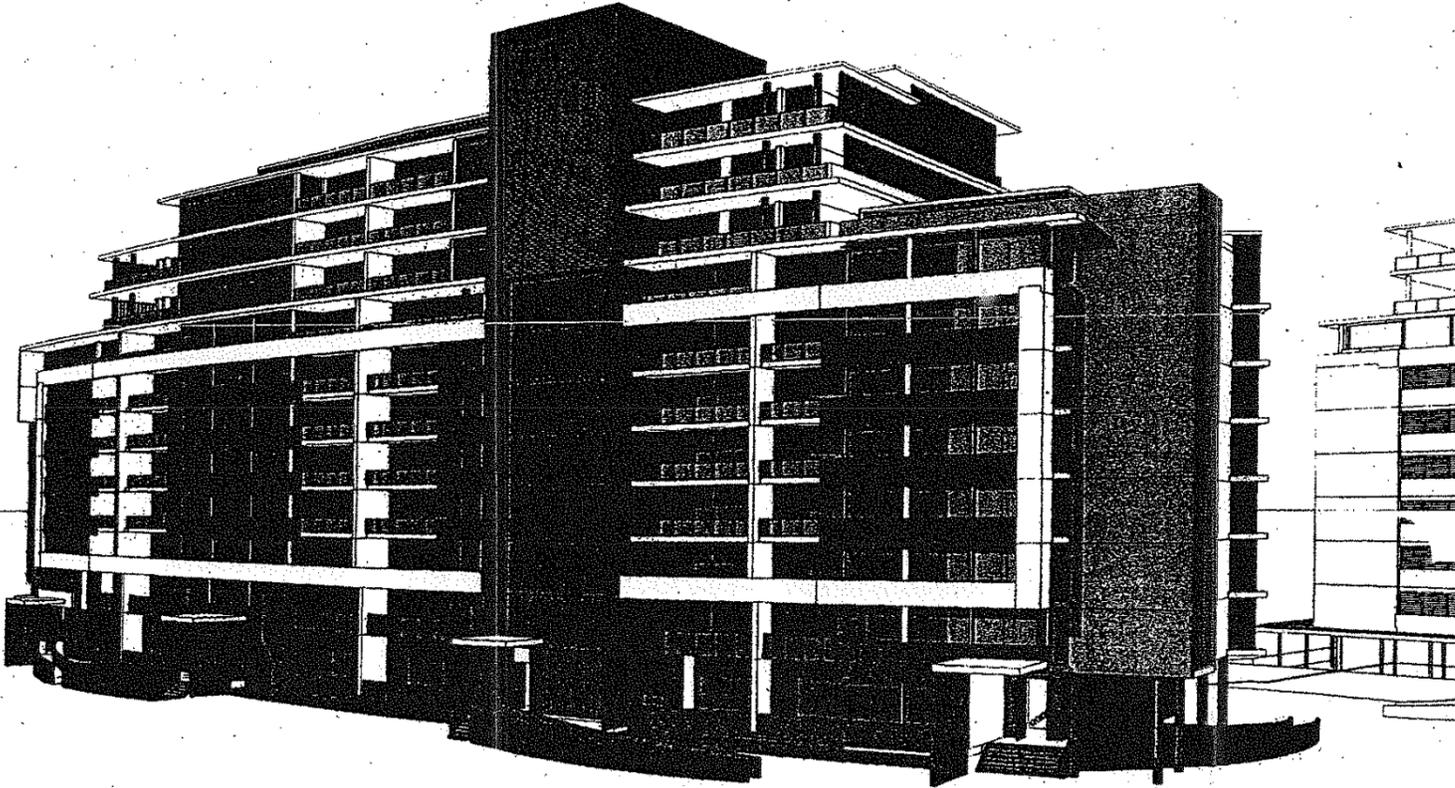
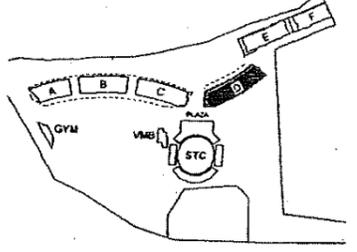


date	rev	amendment
31/03/06	A	DA RFI ISSUE - DPH

date	rev	amendment

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006

TENNYSON
RIVERSIDE
DEVELOPMENT
PROPOSAL
KEY PLAN



date	rev	amendment
11/01/06	A	Final Development Submission 3 RPA - DP2
11/01/06	B	DA DSUF - DP2
11/01/06	C	DA DSUF - DP2
11/01/06	D	DA DSUF - DP2

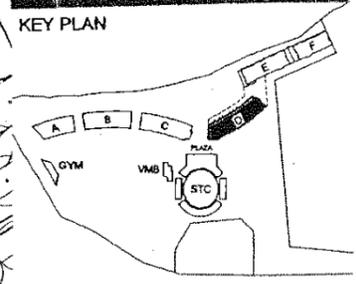
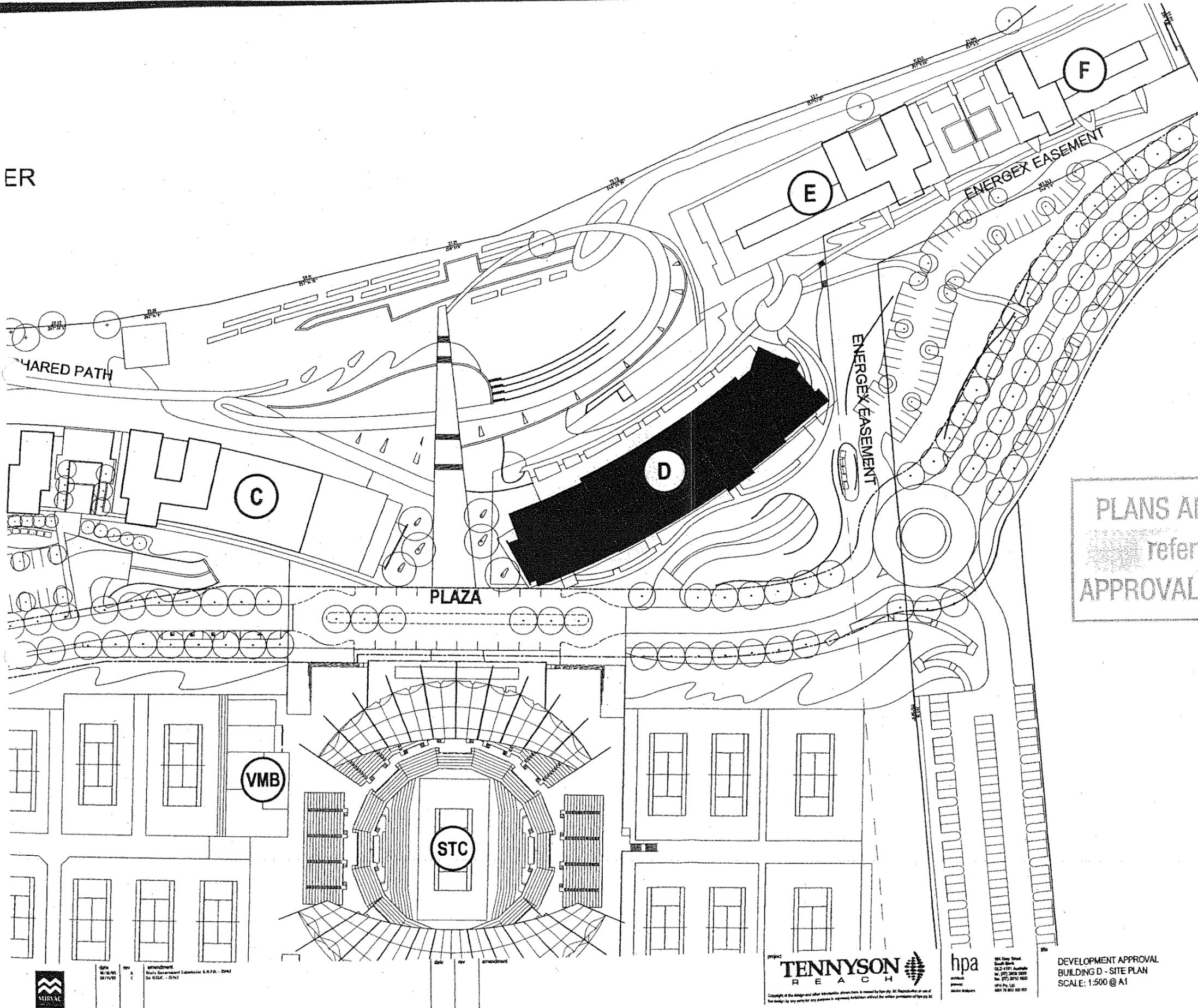
date	rev	amendment

TENNYSON REACH

hpa
1101/1102 - 1103/1104
1105/1106 - 1107/1108
1109/1110 - 1111/1112

DEVELOPMENT APPROVAL
BUILDING D - COVER SHEET

51 DA 000 REV D
SCALE @ A1 N.T.S. BCC.068.008



ER

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006

date	rev	amendment
10/18/05	A	State Government Submission, E.N.P.A. - CDM
05/17/05	C	DA 0248 - 0241

date	rev	amendment

project
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ABN 78 603 428 850

DEVELOPMENT APPROVAL
BUILDING D - SITE PLAN
SCALE: 1:500 @ A1



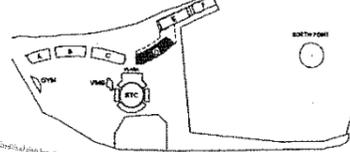
10/17/05 rev 001 51-DA0001-10/Nov/2005-16:42:25 AM

date
job no. 51700

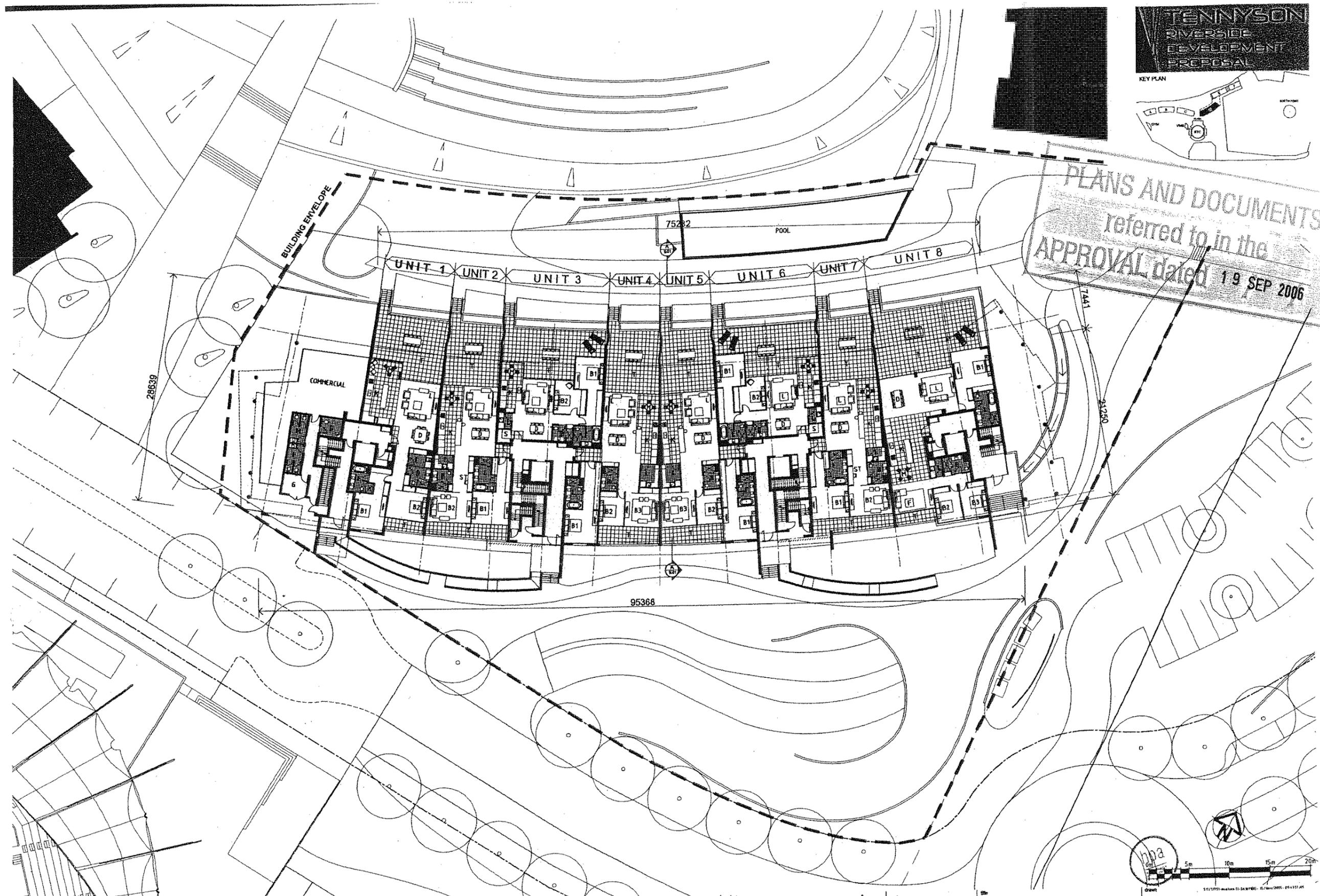
scale @ A1 1:500
drawing no. 51-DA0001 rev C

