CLAYTON UTZ

Brisbane City Council

BCC

Queensland Floods Commission of Inquiry

Inquiry

Sixth Statement of Rory John Kelly - 21 September 2011

· · · ·		QFCI Date:	27/09/11 JM
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Our reference 14118/801173 Legal/303901783.1	CLA BRISBANE 6 th STATEMEN VC	YTON UTZ E CITY COUNCIL NT OF RORY KE DLUME 1 40236/1	

Sixth Statement of Rory John Kelly

- I, Rory John Kelly, Regional Manager of Development Assessment South, Brisbane City Council, of
- A. Attachment RJK-65 is a copy of a notice from the Commissioner of the Queensland Floods
 Commission of Inquiry (Commission) dated 8 September 2011 requiring me to provide
 certain information to the Commission with respect to 316 Long Street East, Graceville
 (Subject Land) in the form of a statement (Notice). This Statement is provided in response to
 the Notice.
- B. For the purposes of responding to the Notice and preparing this Statement I have, in my position as Regional Manager of Development Assessment South Branch of the Brisbane City Council (Council), had access to:
 - (a) the business records of Council; and
 - (b) Council officers,

to obtain information to provide a response to the Notice. Unless otherwise stated, the matters set out in this Statement are based on my own knowledge and the information derived from the above sources.

- C. The documents from the above sources and attached to this Statement have been collated by Council officers under my instruction.
- D. I set out below my responses to each of the questions set out in the Notice.

Qualifications and Background

- 1. My qualifications are set out in my First Statement dated 31 August 2011 (First Statement).
- At the time of the development application for the Subject Land I was a planning officer whose role was the assessment and processing of the application through Council.

Preliminary observations

3. I was the planner responsible for assessment of the rezoning application and town planning consent permit application referred to below up until 1994. Following the 1995 local government elections, there was a change in Council's team boundaries, and I was no longer

Rory John Kelly

the planner responsible for the assessment of subsequent applications, nor of the later applications. Accordingly, to prepare the response to the Notice, I asked for Council officers to provide me with all relevant files.

4. As will be seen below, there were a number of applications which respond to the scope of the Notice, and accordingly a large number of Council files associated with the Subject Land. I think it fair to say that the files, and in particular the earlier files, have not been maintained in their original chronological order and some secondary documents do not appear to be on the files. I note however that the critical documents from the perspective of development controls and approvals the subject of this Notice, all appear to be in place.

Response to the Notice

1.	Whet	epptrials (including any recoming approval under the Local Government (Planning
	and En	prinstateri)	Act 1990 as section 3.1.6 preliminary approval under the Integrated
	.,,,,,,,,,,		F but excluding any development approvals for building work and/or
	ojerat	ionel work) were given to permit the development of land at 316 Long Street East,
-	Great	eille far the	existing townhonese:
1.	With r	espect to e	ach of those approvals:
	Ł.	pea bu	tential flooding imports were identified;
	h,	what as	sessment process was followed specific to flood impacts:
	£.	n hui cu	nsideration, if any, was given to:
		i.	the proximity of the Subject Land to the Brisbane River;
		ij.	the proximity of the Subject Land to Oxley Creek:
		łłi.	the proximity of the proposed buildings to the waterway which traverses the Subject Land:
		iv.	flood risk or the potential impact of flooding on the Subject Land and measures to address such risk or impact;
		4 .	the impact of the development of the Subject Land on the flood risk of neighbouring properties;
3	ر قارین بین از	. 	h of the approvals, what conditions, if any, were included with respect-
3.	in fra tr:	a vestel : Ltd: Ltd:k	in na sana na manga ta kana sananan kana kana kana kana kana
			tas forer Tending (manualless of its score)

a. protection from flooding (regarilless of its source);

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achieving a no-worsening of flood risk for neighbouring properties.

5. It is convenient to answer requirements 1, 2 and 3 together.

- 6. Up until the last quarter of 1997, the assessment of technical engineering matters including in relation to flooding and civil work, was carried out by officers from the Department of Works. From the last quarter of 1997, following a structure review of Council department, part of the Department of Works, including that part that was involved in the assessment of hydraulic issued, was incorporated into the Development Assessment Branch, as it is known today.
- 7. Based on my review of Council files, the relevant approvals (excluding development approvals for operational works and building works), date of those approvals, considerations relevant to flooding and identification of conditions relevant to the existing townhouses on the Subject Land are outlined below. There is no section 3.1.6 preliminary approval for the Subject Land.

Rezoning Approval

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- Council files indicate that the first approval given to permit development of the Subject Land was in response to an application under the now repealed *City of Brisbane Town Planning Act 1964-1978* for the rezoning of the Subject Land to the Residential "A" Zone (Rezoning Application). The Rezoning Application was lodged on 26 April 1989.
- 9. In assessing the Rezoning Application, Council files indicate that the following considerations applied relevant to flooding on the Subject Land:
 - (a) A rezoning report from P. Grice, Technical Officer, Department of Works to the Director, Planning Branch dated 5 June 1989, which describes the Rezoning Application and states, amongst other things, that a Drainage Report is required to be submitted by the developer. A copy of the rezoning report dated 5 June 1989 is Attachment RJK-66.
 - (b) A meeting was held between Council and Ralph Freestun and Associates (the applicant for the Rezoning Application) on 8 August 1990, at which flood related information was discussed.
 - By letter from Council to Ralph Freestun and Associates dated 10 August 1990, the aforementioned meeting is referred to and the following is stated in relation to flood:



1. Mean High Water Spring Tide for the area is El 1.2m AHD and not El 0.9 AHD. Refer to Table 2, Tidal Planes for Secondary Places of Department of Harbours and Marine Official Tide Tables.

I am prepared to accept the El 0.9 in this instance.

2. It is quite feasible, due to the long duration of floods in Oxley Creek, that local flooding may occur simultaneously. Hence the proposed local drainage should be checked for the case of a coincident Q_2 flood in Oxley Creek. The water level for this flood is El 1.2m AHD.

