

Attachments "D"

OriginAlliance
Connecting Dinmore to Goodna

8 February 2011

Body Corporate Committee
Jabiru Place
13 Bridge Street
Redbank QLD 4301

Dear Body Corporate Committee

RE: Jabiru Place

Thank you for your letter on the 1 December 2011 in relation to potential project impacts on Jabiru Place.

On behalf of the team at Origin Alliance our heartfelt thoughts are with you at this 1 December 2011 difficult time. We understand that some of your concerns outlined in your letter dated may have changed since the recent flooding. However your concerns outlined in your letter before the flooding have been addressed by the project team and are listed below.

1. Drainage concerns at front gate.

The design for this area requires a realignment of the approach driveway to the gate and as such a small drainage channel will be provided to facilitate the draining of the concrete approach slab. Please refer to attached plan for more information.

2. Request for lighting plan of Bridge Street is attached.
3. You have requested that a car park be built at the front of Jabiru Place and this will be discussed closer to scheduled work date.
4. You requested that noxious class 3 plants be removed and the Kauri Pine tree be retained. As such all weeds have been removed from the front of your property and in the vacant block of land at the rear of your property. The Kauri Pine tree will also be retained.
5. You are concerned that the open drain from the railway storm water is overgrown and is diverting water out of the drain and against the tennis court under cutting the slab.

A drainage bund was recently installed in this area and the final drainage arrangement will be incorporated into this bund to minimise the likelihood of overland flow reaching the tennis court area.

6. Vacant block of land to be slashed as soon as availability of resources allows.

D2G Joint Venture
Ipswich Motorway Upgrade: Dinmore to Goodna. Delivered by Abigroup Contractors, SMEC Australia
Pty Ltd, Fulton Hogan, Parsons Brinckerhoff, Seymour Whyte and Department of Main Roads

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7. Request for a spill way entrance to be designed on both sides of the five 2.1 metre pipes to prevent erosion. This is currently planned to be installed in the first half of 2011, however temporary measures are in place.
8. Replacement of damaged north-east fence post of tennis court. The fence post will be replaced in consultation with yourselves regarding timing.
9. You have requested replacement of your fence adjacent to the driveway after utilisation of temporary driveway access. This will be discussed closer to scheduled work date.
10. You are concerned that no allowance has been made for stormwater to pass over or under McAuliffe Street.

The drainage design for Monash Road is in accordance with the relevant design standards with very significant culverts being constructed to achieve these.

11. Concerns in relation to privacy for residents using complex amenities.

The design in this area will include soft landscaping incorporating screen planting in the area.

Once again, our thoughts are with you at this difficult time and if you have any questions please contact Melissa [REDACTED] on 1800 465 682.

Kind regards

[REDACTED]
Paul [REDACTED]
Stakeholder Manager