TENNYSON RIVERSIDE DEVELOPMENT PROPOSAL

KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



date	rev	description
16/10/05	1	Initial Design
19/10/05	2	Revised Design

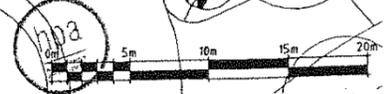
date	rev	amendment

project **TENNYSON REACH**

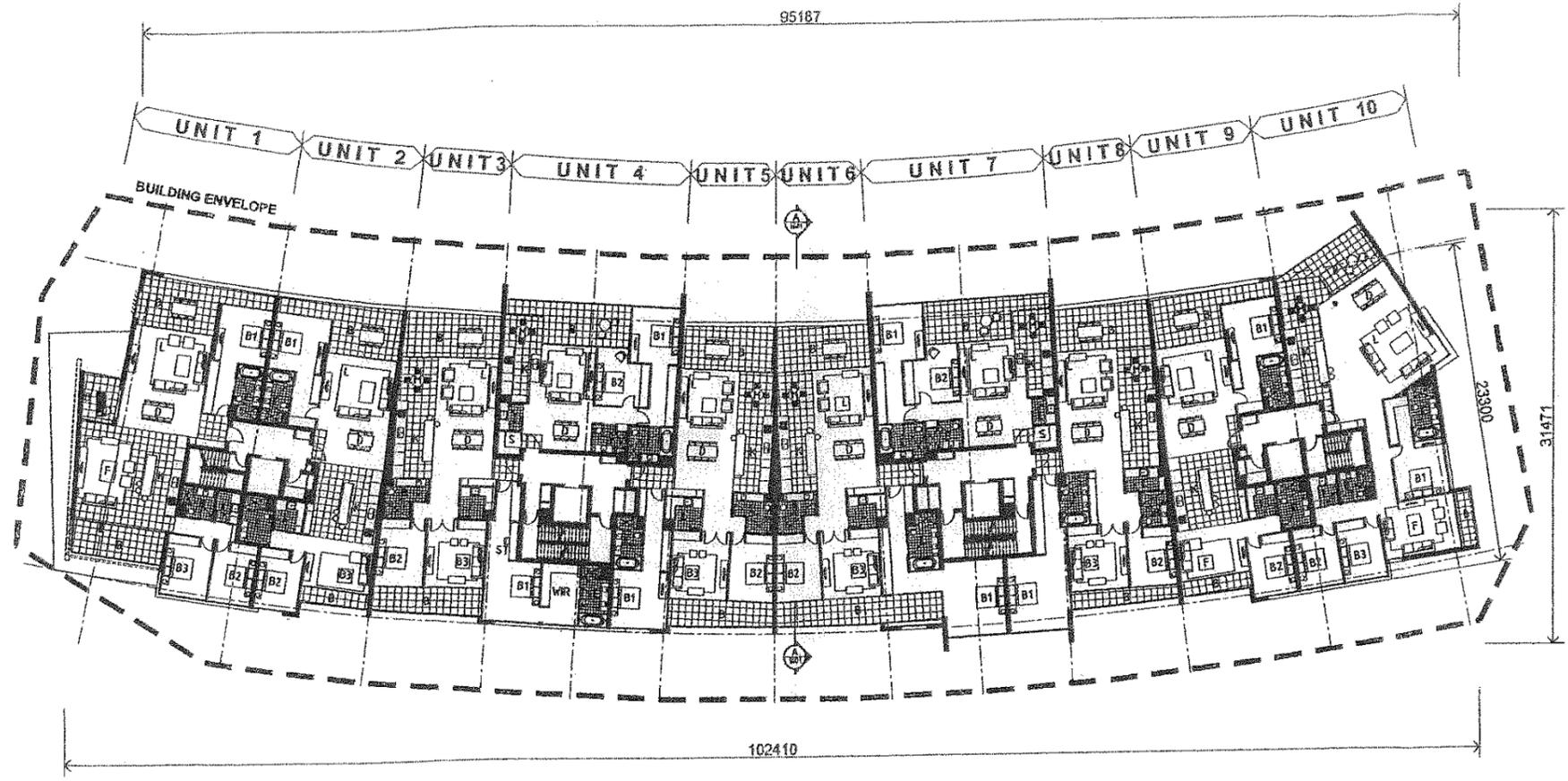
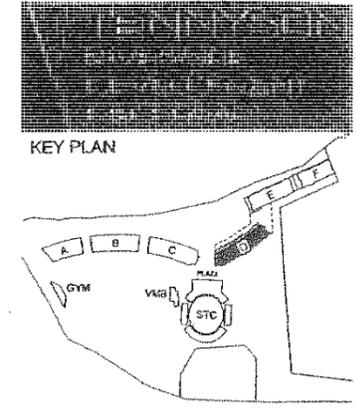
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ABN 78 002 268 182

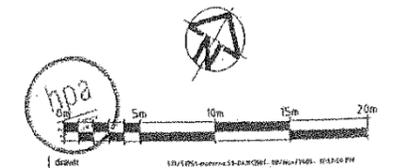
DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D - LEVEL 01



date 16/10/05
scale @ A1 1:200
job no. 51700 drawing no. 51-DA1011 rev B



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



date	rev	amendment
07/11/05	A	Final Submission Submission A RFL - 2005
04/05/06	B	DA-CDD - Final

date	rev	amendment

project

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www.hpa.com.au

DATE

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D - LEVEL 02

DATE

51700

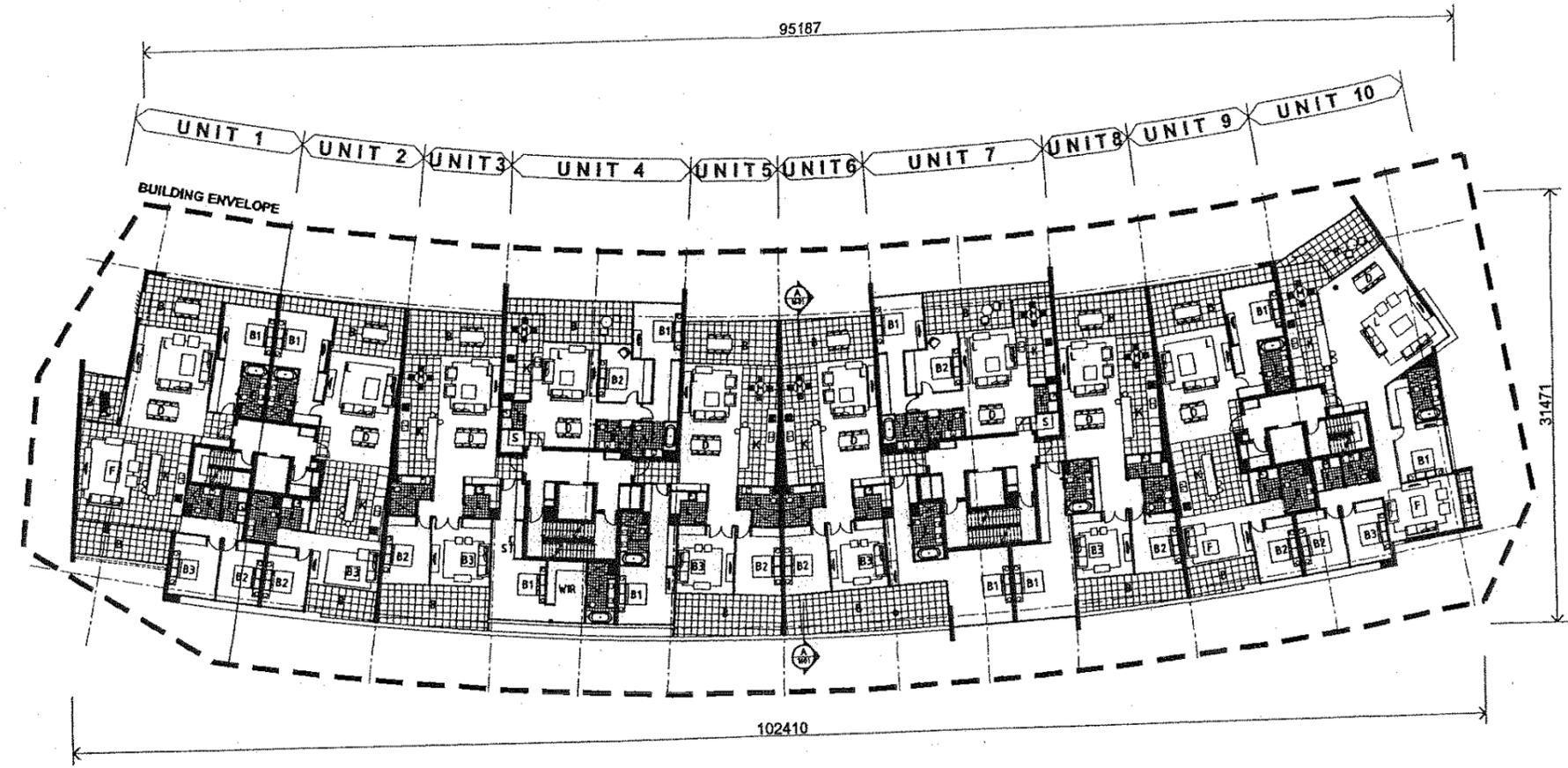
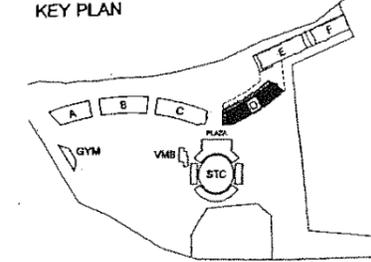
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51-DA1012

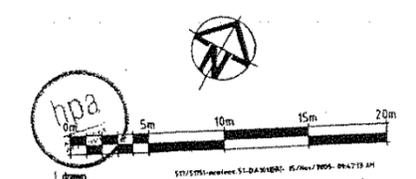
BC0.075.2 | 63



KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



date 18/09/06 hpa 51-DA1013 rev B



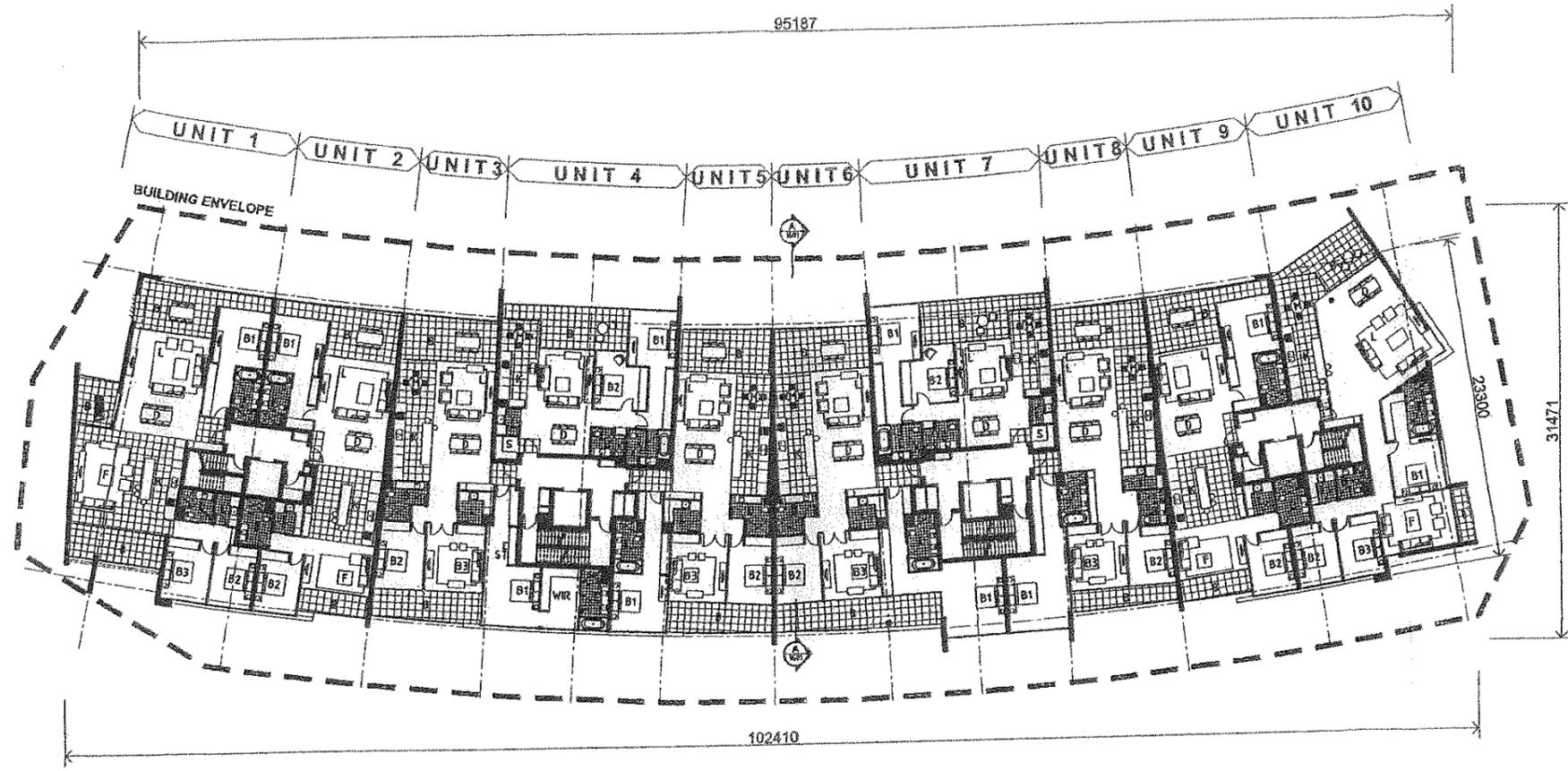
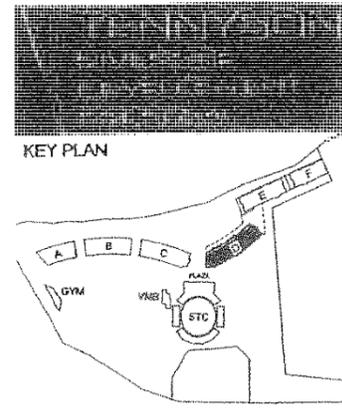
date	rev	amendment
18/09/06	A	51-DA1013 Submission & RFP - 25th Oct 2006 - 10m
	B	

date	rev	amendment

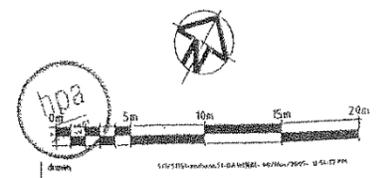
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 hpa.com