3. The effect of higher levels of coincident flooding with local runoff in Oxley Creek should also be examined to ensure that local flood levels are not significantly higher than Oxley Creek. The flood events to be examined are given below with these appropriate flood levels:

> Q5 1.7m AHD Q10 1.85m AHD Q30 2.7m AHD

4. Submission of the data used in the Hydraulic Model is required to enable full checking of the analysis.

5. Submission of the proposed water velocities in the new channel is required.

6. Where fill is to be above neighbouring properties, details of how ponding of water on adjacent properties is to be avoided is required.

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Rory John Kelly

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A copy of the letter dated 10 August 1990 is Attachment RJK-67.

(d) By facsimile from Ralph Freestun and Associates to Council dated 27 August 1990 an Addendum to a Flood Report is provided. Because of the order of the file, I cannot confirm what flood report this Addendum is for, but it may be that this is the flood report dated 18 June 1990 which is Attachment is RJK-71 as referred to below. A copy of the facsimile and attached Addendum is Attachment RJK-68.



An internal rezoning report outlining the drainage and fill requirements for the Rezoning Application from Barry Ball, Acting Director, Planning Branch to the Manager, Department of Works dated 19 October 1990. The requirements are based on an assessment of an amended drainage report prepared by Ralph Freestun and Associates and a recommendation is provided that the following conditions, amongst others, be adopted:

" 1. Carry out filling of the site to provide flood-free access and minimum habitable floor levels 300mm above the Q100 flood level to the satisfaction of the Manager, Department of Works.

\$100,000

2. Carry out stormwater drainage through the site generally in accordance with the Report by Ralph Freestun and Associates and to the satisfaction of the Manager, Department of Works.

\$50,000."

A copy of the internal rezoning report dated 19 October 1990 is Attachment **RJK-69**.

- (f) By a 'rezoning letter of offer' from the owner of the Subject Land, to
 Council dated 22 November 1990, an offer in support of the application was
 provided which included the following:
 - the approval be subject to a number of conditions, the first of which required a Deed of Agreement between Council and the applicant be entered into; and
 - (ii) relevantly to flooding, the Rezoning Approval contains the following conditions:
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(e)

3. ROADWORKS AND DRAINAGE



(ii) Carry out filling of the site to provide flood-free access and minimum habitable floor levels of detached houses, duplexes and attached houses 300mm above the Q100 flood level to the satisfaction of the Manager of Department of Works.

(iii) Filling of the site to be carried such that residences can be built with garages and storage area on the ground floor and with living areas on the first floor being a minimum of RL 8.3m AHD.

(iv) Filling of the site, with the exception of the egress point and graded drive on Haldane Street, to be such that access to each building site is kept above the 30 year design flood level, i.e. RL 5.3m AHD.

(v) Filling of the site shall be such as to provide access from each lot on the site to the access street that is least affected by flooding.

(vi) Filling of the site shall be appropriately contoured to ensure that ponding of stormwater or nuisance from stormwater runoff on the adjacent properties to the subject sites does not occur.

(vii) Filling of the site shall be such as to tie in neatly with the existing surface levels on the adjoining properties and to be sympathetic to the outlook of the adjacent properties and not have any adverse visual impact. This may require a buffer area between the development and adjoining properties.

(viii) Carry out stormwater drainage through the site generally in accordance with the report by Ralph Freestun and Associates and to the satisfaction of the Manager of Department of Works.

A copy of the letter dated 22 November 1990 is Attachment **RJK-70** and the Ralph Freestun and Associates report referred to in (viii) above dated 18 June 1990 is Attachment **RJK-71**.

In an undated memorandum from Manager of the Department of Development and Planning, to the Town Clerk for the Establishment and Co-ordination Committee the letter of offer referred to in paragraph 9(f) of this Sixth Statement is referred to, with a recommendation that the offer be accepted subject to



the developer at the time of executing the rezoning deed provide a bond. In addition relevant to flooding, certain requirements in relation filling and drainage were applied. A copy of the undated memorandum is Attachment **RJK-72**.

- Council files indicate that a rezoning Deed of Agreement (Rezoning Deed) was executed the owner of the Subject Land, and Council on 23 August 1991. The terms of the Rezoning Deed reflect the flooding requirements as set out in the memorandum referred to in paragraph 9(g) of this Sixth Statement. A copy of the Rezoning Deed is Attachment RJK-73.
- 11. Council files indicate that a decision was made to grant an application for rezoning on 4 December 1990 which excluded the Subject Land from the Future Urban Zone and included the Subject Land in the Residential "A" Zone, subject to the requirements of Subsection 11 of Section 22 of the City of Brisbane Town Planning Act (Rezoning Approval). A copy of the decision is Attachment RJK-74.
- 12. The conditions of the Rezoning Approval which were included with respect to protection from flooding and achieving a no-worsening of flood risk for neighbouring properties are part (ii) (a) and (b). As required by condition part (ii)(a), the Rezoning Deed contains the following conditions which are also relevant:
 - (a) letter of offer 2(ii) and 3(ii) to 3(viii) (inclusive); and
 - (b) the Third Schedule of the Deed Item F and Item G;
 - (c) the Fourth Schedule of the Deed C, D, J, (a) to (f) (inclusive); and
 - (d) the Fifth Schedule of the Deed (A).
- 13. The rezoning was published by Government Gazette dated 17 March 1991 and the Governor in Council approved to Orders in Council amending the Town Plan in relation to the Subject Land. A copy of a letter from the Department of Housing and Local Government to Council dated 15 August 1991 is Attachment RJK-75.

Townhouse Approval

14. At the relevant time, the rezoning did not in itself authorise the construction of the town houses "as of right", but meant that the town houses were not a prohibited use. To construct the town houses required a town planning consent permit in accordance with the table of development for land included in the Residential "A" zone.

Rory John Kelly Witness

7

- Council's files indicate that on 6 December 1991, Council received an application for a town planning consent permit to carry out the following "110 ATTACHED HOUSES + SHOP + CARETAKERS FLAT" (Townhouse Application). A copy of the Application for a Town Planning Consent Permit is Attachment RJK-76.
- 16. Council's files indicate that the following considerations relevant to flooding and associated conditions were applied to the Townhouse Application referred above:
 - Based on my knowledge of Council's practice at the time, new applications were referred to what was then the Assessment Committee, which consisted of the branch manager, senior planning officers and a senior representative from the works, traffic and town planning branches, for endorsement of the direction for processing the application and resolution of issues to be addressed based on a preliminary assessment of the application lodged.
 - (b) The minute of the Assessment Committee meeting held on 17 December 1991 states that the Committee was opposed to the proposal from a planning point of view as, amongst other things:
 - "...

(xiv) insufficient information had provided to assess any adverse or detrimental impacts of the proposal on adjoining lands in terms of flooding, ponding of water or any overland flow. Information that should have been provided included:

(a) existing and finished contour levels over the entire site and all adjoining properties;

(b) provision of a metes and bounds description indicating the area of site to be filled;

(c) cross sections of the overland flow drain that clearly showed the profile of the drain and any proposed works;

(d) cross sections of the subject site and adjacent residential properties at the adjoining property boundary;



(e) details of the proposed treatment of the overland flow drain including an engineer's report, construction details of the drain, any landscaping proposed within the drainage reserve and the treatment to the banks of the drain;

(f) details of how it was intended to obtain and maintain regular maintenance of access along the full length of the overland flow drain.

Furthermore, the applicant should be advised that the site, given the topographical features and drainage problems, was considered unsuitable for the development of town houses at the proposed density."

A copy of the Minute is Attachment **RJK-77**.

- By letter from Ralph Freestun and Associates to Council, marked to the attention of
 Department of Works dated 19 December 1991, it is stated that
 there was a need to recalculate the flood levels using more accurate information
 identified when preparing a Flood Report. A copy of the letter dated 19 December
 1991 is Attachment RJK-78.
- (d) Council's files contain a report from Manager, Department of Works to Manager, Department of Development and Planning dated 13 January 1992 which sets out requirements requiring compliance prior to consent being granted and recommended conditions in relation to the Townhouse Application. A copy of the report is Attachment RJK-79.
- (e) Preliminary drawings of a proposed modifications to the waterway that runs through the Subject Land were provided by Ralph Freestun and Associates to Council by covering letter dated 20 October 1992. A copy of the letter and preliminary drawings are Attachment **RJK-80**.
- (f) By letter from John Giles Associates Pty Ltd to Council dated 24 November 1992, supplementary information and amendments to the plans of layout to reduce the number of townhouses from 110 to 90 and removal of the shop were provided to Council. A copy of the letter (including attachments) is Attachment RJK-81.
- (g) Council's files indicate that the letter and attachments referred to in paragraph 16(f) of this Statement was referred internally for assessment from myself as Planning Officer, South West (POSW) to "SED" who I understand to be

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Rory John Kelly

Senior Engineer Development, Department of Works. A copy of an internal memorandum dated 4 December 1992 is Attachment **RJK-82**.

- (h) A hydraulics report which formed part of the supplementary information referred to in paragraph 16(f) was assessed by Don Carroll, who I am aware was Supervising Engineer, Hydraulics, Department of Works at the time. Mr Carroll's assessment is contained in a report dated 6 January 1993, a copy of which is Attachment RJK-83.
- By further report from Chris Plant, Engineer, Developments South, Department of Works to myself as Planning Officer South West dated 1 February 1993, several matters in relation to the hydraulics report submitted by Ralph Freestun and Associates are identified as needing to be addressed before approval in principle can be given. A copy of the report from Chris Plant is Attachment RJK-84.
- By letter from John Giles Associates Pty Ltd to Council dated 8 February 1993,
 proposed conditions of approval are referred to and in relation to a proposed
 requirement to provide a full engineering study design and documentation the letter
 states that:
 - ¹¹...

... "

As there is adequate recourse for the Engineering section of the Works Department to monitor these conditions through the normal construction approval stages, we respectfully request this alternative be used and that this project be conditionally approved.

A copy of the letter dated 8 February 1993 is Attachment RJK-85.

- (k) Council's files indicate that in response to the above letter and following a meeting held between John Giles Associates Pty Ltd and Council to discuss the concerns raised by local residents, I sent a letter dated 25 February 1993 stating that the information provided to date did not satisfactorily address Council's concern with respect to the drainage channel and lists further information required. A copy of the letter dated 25 February 1993 is Attachment RJK-86.
- A report from Don Carroll, Supervising Engineer, Hydraulics, Department of Works to Neville Gibson, Supervising Engineer, Development, Department of Works dated

Witness

10

21 May 1993 contains an assessment of a flood report submitted by Ralph Freestun and Associates dated 17 April 1993. The report states that:

"...

Rory John Kelly

Minimum habitable floor levels at the site should be 8.525m AHD, and not 8.3m AHD as recommended in the report.

This section has no objection to the development as outlined in the flood study, except for the matter of minimum habitable level described herein."

A copy of Council's report dated 21 May 1993 is Attachment **RJK-87** and a copy of flood report submitted by Ralph Freestun and Associates dated 17 April 1993 is Attachment **RJK-88**.

- (m) There is a handwritten note on the report referred to in paragraph 16(1) above that states "8.3 is satisfactory". I understand that this is the handwriting of Immunol I note that this level is consistent with the Rezoning Deed, and that the memorandum from the Manager, Department of Works at Attachment RJK- 79 attaches a flood enquiry that shows that the Q100 at the relevant time for the Subject Land was 8.0m.
- (n) Council's files indicate that the Townhouse Application was discussed at a meeting between representatives of the residents, and the Architect and Designer of the proposal and several Council Officers held on 2 September 1993. I attended this meeting and based on my review of the memorandum, I can confirm that, amongst other things, drainage issues were discussed in relation to the Townhouse Application. A copy of a memorandum dated 19 September 1993 is Attachment RJK-89.
- (o) Council's files indicate that on 14 December 1993, Council's Assessment
 Committee raised no objection to the Townhouse Application subject to a satisfactory agreement concerning developmental requirements as outlined in the minute. A copy of the minute of the Assessment Committee Meeting is Attachment
 RJK-90.
- (p) By memorandum from sectors, Senior Town Planner, South West District to the Secretary of the Registration Board dated 15 December 1993 with the subject

line "Application by John Giles & Associates for town planning consent to use land, erect and use a building or other structure on the land, for the purpose of Attached and Duplex Housing, situated at 316 Long Street East, Graceville, the R.P.D. of which is Lot 57 on Registered Plan 85586, Parish of Oxley", it is provided that "[a] satisfactory proposal has been received". The memorandum provides a recommendation to the Council Registration Board that the application be approved subject to the conditions outlined in the memorandum. A copy of the memorandum dated 15 December 1993 is Attachment **RJK-91**.