DEVELOPMENT APPROVAL GENERAL ARRANGEMENT PLAN BUILDING D - LEVEL 03



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



Scale: 1:1000
Date: 14/11/05
Revision: 2
Approved: [Signature]
City of Melbourne Submission C.R.F.A. - 12941
DL 62/06 - 0101

DATE	REV	REVISION

PROJECT
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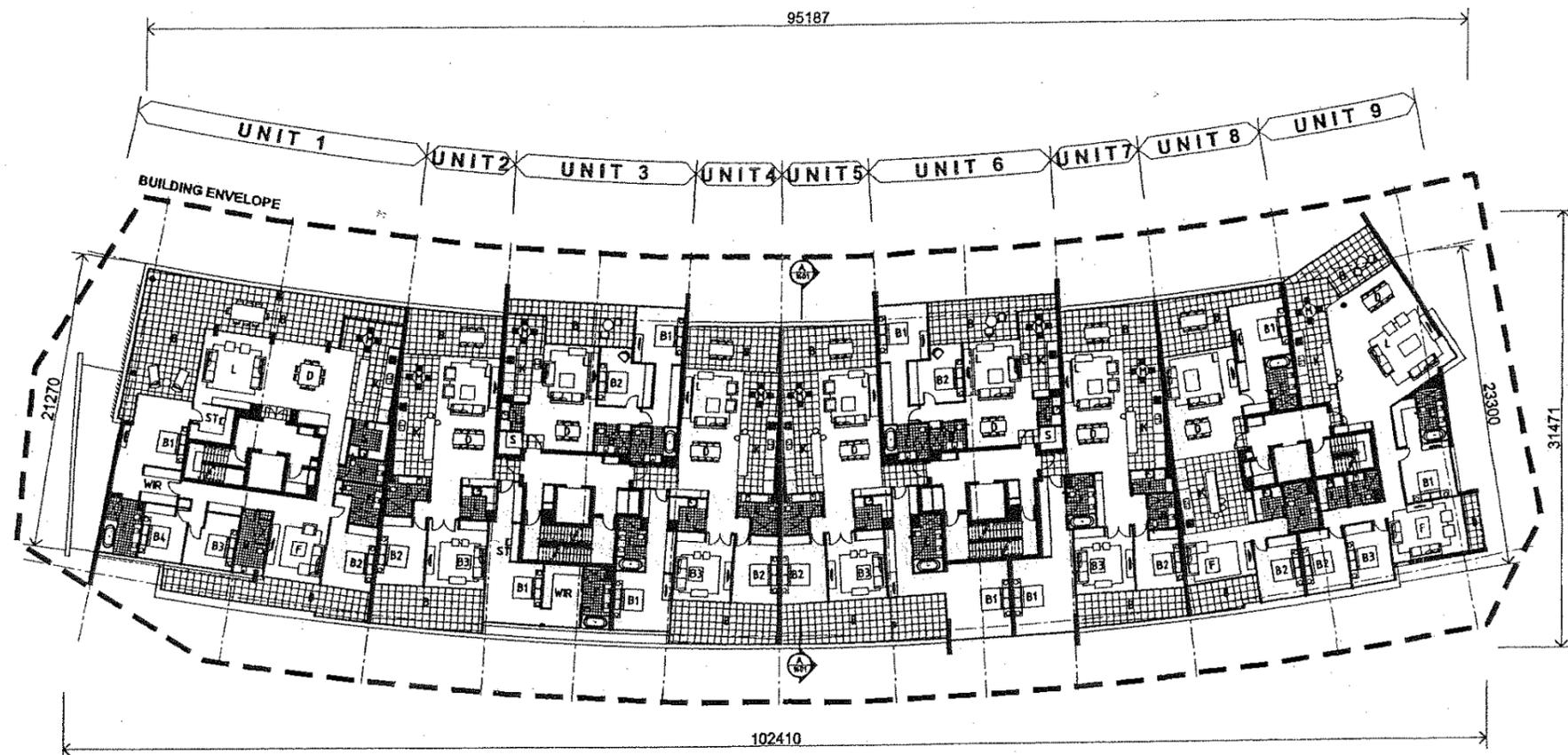
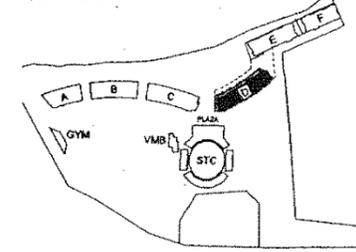
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1300 77 883 399 012

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D - LEVEL 07

Scale: 1:1000
Date: 14/11/05
Drawing No: 51-DA1017 rev B C.075.2161
Job No: 51700



KEY PLAN



PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006



DATE	REV	AMENDMENT
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19/07/05	B	(in G.D.C. - final)

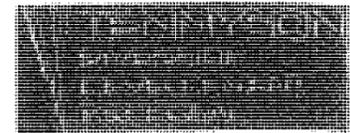
DATE	REV	AMENDMENT

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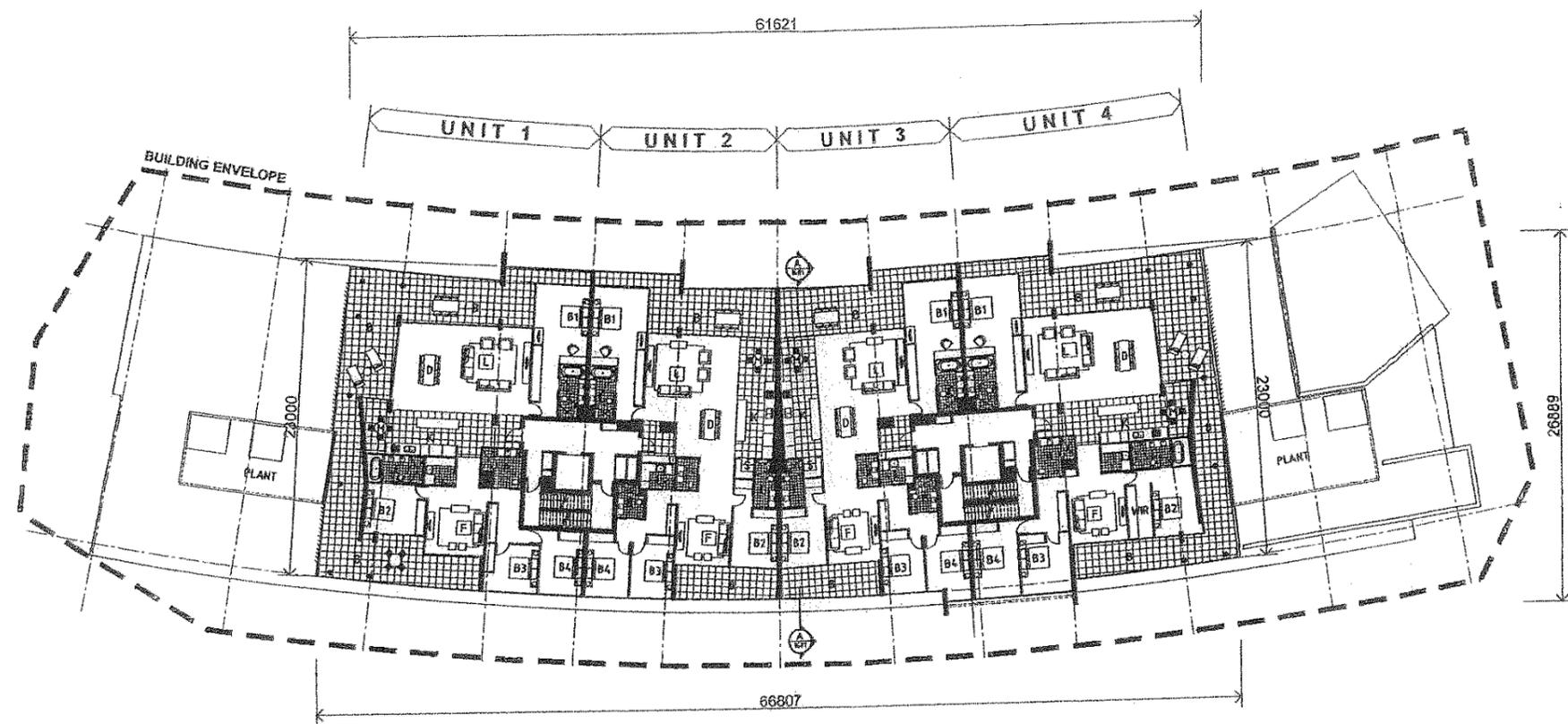
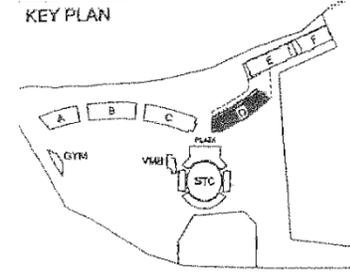
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 104 Gray Street
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 QLD 4101 Australia
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 ABN 52 053 259 021

DEVELOPMENT APPROVAL
 GENERAL ARRANGEMENT PLAN
 BUILDING D - LEVEL 08

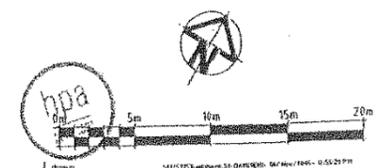
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 0m 5m 10m 15m 20m
 date 51700 scale @ A1 1:200
 drawing no. 51-DA1018 rev B



KEY PLAN



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



hpa
date: 51700
drawing no. 51-DA1019 rev B
BCC.075.2159



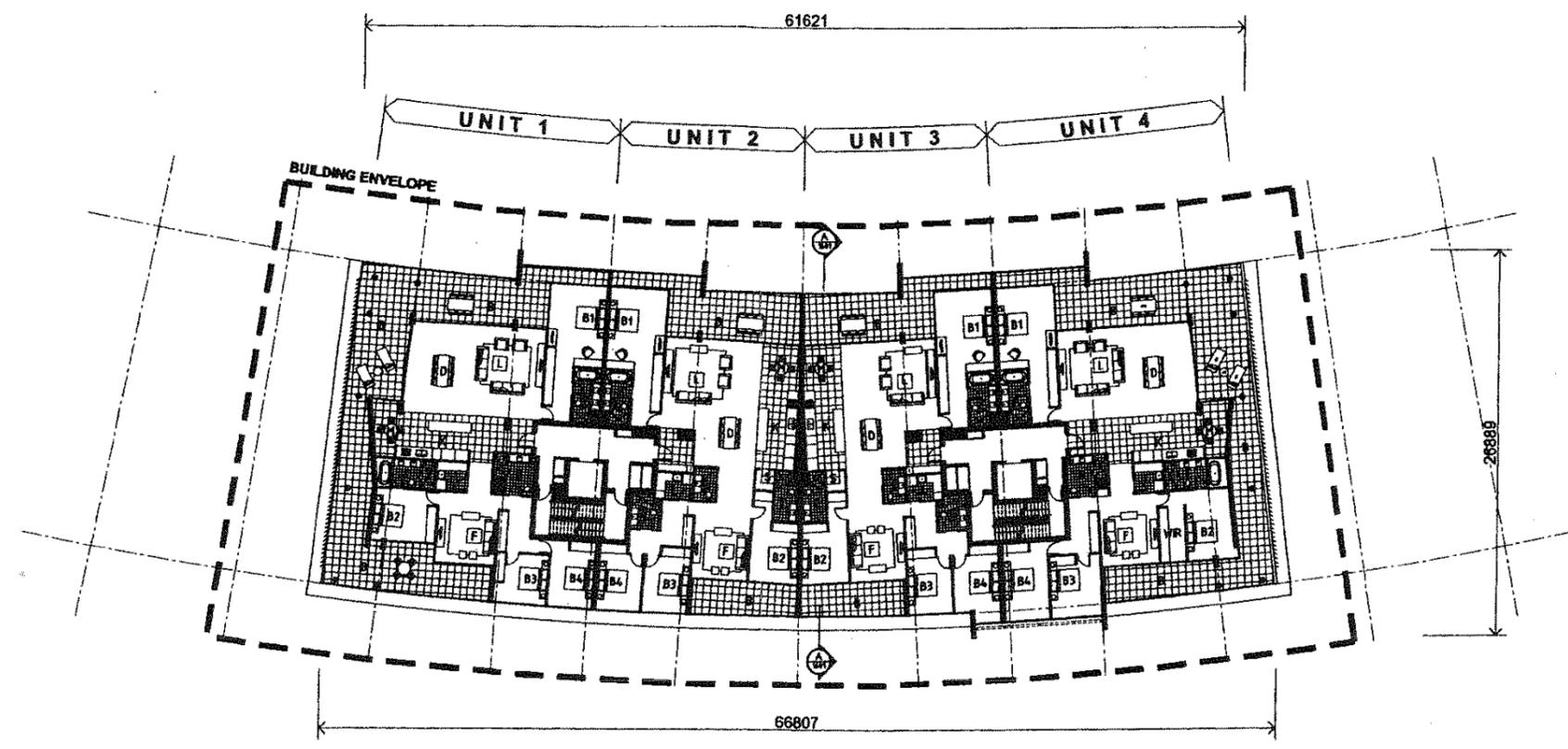
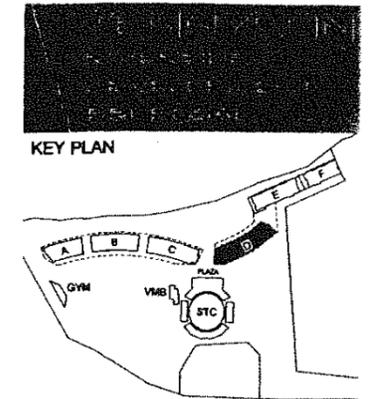
DATE	REV	DESCRIPTION
12/15/05	A	AMENDMENT
12/16/05	B	State Government Subsidies & N.P.B. - 10701
		DA ISSUE - 09/15/06

DATE	REV	DESCRIPTION

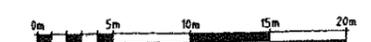
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DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D - LEVEL 09



PLANS AND DOCUMENTS
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APPROVAL dated 19 SEP 2006



51/15705/1/000/51-DA1020/10/10/2006-0223M/10

date: 51700 scale: A1 1:200
drawing no: 51-DA1020 rev: C
BCC.068.0128

date	rev	amendment
10/10/05	A	Initial Development Submission to D.P.A. - 10/05
10/11/05	B	10/11/05 - 10/11/05
10/12/05	C	10/12/05 - 10/12/05

date	rev	amendment

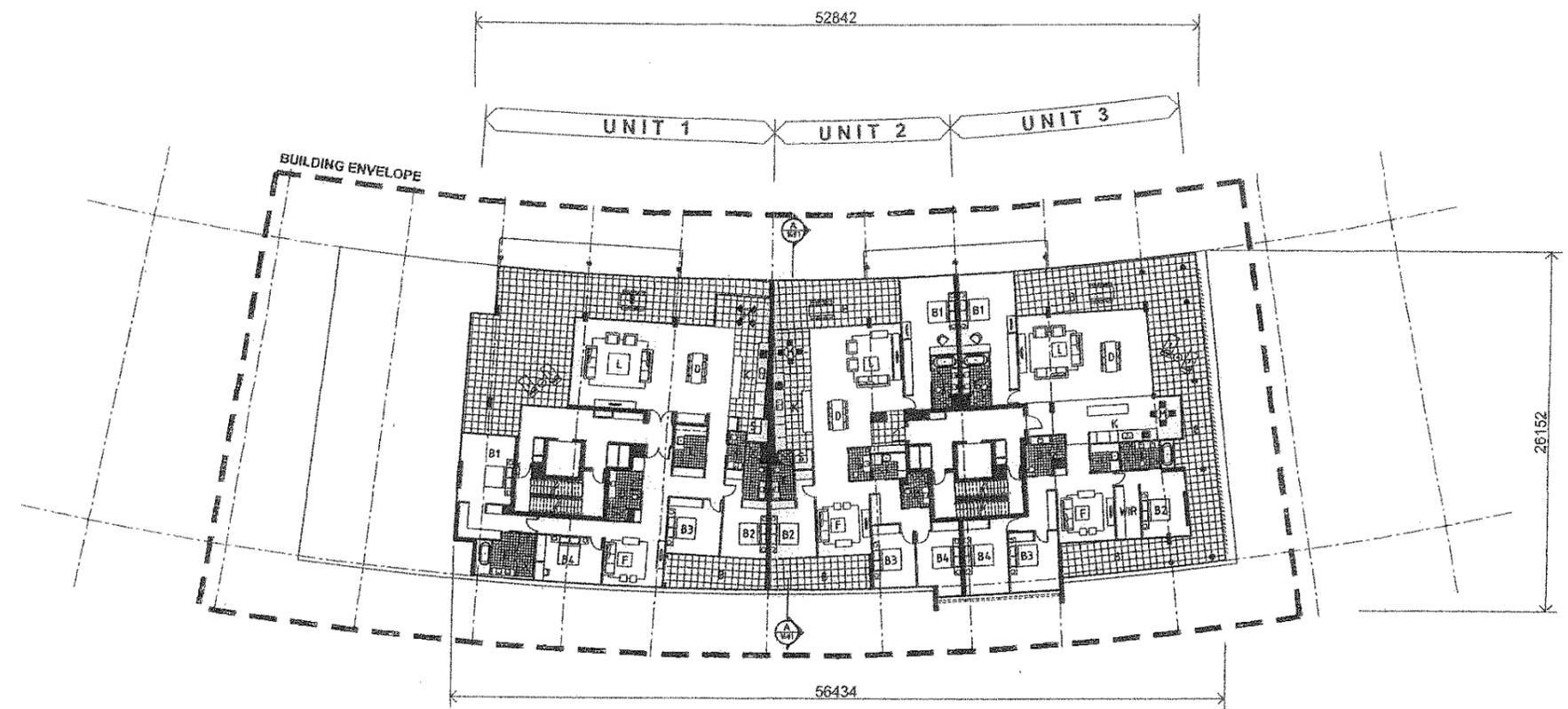
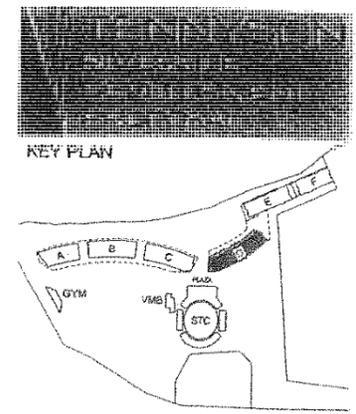
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DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D - LEVEL 10



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



date	rev	amendment
21/07/06	A	BA 0215500 - 1001

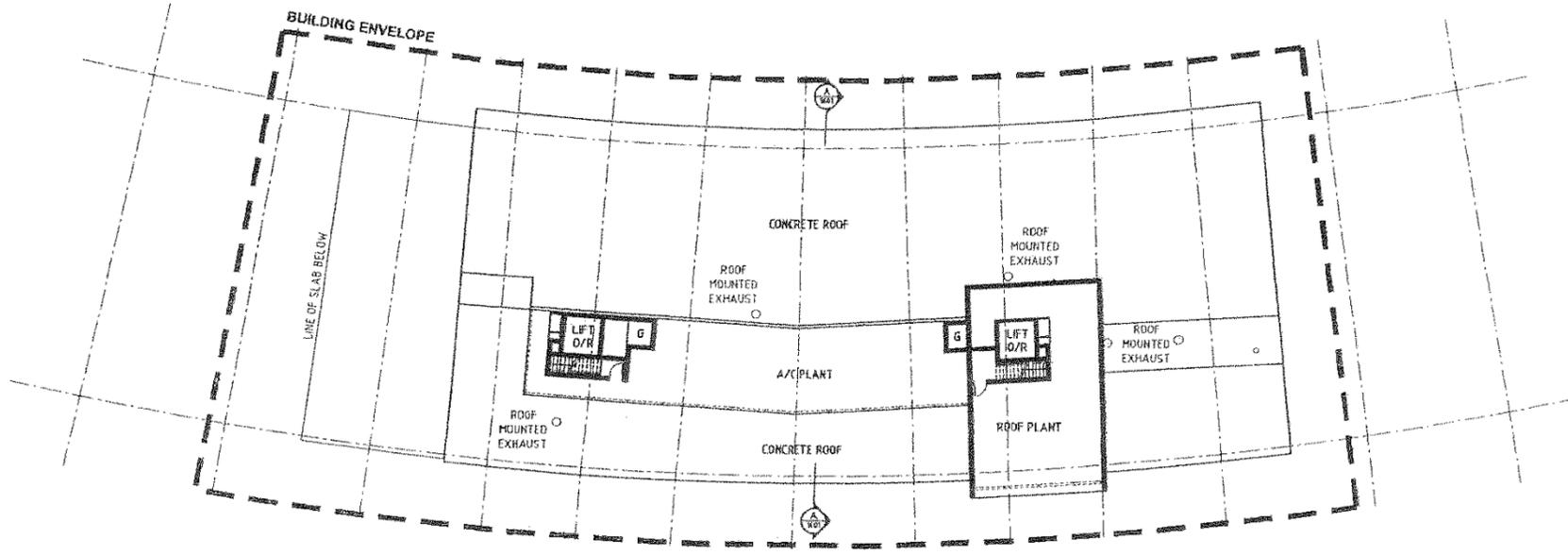
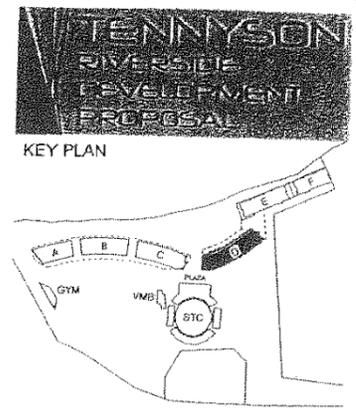
date	rev	amendment

project
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HPA Pty Ltd
ABN 76 011 315 162

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D - LEVEL 11

drawn 11/07/06 sheets 31-BA-0215500-1001-001-001
date 21/07/06 scale @ A1 1:200
job no. 51700 drawing no. 51-DA1021 rev. BQC.075.2157



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



DATE	REV	AMENDMENT
18/11/05	1	Initial Development Submission & A.P.A. - (2005)
18/11/05	2	DA ASSESS - (2005)
19/12/06	3	DA REVISED - (2006)

DATE	REV	AMENDMENT



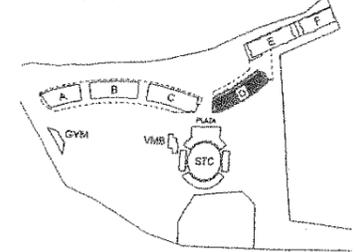
104 City Street
South Brisbane
QLD 4101 Australia
Tel: (07) 3860 5500
Fax: (07) 3810 9600
hpa@hpa.qld.gov.au
48573100 100 100

DEVELOPMENT APPROVAL
GENERAL ARRANGEMENT PLAN
BUILDING D - ROOF PLAN

DATE: 19/12/06
DRAWN: G.A.T.
DATE: 12/09/06
SCALE: 1:200
REV: 51 DA 1025 C
51 DA 1025 C
BCC.077.0679

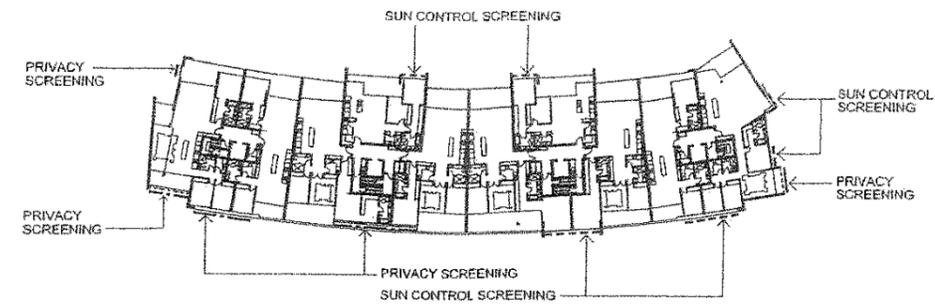


KEY PLAN

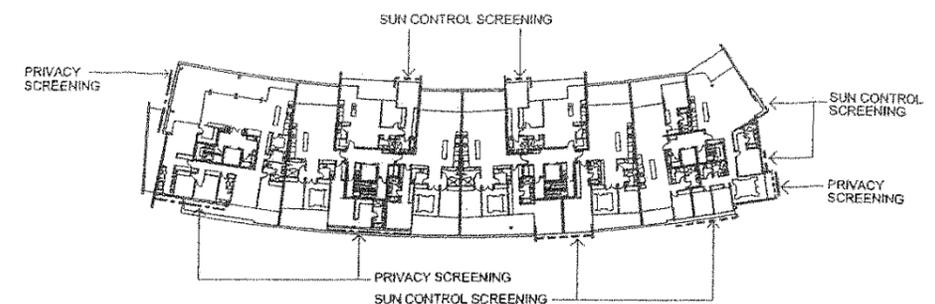


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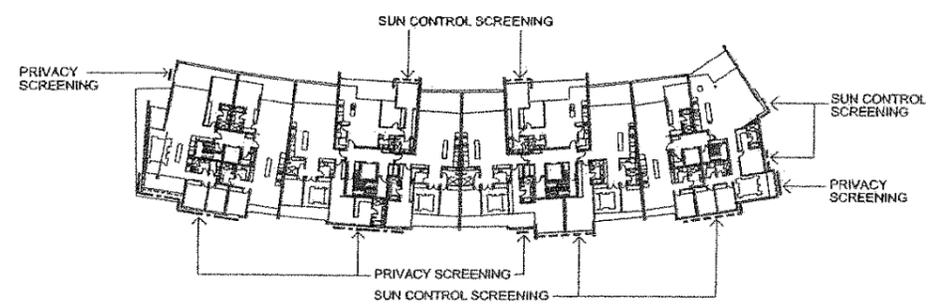
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- PRIVACY SCREENING