- Council's files indicate that the Council Registration Board approved the Townhouse
 Application subject to conditions on 17 December 1993. A copy of the Council Registration
 Board decision is Attachment RJK-92.
- Council's files indicate that a Town Planning Consent Permit was issued on 5 May 1994. A copy of the Town Planning Consent Permit is Attachment RJK-93.
- 19. The conditions of the Town Planning Consent Permit which were included with respect to protection from flooding and achieving a no-worsening of flood risk for neighbouring properties include (k), (l), (m), (ab), (az), (ba), (bb), (bc) and (bo).

Group Title Subdivision Approval

- 20. Council's files indicate that an application for Group Title Subdivision was lodged with Council by Pike Mirls McKnoulty for five lots, common property and new road on 31 August 1995 (Group Title Subdivision Application). A copy of the Group Title Subdivision Application is Attachment RJK-94.
- 21. In relation to the assessment of the Group Title Subdivision Application, Council's files indicate the following considerations relevant to flooding and identification of conditions relevant to the existing townhouses on the Subject Land:
 - (a) The minute of Council's Second Screen Committee meeting held on 6 September 1995 identifies flooding and floor levels as issues in relation to the Group Title Subdivision Application. I assume that Council's Second Screen Committee was an early form of DTM, which has been explained in my First Statement. A copy of the minute is Attachment RJK-95.



- (b) A report from Acting Principal Officer Developments, Works, Department of Works to Principal Officer Developments, Works dated 23 October 1995 recommended conditions in relation to drainage easements, filling and scour and erosion. A copy of the report is Attachment RJK-96.
- Council's files indicate that the Group Title Subdivision Application was approved on 5
 January 1996 (Group Title Subdivision Approval). A copy of the letter to Pike Mirls
 McKnoulty Pty Ltd dated 5 January 1995 enclosing the decision and conditions is Attachment
 RJK-97.
- 23. The conditions of the Group Title Subdivision Approval which were included with respect to protection from flooding and achieving a no-worsening of flood risk for neighbouring properties include (d), (s) and (w)(i) to (vii) (inclusive).
- Based on Council's files, it does not appear that the Group Title Subdivision Approval dated 5
 January 1995 was ever exercised by the applicant.

Extension of Time of Townhouse Approval

25. Council's files indicate that John Giles Associates Pty Ltd sent a letter to Council dated 18 March 1998 making an application for an extension of time in relation to the Town Planning Consent Permit issued on 5 May 1994. As detailed in Attachment RJK-93, the approval period for the Townhouse Approval would lapse when:

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the use of land or the use or erection of a building or other structure on land, the subject of the approval in respect of which the permit was issued, has not been commenced within 4 years of the date of issue of the permit or such extended period or periods as the Local Authority upon application being made to it therefor approves;

..."

A copy of the letter dated 18 March 1998 is Attachment RJK-98.

By letter dated 2 April 1998, Town Planner, Development Assessment Team
 West, wrote to the applicant extending the currency period for a period of 6 months ending 5
 November 1998. A copy of a letter from Mark Kierpal to John Giles Associates Pty Ltd dated
 2 April 1998 is Attachment RJK-99.



27. I refer to a handwritten letter from Town Planner, Development Assessment Team West to John Giles which is undated and states as follows:

> "STORMWATER ISSUES HAVE BEEN BROUGHT TO COUNCIL'S ATTENTION IN RELATION TO THE ABOVE SITE. CONSEQUENTLY THE LETTER SENT/DATED 2 APRIL 1998 HAS BEEN AMENDED TO INCORPORATE THESE ISSUES.

> IT IS ANTICIPATED THAT THIS LETTER WILL BE CLEARED ON FRIDAY 17 APRIL, HOWEVER FOR YOU CONVENIENCE A DRAFT HAS BEEN FAXED TO YOU FOR YOUR AND YOUR CLIENT'S PERUSAL."

A copy of the handwritten letter is Attachment RJK-100.

28. Council's files indicate that the extension of time for the Town Planning Consent Permit was granted by Council on 5 May 1998 for a period of 6 months ending 5 November 1998.
 Relevant to flooding, the decision included the following:

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Bruce Baron Hydraulic Engineer for the Development Assessment Team West has also viewed the extension of time and endorsed that the proposal may be acceptable if the stormwater drainage design confirms to the requirements as specified in the Queensland Urban Drainage Manual (QUDM), Brisbane City Council's Supplement to QUDM and BCCs Sub-division and Development Guidelines. Specifically the following issues should be addressed:-

1. No adverse impact on other properties. This includes conformance with the outcomes of the Long St East Stormwater Management Planespecially(sic) the ability to cater for upstream overland flow from Baron Street and relief drainage proposals.

2. Minimum Habitable Floor Level is 8.5m AHD at this site.

... "

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A copy of the decision is Attachment RJK-101.

Group Title Subdivision Approval No. 2

29. Council's files indicate that a second application for Group Title Subdivision of 1 into 90 lots (in two stages - Stage 1 consisting of 26 lots and Stage 2 consisting of 64 lots) was lodged with Council by Philip Usher Associates Pty Ltd on 23 August 1999 (Group Title Subdivision

Application No. 2). A copy of the Group Title Subdivision Application No. 2 is Attachment **RJK-102**.

- 30. Council's files indicate that the Group Title Subdivision Application was approved on 21 September 1999 (Group Title Subdivision Approval No. 2). A copy of the letter to Philip Usher Associates Pty Ltd dated 20 September 1999 enclosing the decision and conditions is Attachment RJK-103.
- 31. The conditions of the Group Title Subdivision Approval No. 2 which were included with respect to protection from flooding and achieving a no-worsening of flood risk for neighbouring properties include condition 6(a). I note however that the conditions on the town planning consent permit (as to which see in particular paragraph 19 above) would have regulated the development, and that at the time of the Group Title Subdivision Approval No. 2, the development was already under construction.
- 32. Council's file indicates that Survey Plan 116169 for Stage 1 was sealed on 9 December 1999 and Survey Plan 127715 for Stage 2 was sealed on 3 May 2000, for what is now known as "Graceville Park". A copy of the sealed survey plans are Attachment RJK-104.
- 33. Council's file indicates that throughout the development assessment process, there were a number of submissions and objections from the community which raised flooding concerns in relation to the Subject Land. Based on my knowledge of Council's practice and review of Council's files, these submissions and objections would have been considered as part of the assessment process.
- 34. Subsequent applications were made for the Townhouse Development on the Subject Land in relation to operational works and the approval of specified plans in accordance with the conditions. I have reviewed these subsequent approvals, and the approvals do not appear to alter the position with respect to fill heights, habitable floor heights and drainage as outlined in the use approvals above, however they do contain more detailed studies.
- 35. Council records indicate that the Subject Land is affected by flooding from three sources: the Brisbane River, Oxley Creek and an overland flowpath. The proximity of the Subject Land to each flood source is only partially relevant in determining the highest source of flooding.
- 36. All sources of flooding are relevant at the time the development application is lodged, to ensure that there are no adverse impacts upstream or downstream of the site or on any neighbouring properties.

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37. In general, in assessing development on the Subject Land, the habitable floor levels are based on the highest level of flooding, which in this instance was the Brisbane River. The other sources of flooding identified on this site would have determined the extent of filling and location of the development, to ensure that there are no adverse impacts upstream or down stream of the site or on any neighbouring properties.

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

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Dated 21 September 2011

Signed and declared by Rory John Kelly at in the State of Queensland this2(day of September 2011 Before me:

Signature of person before whom the declaration is made

whom the declaration is made

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Application No: Project No: Contact: Telephone:



20 September 1999

Philip Usher Constructions P/L PO Box 2146 CRESTMEAD QLD 4132

Dear

Decision Notice under section 3.5.15 of the *Integrated Planning Act 1997:* Development Application Building Format Plan (with land component) in two stages on land at 316 Long Street East, Graceville and described as Lot 57 on RP85586, Parish of Oxley.

I am pleased to inform you that your application has been *approved* subject to conditions.

This notice includes extracts from the Act with respect to lodging an Appeal.

This approval is for:

Reconfiguring a Lot - Development Permit

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

Yours faithfully.

Assessment Manager Development Assessment Team West Development and Regulatory Services Customer and Community Services

Decision Notice Details (Section 3.2.3 of the Integrated Planning Act 1997)

INTRODUCTION:

The decision to approve the application was made by delegate appointed by the Council to determine the application.

Town Planner as the

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APPLICANT DETAILS:

Philip Usher Constructions P/L Po Box 2146 CRESTMEAD QLD 4132

SITE:

Address of Site: **316 Long St E, Graceville Qld 4075** Real Property Description: **Lot 57 on RP85586, Parish of Oxley** Existing Zone: **Residential "A"** Name of Owner: **Phillip Usher Constructions Pty Ltd** Name of Ward:

APPLICATION:

Aspects of development and development approvals sought: **Reconfiguring a Lot - Development Permit** Description of Proposal: **Building Format Plan (with land)** Council file reference: **DRS/USE-673030** Lodgement date: **23 August 1999**

TYPE OF APPROVAL: Reconfiguring a Lot - Development Permit

FURTHER DEVELOPMENT PERMITS:

No further development permit is necessary before the development can be carried out.

REFERRAL AGENCIES:

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

CONDITIONS:

There are no conditions applicable to this development approval.

SUBMISSIONS

There were no submitters for this application.

ATTACHMENT A DRS/USE/H99-673030

- 1. Contribute towards water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$390.00 per unit less the deemed previous contribution towards water supply treatment headworks \$ 26,639.00, based on the subject area of 4.404 hectare, at the rate of \$6,049.00 per hectare.
- 2. Contribute towards sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$400.00 per unit less the deemed previous contribution towards sewerage headworks \$20,381.00, based on the subject area of 4.404 hectare, at the rate of \$4,590.00 per hectare.
- 3. Pay a contribution towards the provision and maintenance of parkland at the rate determined by Council from time to time by resolution. The contribution is currently calculated at \$19,096.00 based on \$2.20 per square metre of Gross Floor Area.

639/99

DECISION BY DELEGATE

SUBMISSION BY

15 SEPTEMBER 1999

INTRODUCTION

SITE:	APPLICATION:	
Address of Site:	Aspects of development:	
316 Long St E, Graceville Qld 4075	Reconfiguring a Lot - Development Permit	-
Real Property Description:	Description/Purpose of Proposal:	
Lot 57 on RP85586, Parish of Oxley	Building Format Plan (with land)	
Area of Site:	Applicant:	
34823		
Existing Zone:	Philip Usher Constructions P/L	
Residential "A"	Application No.:	Leenser
Name of Owner:	DRS/USE-673030	
Phillip Usher Constructions Pty Ltd	Project No.:	
Name of Ward:	DRS/PRO-1077	
	Lodgement Date:	-
- manual states and states	23 August 1999	

DECISION

Having considered the application detailed above, the matters set out in the submission to the Delegate and the recommendation of the officer, I am satisfied that the application accords with relevant standards and the Integrated Planning Act 1997 where applicable and as such approve the application in accordance with the drawings numbered C273-7 Issue A and dated 16 July 1999 and received 23 August 1999 and subject to the conditions attached.

Dated the

21st day of September 1995

Development Assessment **Development and Regulatory Services Customer and Community Service** AS DELEGATE OF THE COUNCIL



BRISBANE CITY COUNCIL DEVELOPMENT APPROVAL PACKAGE

1. INTRODUCTION

The Application

This Development Approval package relates to the application detailed below:

Address of site:	316 Long Street East, Graceville
Real property description of site:	Lot 57 on RP 85586 Parish of Oxley
Aspects of development and type of aoproval	Reconfiguring a lot (development permit)
Description of proposal	Building Format Plan (with land component)
Purpose under the Town Plan	Reconfiguring a lot
Council File Reference:	DRS/USE/H99-673030

Assessment Manager

The assessment of this application has been managed by:

Assessment Manager Development Assessment Team West Development and Regulatory Services Ph

Other contacts

Further information on specific conditions may be obtained from the following Council officers:

Engineering Officer Development Assessment West

- City Lighting Unit: Asset Management Urban Management Division Ph: North - 3403 0310 / South - 3403 0307
- Erosion and Sediment Control Officer Technical Support Group Development and Regulatory Services Ph: 3403 4735.
- Plumbing Inspectorate Enquiries Development and Regulatory Services Ph: 3403 4920
- Contaminated Land Unit Department of Environment Ph: 3227 7369

What is in this approval package

The information contained in this package is designed to assist you in fulfilling the requirements of your approval. Within this package you will find:

- the conditions of approval;
- guidelines to assist you in complying with these conditions;
- advice about other approvals still required with respect to the proposed development;
- advice on the requirements of legislation and local laws relevant to your proposal;
- details regarding the lodgement of an appeal.