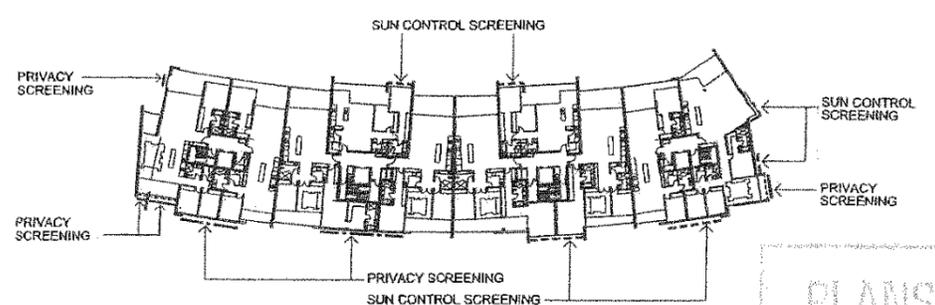
3 PLAN - LEVEL 03 SCALE 1:500



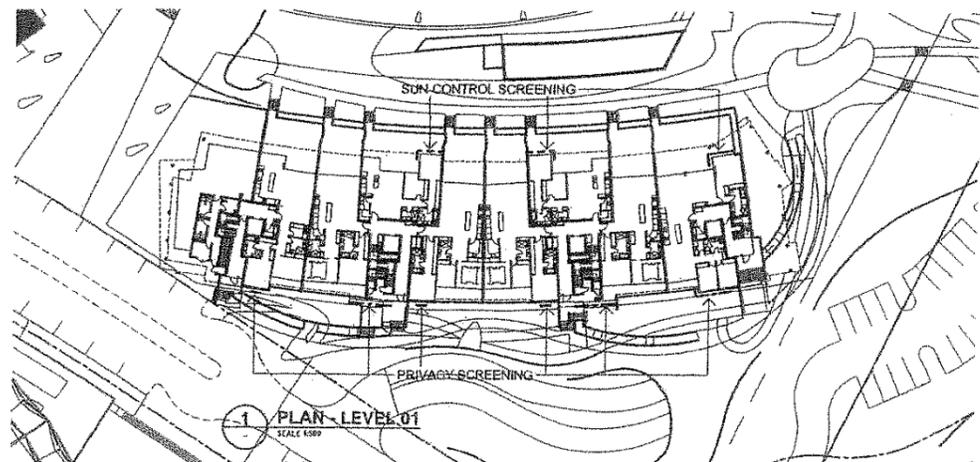
6 PLAN - LEVEL 08 SCALE 1:500



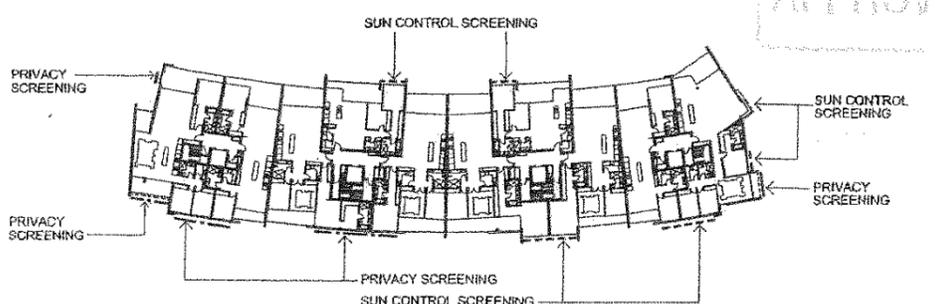
2 PLAN - LEVEL 02 SCALE 1:500



5 PLAN - LEVEL 07 SCALE 1:500



1 PLAN - LEVEL 01 SCALE 1:500



4 PLAN - LEVEL 04 - 05 SCALE 1:500

PLANS AND DOCUMENTS referred to in the APPROVAL dated 19 SEP 2006

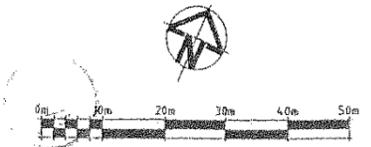


date	rev	approved
20/06/06	A	DA PRUSCLE - HPA

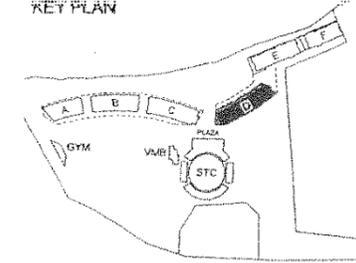
date	rev	approved



DEVELOPMENT APPROVAL
BALCONY SCREEN PLANS
BUILDING D - SHEET 1 OF 2

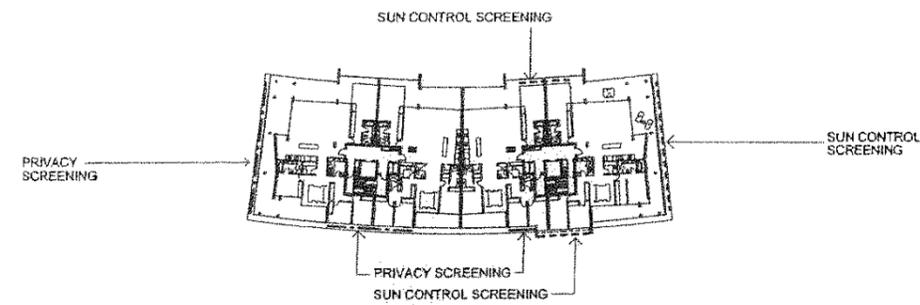


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sheet: 51-DA-1030
BCC.075.2155

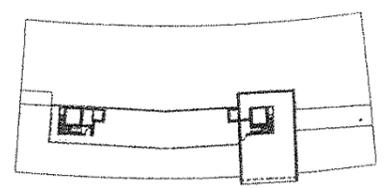


SCREEN LEGEND

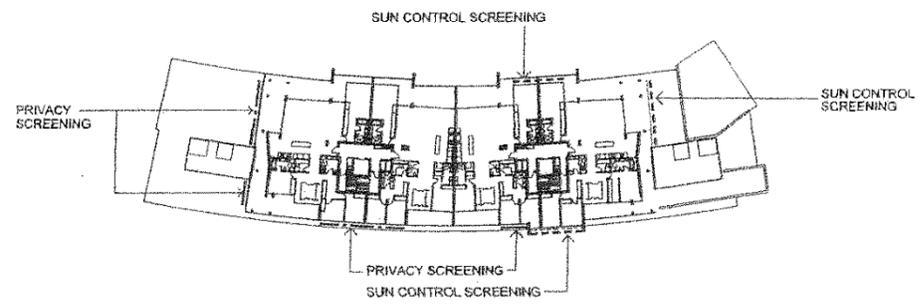
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- PRIVACY SCREENING



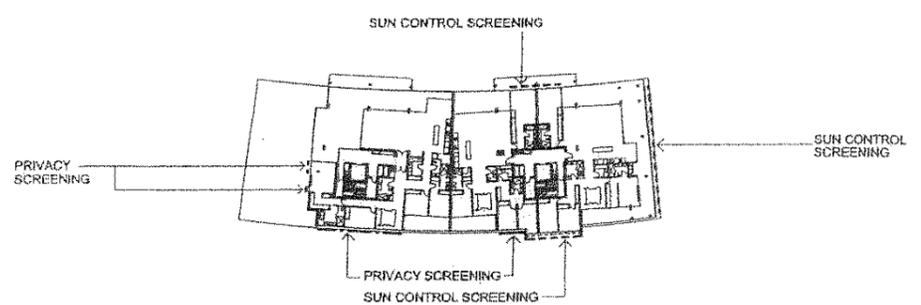
8 PLAN - LEVEL 10
SCALE 1:500



10 PLAN - ROOF
SCALE 1:500



7 PLAN - LEVEL 09
SCALE 1:500



9 PLAN - LEVEL 11
SCALE 1:500

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



DATE	REV	AMENDMENT
15/03/04	1	DA REFUSAL - 15/04

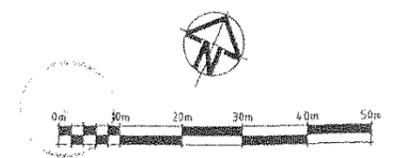
DATE	REV	AMENDMENT

Project
TENNYSON REACH

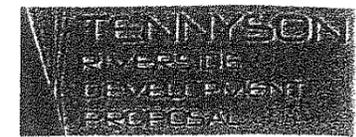
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ABN 74 001 204 155

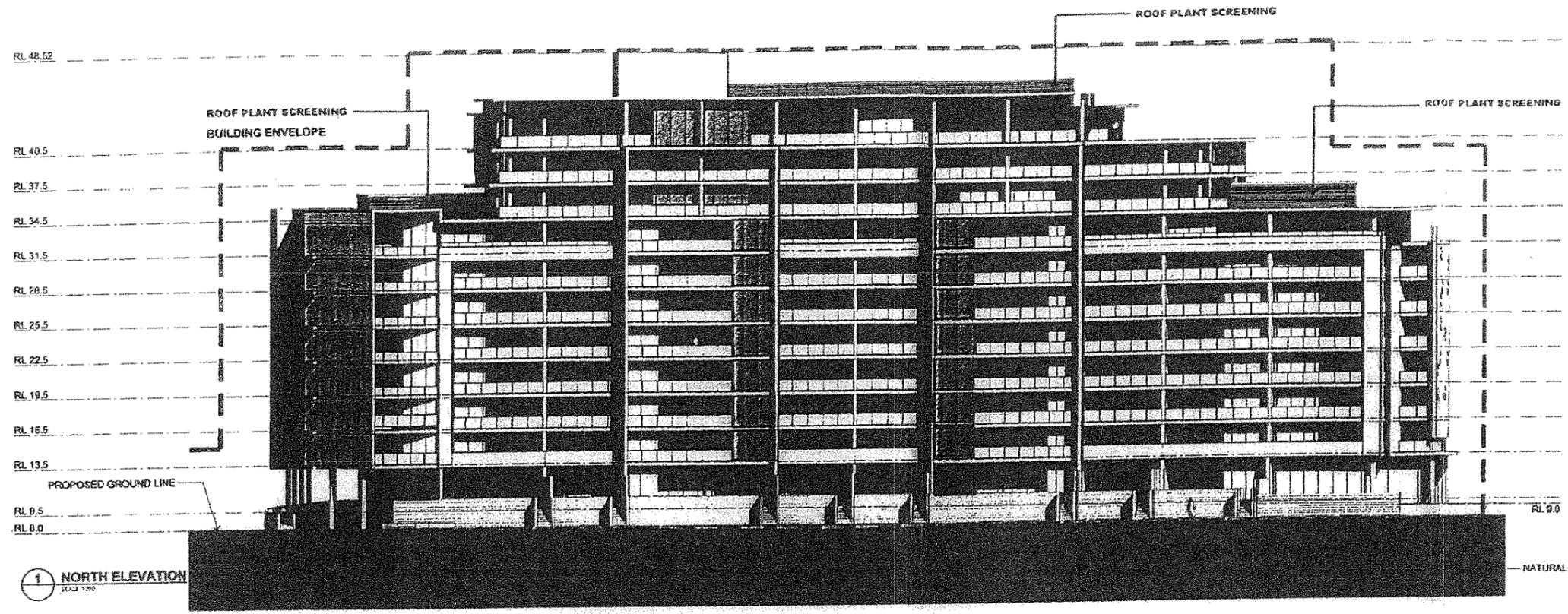
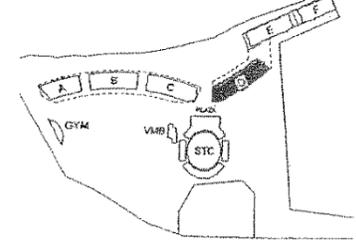
DEVELOPMENT APPROVAL
BALCONY SCREEN PLANS
BUILDING D - SHEET 2 OF 2



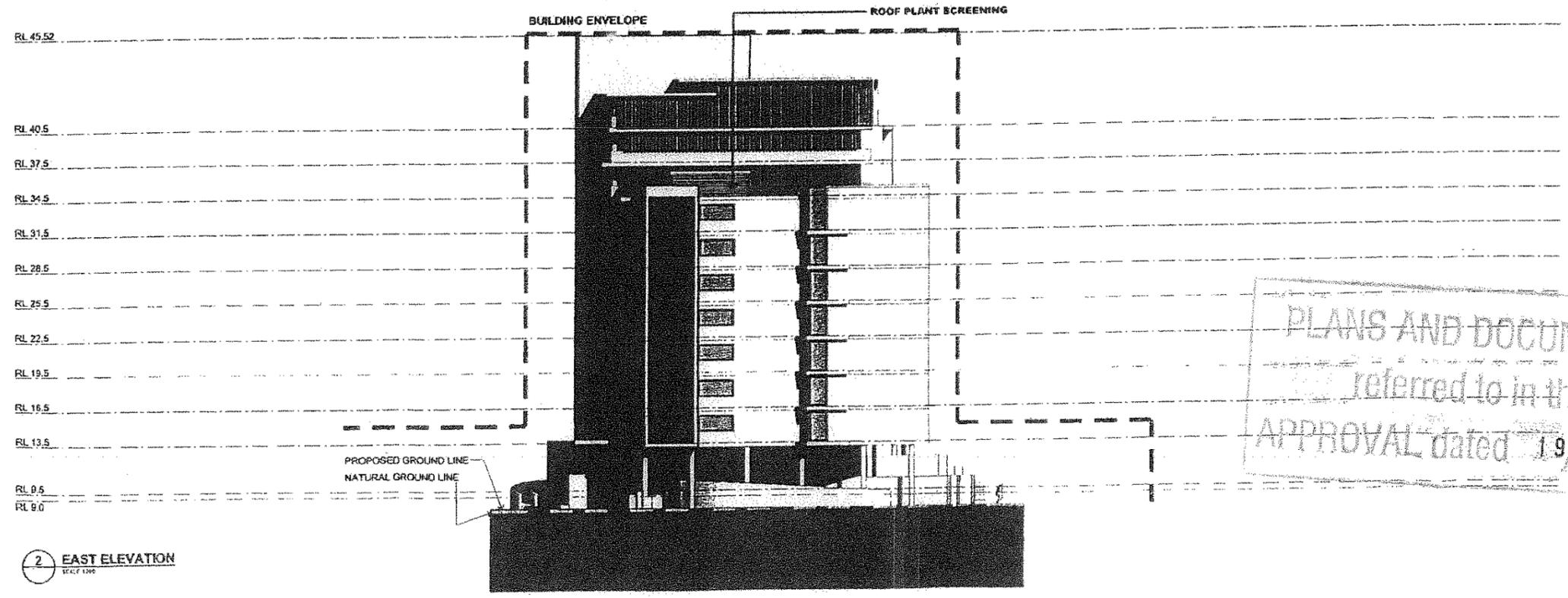
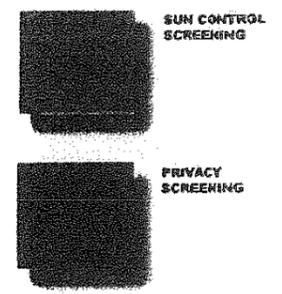
DATE	SCALE	JOB NO.	DRAWING NO.	REV
5/17/00	@ A1 1:500	51700	51-DA1031	A