If you have any enquiries regarding this approval please contact the Assessment Manager or the Assessment Team member identified in the guideline accompanying the condition.

Address of Property: 316 Long Street East, Graceville Council File Reference: DRS/USE/H99-673030

Page 1

2. FURTHER APPROVALS

The approved development may require further approvals, permits and licences. In particular a component for which the Council has given a preliminary approval cannot occur until a development permit has been issued. (See section 3.1.5. of the *Integrated Planning Act* 1997.)

It is also possible that to fulfil certain conditions of a development permit a further application to carry out assessable development may be required. In such a case it will be necessary to obtain a development permit for that assessable development before carrying it out. A condition of a development permit does not authorise assessable development to occur.

Development permits required under the *Integrated Planning* Act 1997

No further development permits are required before the development referred to in this decision notice can occur.

3. APPLICATION FORMS AND FURTHER INFORMATION

Application forms, guidelines, documents and Development Information Sheets can be obtained from the customer service offices located throughout Brisbane. The locations of these offices are provided in the following table.

Development & Regulatory Services Customer Service Areas:

North Regional Office	924 Gympie Road, Chermside
West Regional Office	West Regional Office 611 Coronation Drive, Toowong
South Regional Office	2078 Logan Road, Mt Gravatt
East Regional Office	Cnr Cavendish Road and Stanley Street, Coorparoo

Customer Service Centres

City	Lower Ground Level, Brisbane Administration Centre, 69 Ann Street, Brisbane
Fortitude Valley	TC Beirne Centre, 315 Brunswick Street Mall, Fortitude Valley
Chermside	Chermside Shopping Town, Gympie Road, Chermside
Inala	Inala Civic Centre, Cnr Corsair Avenue and Wirraway Parade, Inala
Indooroopilly	Westfield Shoppingtown, 69 Station Road, Indooroopilly
Upper Mt Gravatt	Garden City Shopping Centre, Kessels Road, Upper Mt Gravatt
Wynnum	Wynnum Civic Centre, Cnr Bay Terrace and Charlotte Street, Wynnum

Development and Regulatory Services Brisbane City Council 6730300.99 GUIDE TO THE DEVELOPMENT CONDITIONS

This information has been included to help you understand the requirements of the conditions. The following information relates to each of the columns contained in the Development Approval conditions.

Approved Drawings and Documents:

The term 'approved drawings and documents', or similar expressions, means.

1. Preliminary Survey Plan C273-7 issue A 16 July 1999 23 August 1999	5 G	wing or Document	Number	Dated	Received
	~`	Preliminary Survey Plan	C273-7 issue A	16 July 1999	23 August 1999

Condition:

The first column of the table contains the development condition in the form of a statement prescribing an action or an objective for which the owner, owners' successors in title and any occupier of the land are responsible. (See section 3.5.28 of the *Integrated Planning Act 1997*.)

When to Complete Condition:

This column specifies when each condition must be satisfied. The following explains the terminology used in this column:

While development is occurring on the site	Responsibility while operational work or building work is being carried out on the	site	
		, v	

Prior to the commencement of building work Action to be undertaken prior to any building work commencing on the site Prior to commencement of operational work Action to be undertaken prior to the commencement of any operational work or disturbance of significant vegetation on the site

Prior to the commencement of the Use

Action to be undertaken prior to the use commencing. This generally applies to development which does not require further development permits and usually applies to conditions requiring the carrying out of works or the payment of monies.

To be maintained

Compliance with the condition must be maintained while the use continues on the site or for the period specified in the approved documents (e.g. as per an approved Landscape Management and Site Works Plan).

While operational work or building work is occurring on the site Compliance with the condition must be maintained from the time operational work or building work commences on the site until the Council issues a Notice of Completion or endorses a plan of survey.

Prior to survey plan endorsement

These are to be complied with prior to the lodgement of a 'Post Approval Clearance Form' requesting endorsement of the survey plan.

Some conditions have two of the above in the 'time to complete action' column. In cases where an 'and' is used to separate the two timeframes both are to be complied with. In the case of an 'or' the applicant is required to complete the action before whichever of the two timeframes occurs first.

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Development and Regulatory Services Brisbane City Council 6730300.99

Page 4

Address of Property: 316 Long Street East. Graceville Council File Reference: DRS/USE/H99-673030

Guidelines:

The guidelines contain relevant information specific to each condition. Each provides advice on:

- reasons why the condition is imposed;
- whether the work is assessable development requiring a further development
 - who to contact for further information regarding the specific condition; and, approval;

 - where any additional fees or contributions which are required, can be paid.

Development Information Sheets:

relating to development. These are available from Development and Regulatory Services Customer Service Areas. The Council has prepared Development Information Sheets on a wide range of subjects



DEVELOPMENT APPROVAL CONDITIONS

The conditions in this approval package apply to the application detailed below:

Address of site:	316 Long Street East, Graceville	Aspects of development and approval type	Reconfiguring a lot (development permit)
Proposal Description:	Building Format Plan (with land component)	Proposal Purpose:	Reconfiguring a lot
Real property description of site:	Lot 57 on RP 85586, Parish of Oxley	Council File Reference:	DRS/USE/H99-673030

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Development and Regulatory Services Brisbane City Council 673030C.99

COMPONENT:

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	ICOMIGURATION OF A 101 - STACE UNE		
· 35.	approval to	which the following conditions	

	CONDITIONS		GUIDELINES FOR APPLICANTS
	ACTIONS	TIMES TO COMPLETE ACTIONS	
	Carry out the approved development generally in accordance with the approved drawing/s and/or document/s.	While development is occurring on the site	This condition applies to all aspects of development within this development approval (or, if applicable, within this component of the development approval). This condition is the primary means for defining the extent of the approval. PADRS and DOCUMENTS relieved to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. For any enquiries about this condition, please contact the Assessment Manager. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endores any survey plans. The extent to which plans, drawings and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the <i>Integrated Planning</i> Act 1997.
તં	Pay to Council a monetary contribution towards the cost of water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total/nett area of 1.851 hectares at the current rate of \$\$11,480.00 per hectare (area W9). The amount payable is currently assessed at \$21,249.00 and comprises the following: Treatment Headworks component—\$11,196.00 System Headworks component—\$10,053.00 Total contribution—\$21,249.00	Prior to survey plan endorsement	This condition is imposed to obtain a contribution towards the provision of a satisfactory water supply system within the locality of the site. For any enquiries about this condition, please contact the Engineering Officer. Contributions must be paid at any of the Council's Customer Service Centres throughout Brisbane.

	CONDITIONS		GUIDELINES FOR APPLICANTS
	ACTIONS	TIMES TO COMPLETE ACTIONS	
, e	Pay to Council a monetary contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total/nett area of 1.851 hectares at the current rate of \$15,030.00 per hectare (area S2). The amount payable is currently assessed at \$27,820.00 and comprises the following: Treatment Headworks component—\$8,496.00 System Headworks component—\$19,324.00 Total contribution—\$27,820.00	Prior to survey plan endorsement	This condition is imposed to require the payment of a proportional contribution towards the a satisfactory sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Officer. Contributions can be paid at any of the Council's Customer Service Centres throughout the Cuty or direct to the Plan Sealing Unit with the request for endorsement of the survey plan.
4	Pay to Council any outstanding charges or expenses levied by the Council over the subject land.	Prior to survey plan endorsement	This condition is imposed to ensure that there are no outstanding charges existing over the subject site. Including outstanding rates. It there are outstanding monies, they must be paid prior to endorsement of the survey plan or commencement of the use. For any enquiries about this condition, please contact the Brisbane City Council Call Centre (ph 3403 8388). Payment may be made at any of Council's Customer Service Centre throughout the City.

Address of Property: 316 Long Street East, Graceville Council File Reference: DRS/USE/H99-673030

Page 7

Development and Regulatory Services Brisbane City Council 573030C 99

COMPONENT:

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Preliminary approval Reconfiguring a lot (Development Permit) or development permit Reconfiguration of a lot - STAGE TWO Component of approval to which the following conditions are applicable:

	CONDITIONS		GUIDELINES FOR APPLICANTS
	ACTIONS	TIMES TO COMPLETE ACTIONS	
<u>ن</u>	Carry out the approved development generally in accordance with the approved drawing/s and/or document/s.	While development is occurring on the site	This condition applies to all aspects of development within this development approval (or. if applicable, within this component of the development approval). This condition is the primary means for defining the extent of the approval. Approved plans, drawings and documents are stampoid and are dated to reflect the date of determination of the application by the Council's delegate. For any enquiries about this condition, please contact the Assessment Manager. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawings and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the Inhogated Planning Act 1997.
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Development and Regulatory Services Ensbare City Council 573030C 99

		CONDITIONS		GUIDELINES FOR APPLICANTS
		ACTIONS	TIMES TO COMPLETE ACTIONS	
ف	(a)	Grant the following easement(s) free of cost and compensation to the Council. • easements for underground drainage, overland flow, open cut, and access purposes as may be required;	Prior to survey plan endorsement	This condition is imposed so as to protect drainage paths and/or turning areas. Please note that the work referred to in this condition involves reconfiguring a lot (only in respect of an easement for access purposes) and may therefore constitute assessable development'. The Council informs you
	(p)	Pay to Council the cost of preparation of legal documentation for the above easements and execute the documentation.		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 Engineering Officer (for enquires relating to an access exammant). Enourises reparding lead documentation can
				be directed to Plan Sealing These requirements may necessitate the preparation of legal documentation and all requirements must be indicated on a survey plan. A copy of the survey plan together with a written roquest for the preparation of legal documentation is to be iodged with Plan Sealing. The fee for the preparation of legal documentation will be invoiced by Brisbane City Legal Practice following the request for the preparation of number should be finwarded in Plans Sealing under should be finwarded in Plans Sealing
				Where legal documentation is required to be prepared, a copy of the survey plan is to be lodged together with the relevant request to Council. This documentation must be completed by Brisbare City Legal prior to the lodgement of the survey plan with the Titling Section of the Department of Natural Resources. The Department of Natural Resources will then issue a dealing number.
r	Dedi	Dedicate as road: • the area shown as new road on the approved drawings and documents.	Upon registration of a survey plan endorsed by the Council	This condition is imposed on development sites where such dedication is necessary to maintain safety and capacity. This requirement with necessitate the preparation of survey plan. Further information is contained in the information scenario of survey sheet.
				For any enquirties about this condition, please contact the Engineering Officer. Enquirties regarding any legal documentation can be directed to Plan Sealing A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with Plan Sealing.

Address of Property: 316 Long Street East, Graceville Council File Reference: DRS/USE/H99-673030

Development and Regulatory Services Brisbane City Council 673030C.99 ECC.145.0730

Page 9

GUIDELINES FOR APPLICANTS	This condition is imposed to obtain a contribution towards the provision of a satisfactory water supply system within the locality of the site. For any enquines about this condition, please contact the Engineering Officer. Contributions must be paid at any of the Council's Customer Service Centres throughout Brisbane.	This condition is imposed to require the payment of a proportional contribution towards the a satisfactory sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Officer. Contributions can be paid at any of the Council's Customer Service Centres throughout the City or direct to the Plan Sealing Unit with the request for endorsement of the survey plan.	This condition is imposed to ensure that there are no outstanding charges existing over the subject sile, including outstanding rates. If there are outstanding monles, they must be paid prior to endorsement of the survey plan or commencement of the use. For any enquiries about this condition, please contact the Brisbare City Council Call Centre (ph 3403 8883). Payment may be made at any of Council's Customer Service Centre throughout the City.
TIMES TO COMPLETE ACTIONS	Prior to survey plan endorsement	Prior to survey plan endorsement	Prior to survey plan endorsement
ACTIONS	 8. Pay to Council a monetary contribution towards the cost of water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total/hett area of 1.6815 hectares at the current rate of \$11,480.00 per hectare (area W9). The amount payable is currently assessed at \$19,303.00 and comprises the following: Treatment Headworks component—\$10,171.00 System Headworks component—\$9,132.00 Total contribution—\$19,303.00 	 Pay to Council a monetary contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated on the total/nett area of 1.6815 hectares at the current rate of \$15,030.00 per hectare (area S2). The amount payable is currently assessed at \$25,272.00 and comprises the following: Treatment Headworks component—\$7,718.00 System Headworks component—\$17,554.00 Total contribution—\$25,272.00 	10. Pay to Council any outstanding charges or expenses levied by the Council over the subject land.