KEY PLAN

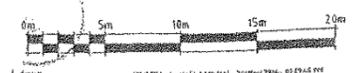


1 NORTH ELEVATION
SCALE 1:200



2 EAST ELEVATION
SCALE 1:200

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006



date: 19/09/06
scale: @ A1 1:250
B4 DA 1010 - A

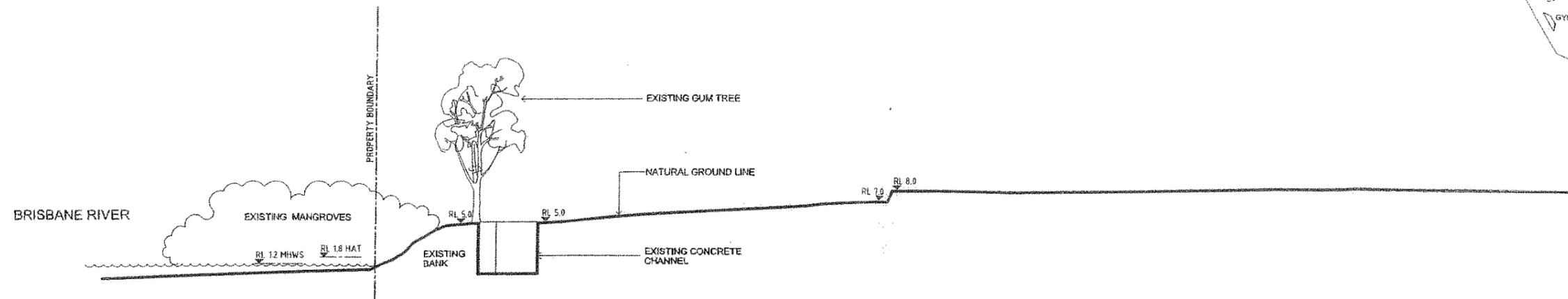
date	rev	amendment
23/03/04	A	amendment on 23/03/04 - 1001

date	rev	amendment

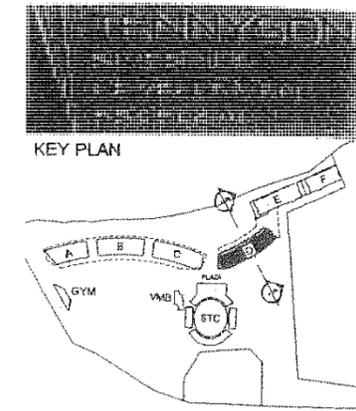


DEVELOPMENT APPROVAL
BALCONY SCREEN ELEVATIONS
BUILDING D - SHEET 1 OF 2

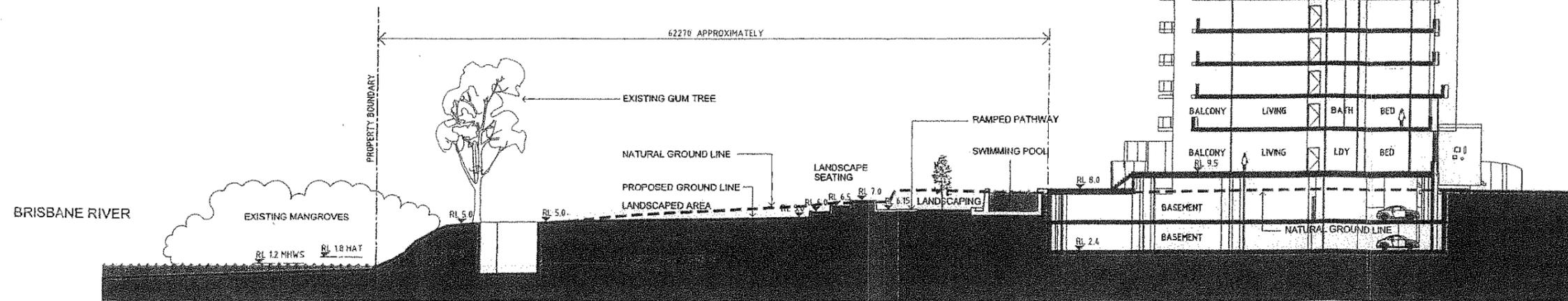
BCC.075.2153



4 SECTION - BEFORE
SCALE 1:200



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19 SEP 2006



4 SECTION - AFTER
SCALE 1:200

FORESHORE TO BE LEFT UNDISTURBED EXCEPT FOR ANY NECESSARY REHABILITATION PLANTING & REMEDIATION



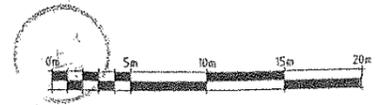
date	rev	description
20/03/06	A	initial design - ERM

date	rev	description

Project
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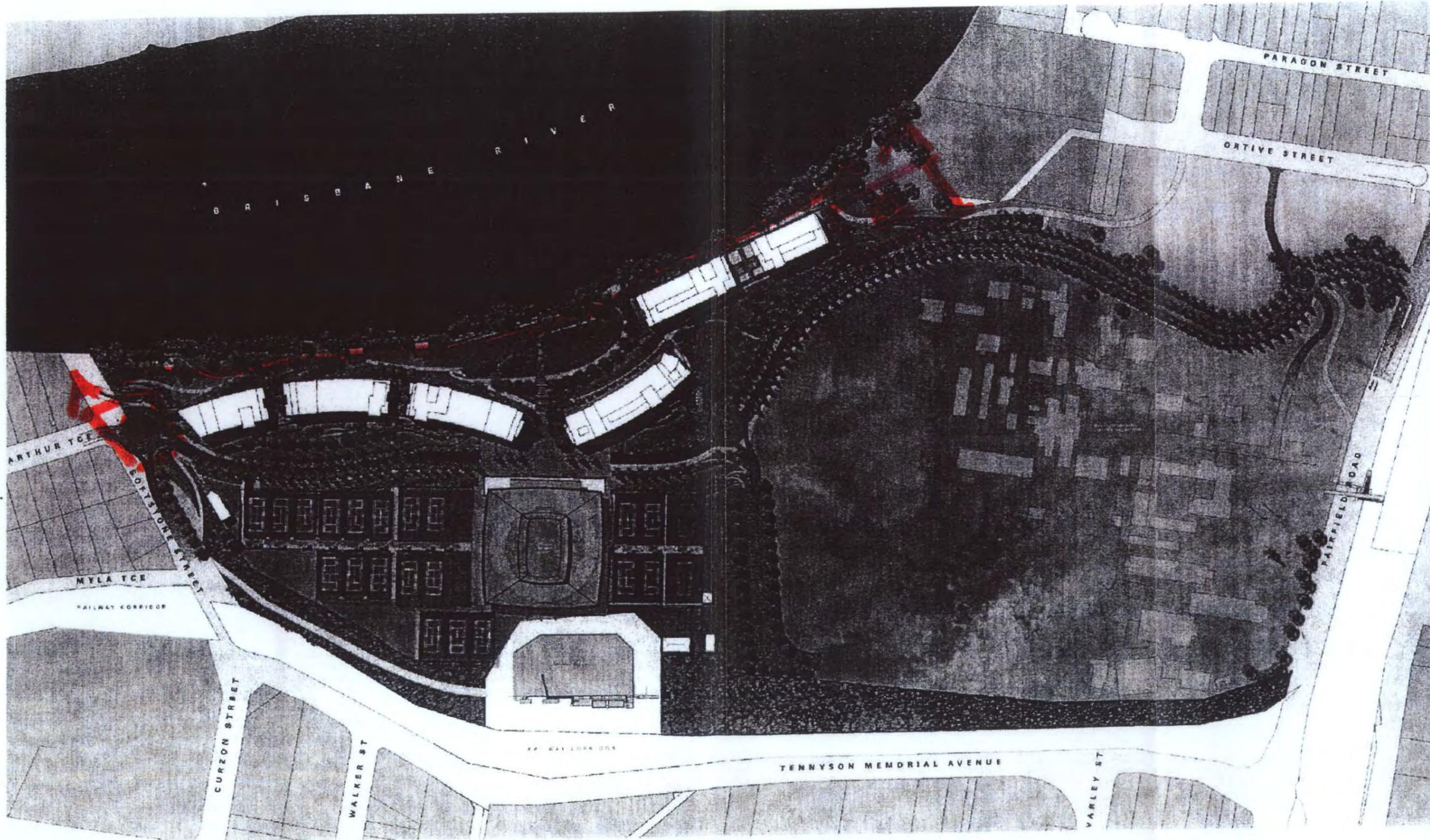
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QLD 4101 Australia
Tel: (07) 3552 5500
Fax: (07) 3552 5505
hpa@hpa.com.au
www.hpa.com.au

DEVELOPMENT APPROVAL
SECTION 4 - BEFORE & AFTER
BUILDING D



drawn: 1/10/05
date: 1/10/05
scale @ A1: 1:200
project: 51-DA1610
drawing no: 51-DA1610
sheet: A

BCC.075.2151



LANDSCAPE MASTERPLAN

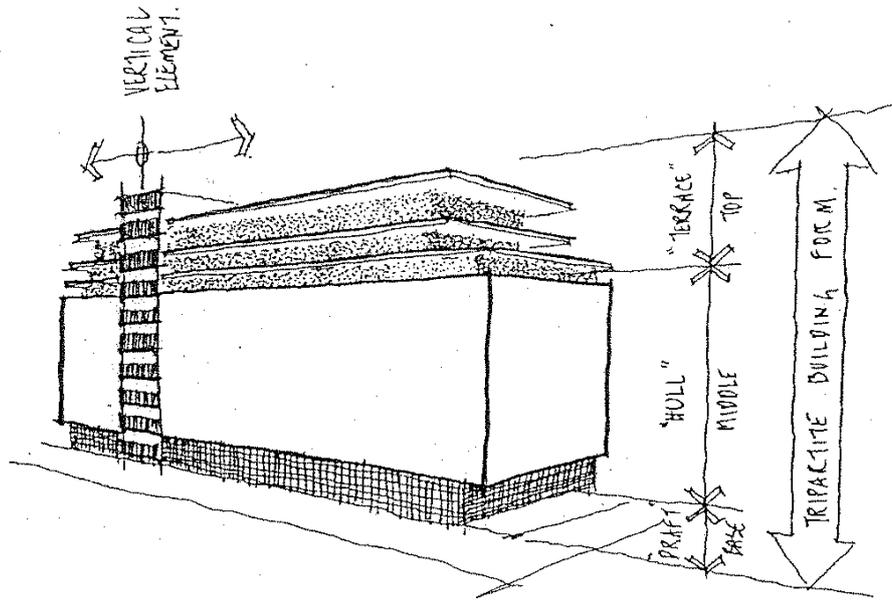
As amended in recd 19/9/06

PLANS AND DOCUMENTS
 referred to in the
 APPROVAL dated 1/9 SEP/2006

JULY 2006



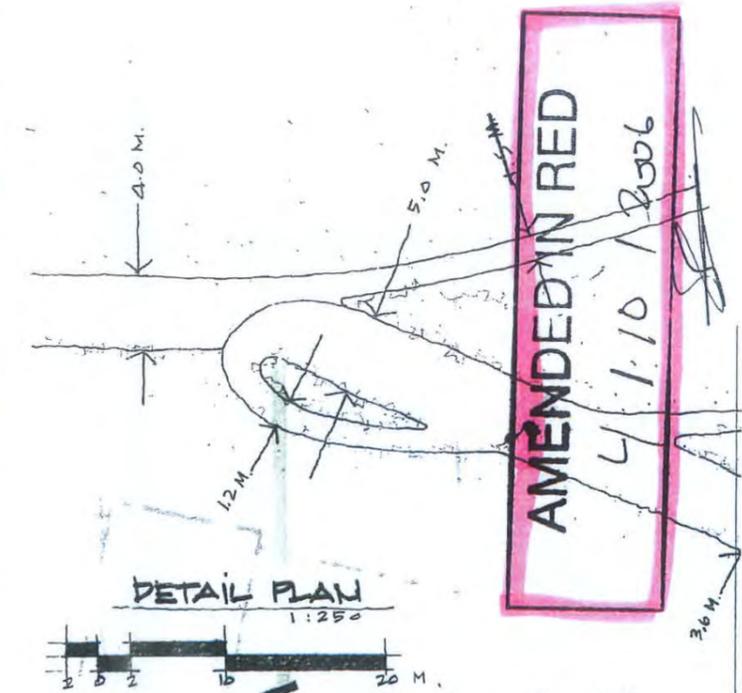
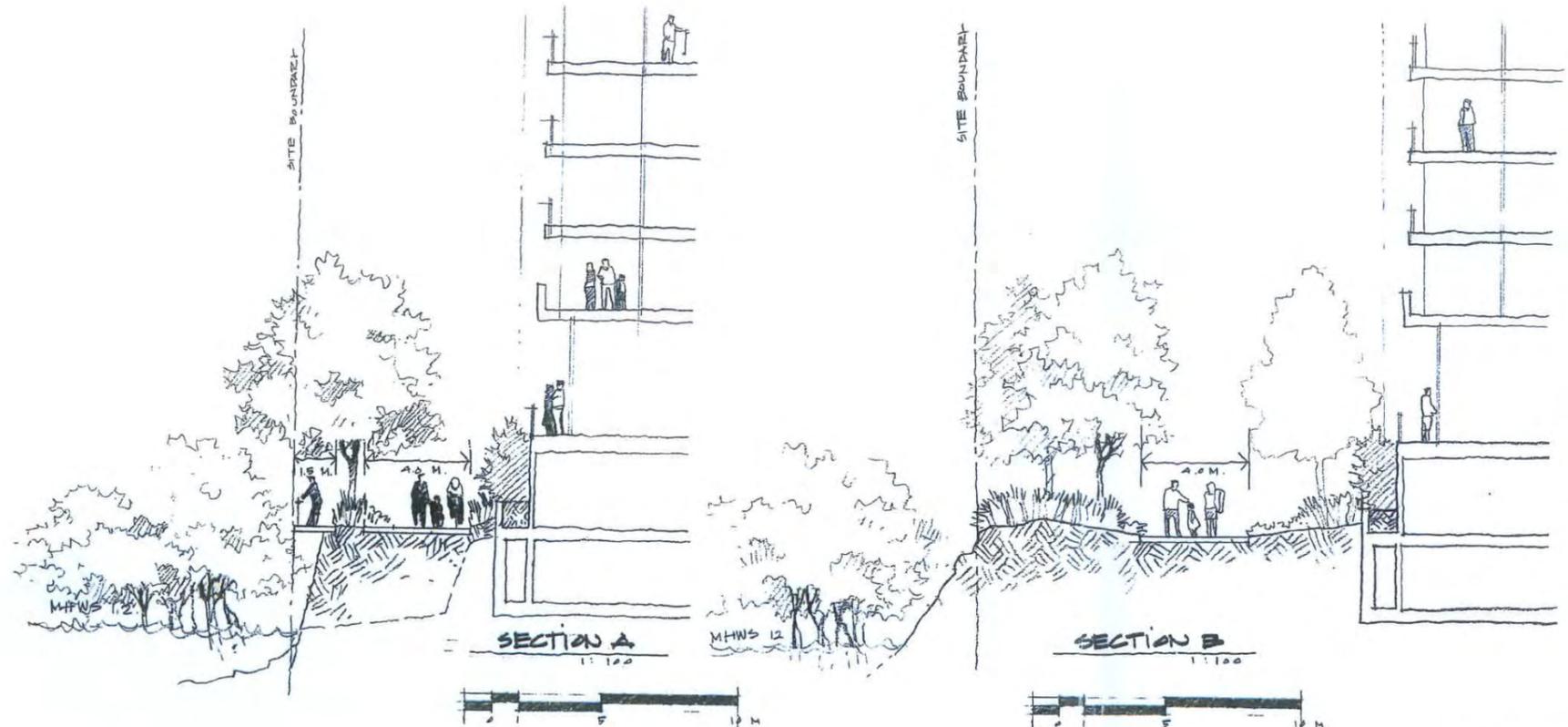
Diagram A:



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 19/SEP 2006

SK 1(a).

Revised March 2006

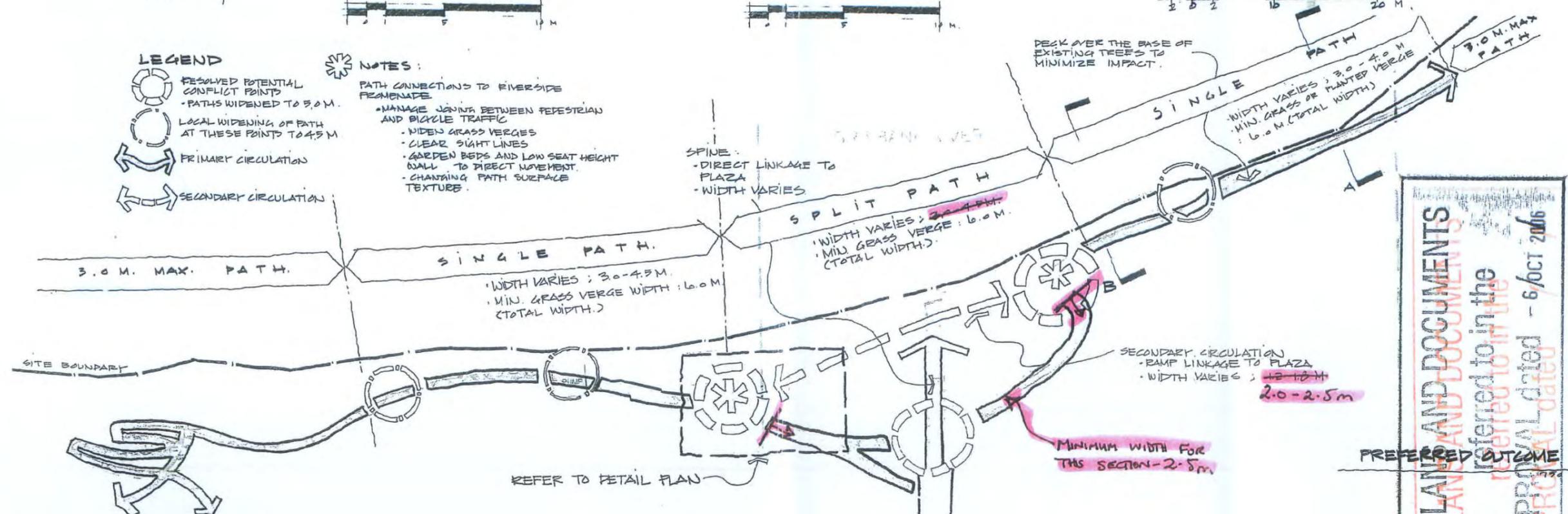


AMENDED IN RED
 4/1/10/2006

- LEGEND**
- RESOLVED POTENTIAL CONFLICT POINTS
- PATHS WIDENED TO 3.0 M.
 - LOCAL WIDENING OF PATH AT THESE POINTS TO 4.5 M
 - PRIMARY CIRCULATION
 - SECONDARY CIRCULATION

- NOTES:**
- PATH CONNECTIONS TO RIVERSIDE PROMENADE
 - MANAGE JOINTS BETWEEN PEDESTRIAN AND BICYCLE TRAFFIC
 - WIDEN GRASS VERGES
 - CLEAR SIGHT LINES
 - GARDEN BEDS AND LOW SEAT HEIGHT WALL TO DIRECT MOVEMENT
 - CHANGING PATH SURFACE TEXTURE

- SPIRE:**
- DIRECT LINKAGE TO PLAZA
 - WIDTH VARIES



PLANS AND DOCUMENTS
 referred to in the approval dated 6/01/2006

PREFERRED OUTCOME

LANDSCAPE ARCHITECT
EDAW
 LEVEL 8
 171 GEORGE STREET
 SYDNEY NSW 2000
 TEL: 61 2 9232 6100
 FAX: 61 2 9232 6101
 Sydney@edaw.com.au

CLIENT

MIRVAC
 S.E.U.S.
 25A
 ASIA
 EUROPE

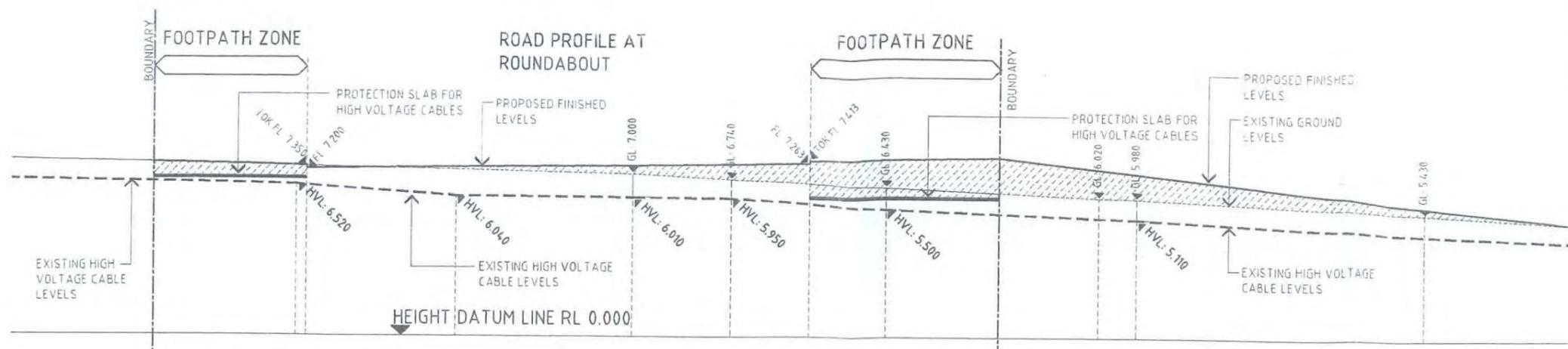
Issue Description	Date	Sign

NOTES

PROJECT
 TENNYSON RIVERSIDE DEVELOPMENT

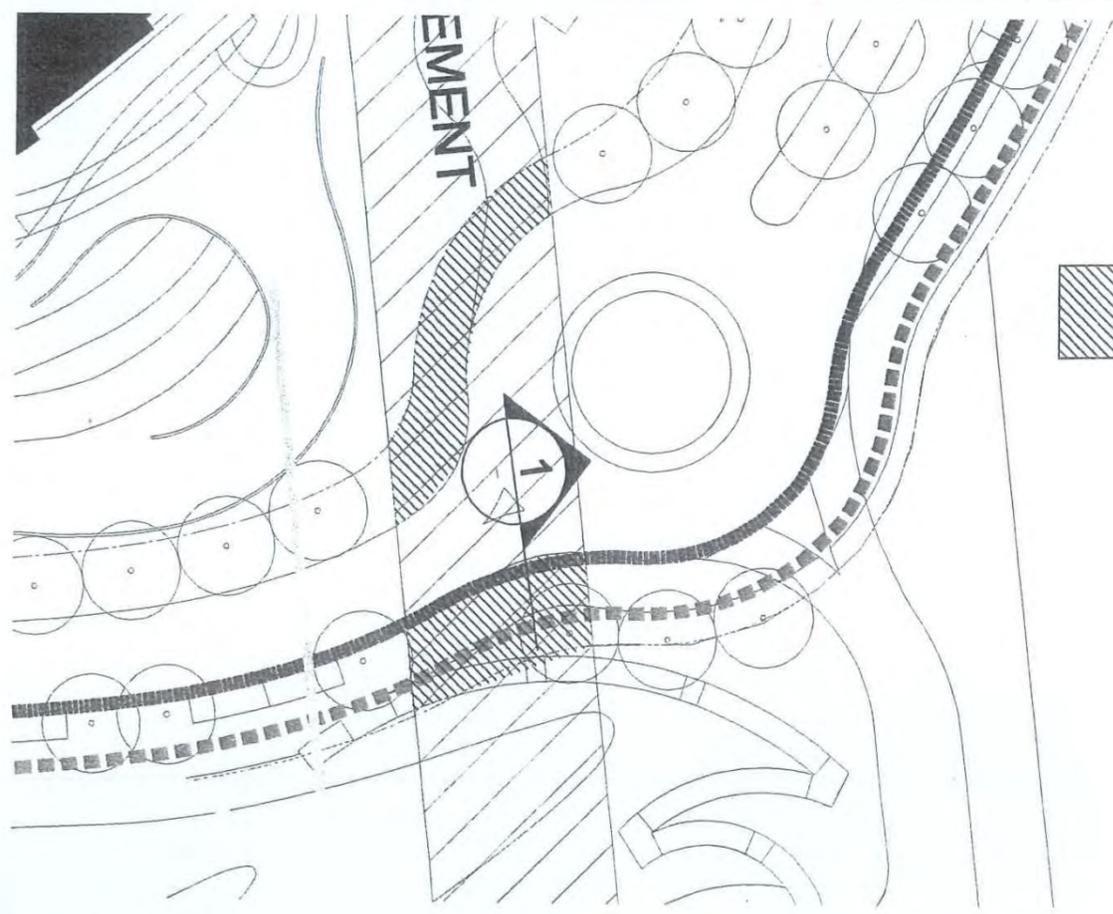
TITLE
 RIVERSIDE PARK PROMENADE

Design	Drawn	Date	Scale	Checked
DF	MC	20/09/08	1:750	
Project No.	05512038.01			
Drawing No.	L-2038-ATL-205			



1 SECTION
DETAIL CROSS SECTION ROUNDABOUT
SCALE 1:100

- ZONE OF CLEAN IMPORTED FILL
- HVL HIGH VOLTAGE CABLE LEVEL-AS SUPPLIED BY ENERGEX
NOTE FINAL LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK
- FL PROPOSED FINISHED GROUND LEVEL
- GL EXISTING GROUND LEVEL-AS SUPPLIED BY ENERGEX
- TOK TOP OF KERB



HATCHED ZONE INDICATES THE EXTENT OF THE PROPOSED CONCRETE PROTECTION SLAB FOR THE HIGH VOLTAGE CABLES

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 6/OCT/2006

date	rev	description
11/15/05	A	PRELIMINARY ISSUE - RD
13/01/06	B	PRELIMINARY ISSUE - RD

date	rev	description

queensland State Tennis CENTRE
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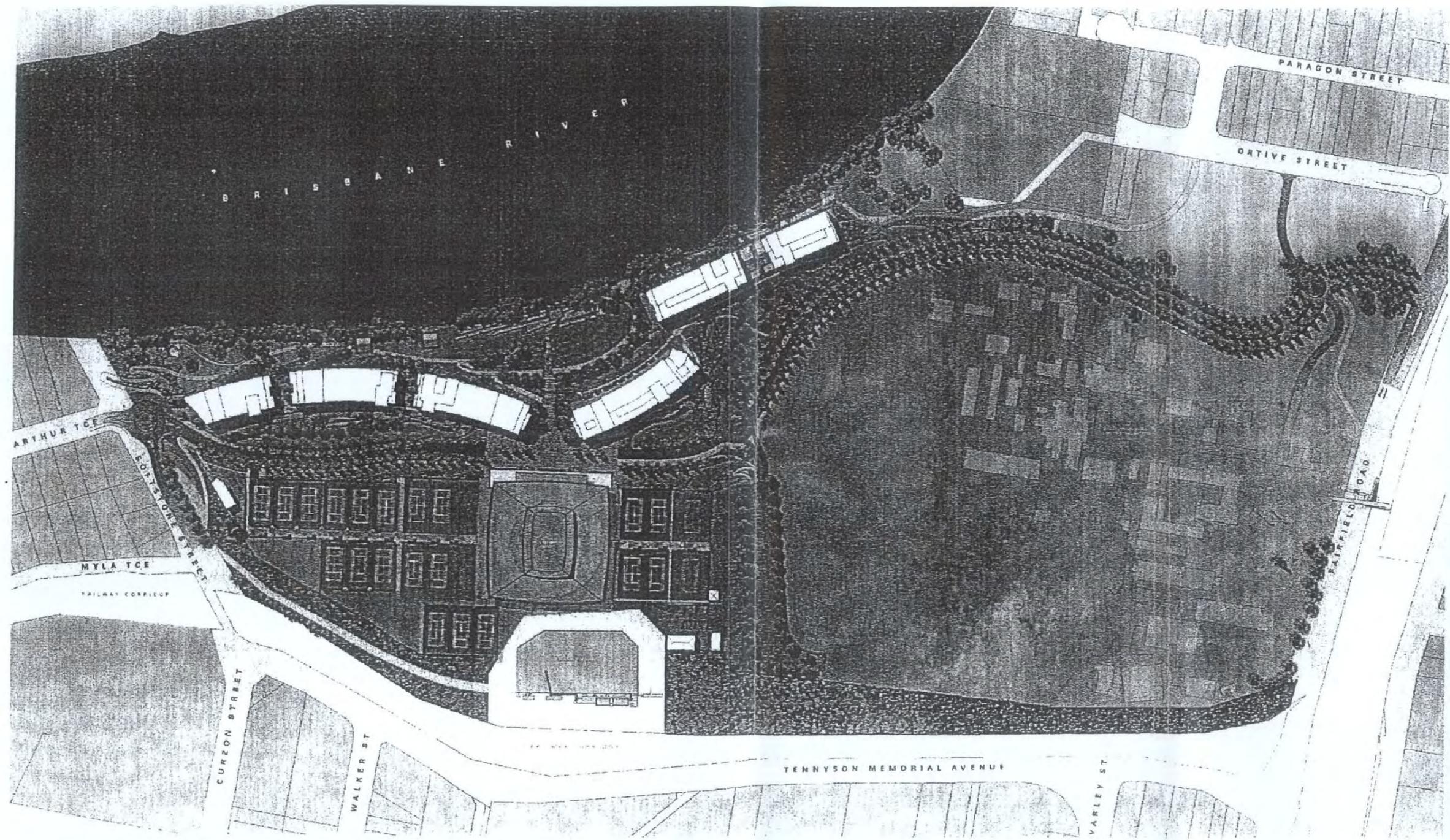
hpa
hpa Pty. Ltd.
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Brisbane QLD 4000
Tel: (07) 3230 0000
Fax: (07) 3230 0000
hpa Pty. Ltd.
ABN 74 003 345 161

DETAIL CROSS SECTIONS THROUGH ACCESS ROAD - SERVICES THROUGH EASEMENT



date	scale	author
JUNE 01	A1	1:100
job no. 51700	drawing no.	00-SK0049 rev B

EDAW



LANDSCAPE MASTERPLAN

JULY 2006
- 6 OCT 2006

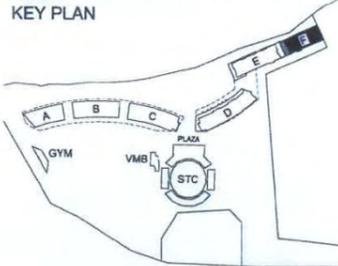


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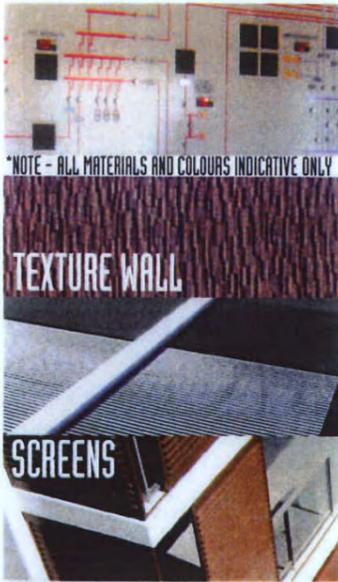
PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 06/OCT/2005

SUPERSEDED

TENNYSON
RIVERSIDE
DEVELOPMENT
PROPOSAL
KEY PLAN



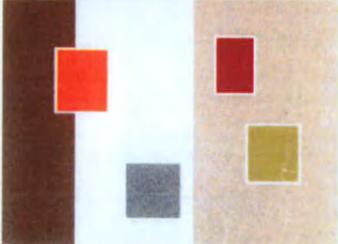
BUILDINGS D, E & F
VIEW FROM RIVER



NOTE - ALL MATERIALS AND COLOURS INDICATIVE ONLY

TEXTURE WALL

SCREENS



FACEBRICK



date	rev	amendment
15/12/05	A	State Government Submission & N.P.R. - (SP)
01/01/06	B	REVISIONS TO BUILDING ENVELOPE - (SP)
01/01/06	C	DA ISSUE - (SP)
30/03/06	D	DA RFI ISSUE - (SP)
01/04/06	E	AMENDED BUILDING IDENTIFICATION - (SP)
01/07/06	F	AMENDED DA BUILDINGS D, E & F - (ALL)
15/03/07	G	S&C AMENDMENTS TO BLDGS E & F - (ALL)
26/04/07	H	S&C AMENDMENTS TO BUILDING E - (SP)

date	rev	amendment

project
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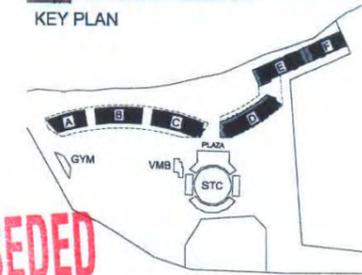
DEVELOPMENT APPROVAL
BUILDINGS D, E & F - COVER SHEET

drawn
date
job no. 51700
scale @ A1 N.T.S.
drawing no. 30-DA0000 rev H
BCC.068.0582

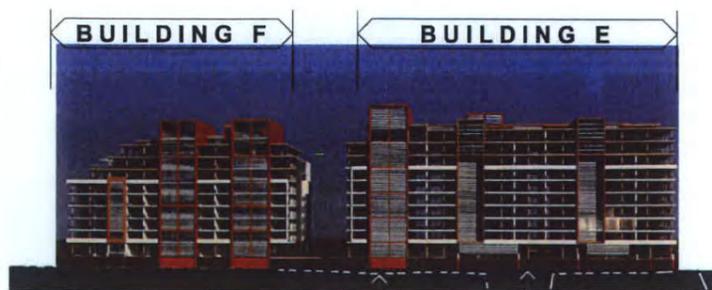


0 ELEVATION FROM RIVER
SCALE 1:150

TENNYSON
RIVERSIDE
DEVELOPMENT
PROPOSAL
KEY PLAN



SUPERSEDED

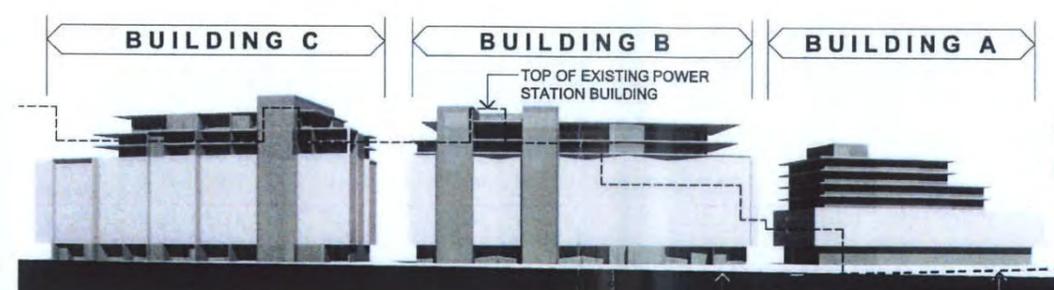


1 ELEVATION FROM RIVER
BUILDINGS E-F
SCALE 1:150

NATURAL GROUND LINE
PROPOSED GROUND LINE



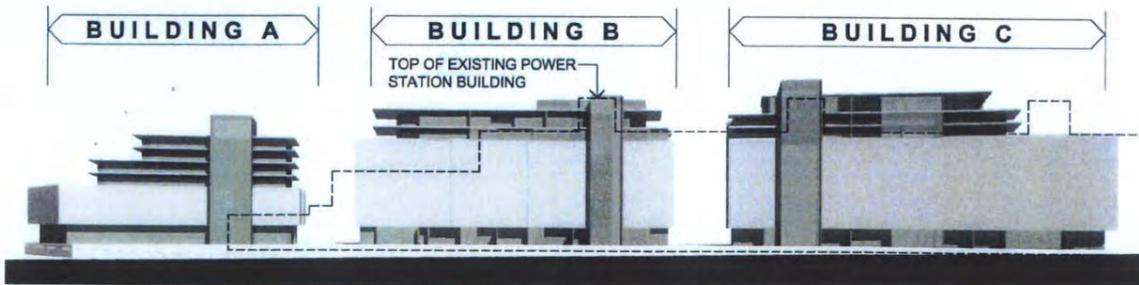
2 ELEVATION FROM RIVER
BUILDING D
SCALE 1:150



3 ELEVATION FROM RIVER
BUILDINGS A-C
SCALE 1:150

PROPOSED GROUND LINE
NATURAL GROUND LINE

SUPERSEDED



4 ELEVATION FROM TENNIS CENTRE
BUILDINGS A-C
SCALE 1:150

TOP OF EXISTING POWER STATION BUILDING



5 ELEVATION FROM TENNIS CENTRE
BUILDING D
SCALE 1:150



6 ELEVATION FROM TENNIS CENTRE
BUILDINGS E-F
SCALE 1:150

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 06/OCT/2006



date	rev	amendment
06/11/05	A	DA ISSUE - DND
21/05/06	B	DA RP ISSUE - DPND
06/06/06	C	AMENDED BUILDING IDENTIFICATION - 1449
01/12/06	D	AMENDED BUILDINGS 21 & 41 - 1449
23/03/07	E	RCC AMENDMENTS TO 21 & 41 - 1449
20/04/07	F	RCC AMENDMENTS TO BUILDING 41 - P10

date	rev	amendment

project
**queensland
State Tennis
CENTRE**
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hpa
architect
planner
interior designer

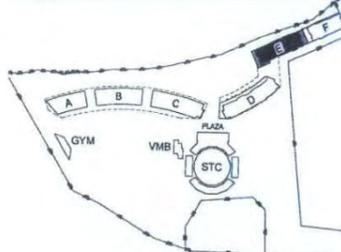
104 Grey Street
South Bank
QLD 4101 Australia
tel: (07) 2469 9500
fax: (07) 2512 1600
HPA Pty. Ltd
ABN 18 023 228 123

1550
DEVELOPMENT APPROVAL
SITE ELEVATIONS
BUILDINGS A-F

drawn
date
job no. 51700

scale @ A1 1:750
drawing no. 00-DA1600 rev F
BCC.068.0586

**TENNYSON
RIVERSIDE
DEVELOPMENT
PROPOSAL**

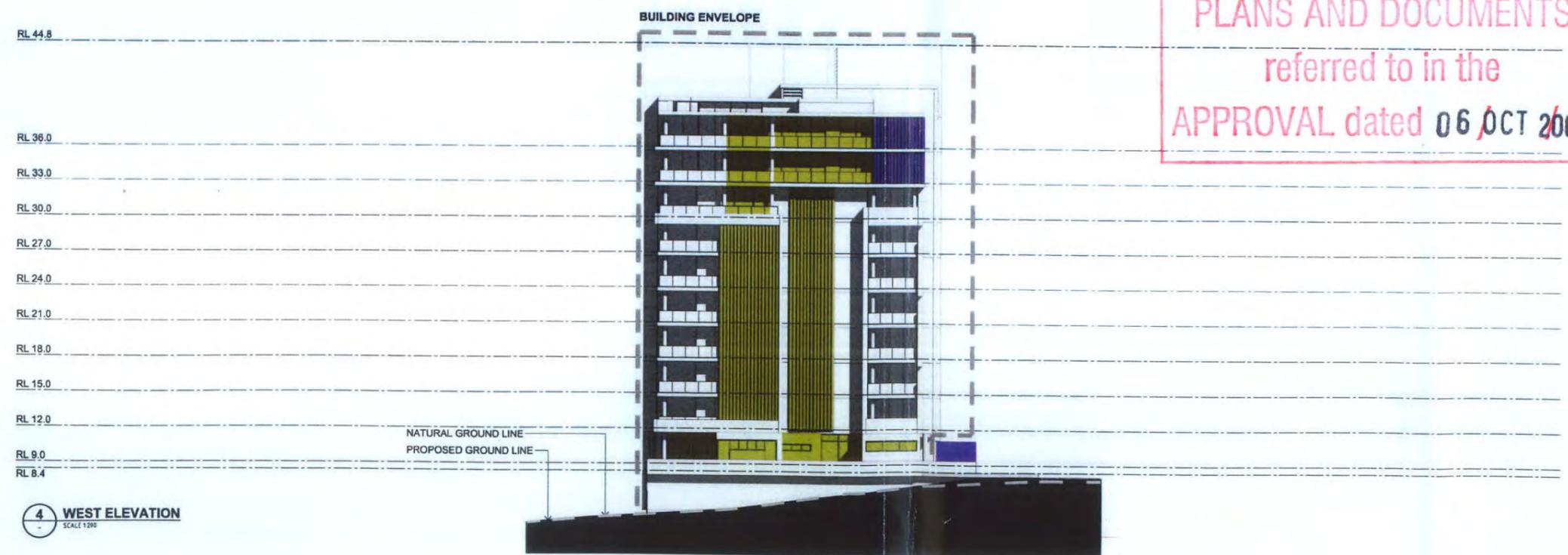


PRIVACY SCREENING
SUN CONTROL SCREENING



3 SOUTH ELEVATION
SCALE 1:200

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 06 OCT 2006



4 WEST ELEVATION
SCALE 1:200



drawn
date scale @ A1 1:200
job no. 51700 drawing no. 41-DA1041 rev B
BCC.068.0119

	date 21/03/04 01/12/04	rev A B	amendment DA WP ELEC - (S)1 AMENDED DA BUILDINGS 31 841 - (S)1
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date	rev	amendment
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project
**TENNYSON
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156
DEVELOPMENT APPROVAL
BALCONY SCREEN ELEVATIONS
BUILDING E - SHEET 2 OF 2