Address of Property. 316 Long Street East, Graceville Council File Reference: DRS/I/SE/H99-673030

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Development and Regulatory Services Brisbane City Courcel 673030C.99

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REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION

SUBMISSION BY ROBERT IMRIE

15 SEPTEMBER 1999

INTRODUCTION

SITE: Address of Site: 316 Long St E, Graceville Qld 4075 Real Property Description: Lot 57 on RP85586, Parish of Oxley Area of Site: 34823 Existing Zone: Residential "A" Name of Owner: Phillip Usher Constructions Pty Ltd Name of Ward: Walter Taylor APPLICATION: Aspects of development: Reconfiguring a Lot – Development Permit Description/Purpose of Proposal: Building Format Plan (with land) Applicant: George Turner Philip Usher Constructions P/L Application No: DRS/USE-673030 Project No: DRS/PRO-1077 Lodgement Date: 23 August 1999

The Council has received a development application under the *Integrated Planning Act 1997* as detailed above.

BACKGROUND/HISTORY

Council approved an application to erect attached houses on the site on - file reference 253/31/1-1667/91

THE PROPOSAL

The applicant proposes to subdivide land by community title scheme into 90 lots and common property.

The applicant also proposed to open part of the site as road.

LAND USE AND ZONING IN THE LOCALITY

The subject site and the adjoining development is located in the Residential A zone and is used for residential purposes.

THE INTEGRATED PLANNING ACT 1997

The application was lodged in accordance with the relevant provisions of the *Integrated Planning Act 1997*.

TRANSITIONAL PLANNING SCHEME AND TRANSITIONAL PLANNING SCHEME POLICIES

The proposed conforms with all relevant provision of the Transitional Planning Scheme of the City of Brisbane.

ADVICE FROM REFERRAL AGENCIES

The engineer - west has provided conditions of approval-

ISSUES RELEVANT TO THE APPLICATION

An IDAS application was required in this instance on the basis that the proposed titling arrangements involve the subdivision of building and land by Building Format Plan (with land component) and are thus assessable development as noted in Part 1 Schedule 8 of the Integrated Planning Act 1997.

The proposed subdivision is generally in accordance with the Attached House development approval.

RECOMMENDATION

After considering the proposal, the relevant provisions of the *Integrated Planning dot* 1997, the repealed *Local Government (Planning and Environment) Act*, 1 recommend that :

 The application be approved in accordance with preliminary Survey Plan c273-7 Issue A dated 16 July 1999 and received 23 August 1999 and subject to the attached conditions;

15 September 1979

2. The applicant be advised of Council's decision in this matter.

Development Assessment Team West Development and Regulatory Services Customer and Community Services

DRS-1-SE-ATE-10





23 August 1999

The Town Clerk Brisbane City Council GPO Box 1434 Brisbane Queensland 4001

Dear Sir/Madam,

Re: Application for Reconfignring a Lot in Two Stages on Land Situated at 316 Long Street East, Graceville

Please find enclosed the above application together with six (6) copies of our assessment report, seven (7) copies of our subdivision proposal plan and our cheque in the amount of \$36,545.00 for application fees.

Should Council require any further information to approve our application please do not hesitate to contact our office.

Yours faithfully,

-PHILIP USHER CONSTRUCTIONS PTY LTD

Enc

Form 1A - IDAS Development Application LH530/316 This form MUST be used for all devolopment applications under the IPA, including those involving resessment under the Building Act 1975 and under the Environmental Protection Act 1994. It may else be used for plumbing and drainage work under Sewerage and Water Supply Act 1969. Mandatory information items 1 - 13 Refer to the Enplanatory Notes before completing Applicant's Deteils B Owner's Consent If applicant is not the owner Name In full Name In full PHINIP USHER CONSTRUCTIONS TY ATD ACN OIL ODE 101. Company name If applicable Postal address PHIMP USHER CONStructions P.O. BOX QING RESTMEAN LT IS \bigcirc Postcode #132 Signature Company seal or ACN and date Postal address P.O Box @146 CRESTMEAL 1818199 \mathcal{O} Postcode 4/32 4 Application and Approval Type Fax no. hone no. What do you consider describes the aspect/s of 3800 1666 3800 1740 development applied for and the approval/s sought? Email Development Preliminary Permit Approval 14 Carrying out building work Signature and date Carrying out plumbing or drainage work 1818199 Carrying out operational work Making a material change of use of premises 2 Property Description Reconfiguring a lot x Street address Include no., street, suburb and postcode Superseded Planning Scheme 316 Long Street East, Only applicable if assessment of the application is Graceville required under a planning scheme. Tick 'no' if not Postcode 4075 applicable. Do you wish the application to be assessed under a Shop/tenancy no. If applicable Level If applicable superseded planning scheme? No S Go to 6 Lot RP/GTP/BUP/CP no. Yes Provide details which will identify the superseded planning scheme under which 57 assessment is sought or development is .RP. 85586.... proposed Planning scheme If plan not sealed supply previous Lot RP/GTP/BUP/CP no. Date adoption notified in Gazette CC1708 (3/99) Poinsettia Press © Corporate Design & Forms Analysis tock Code no. 160358 Application No. (073030 Approved Compliance No. Form 1A Version 2 Our Business - A. Better Brisbane (24/6/98) 45.074
 Comparise to planning and chainage work or building work assessed only under the Building Act. Is oppright consent applicable to this application? A A B D D 7 Yes A Bo to 7 Yes A Attach copyright holdets name and their written consent for reproduction of rejevant materials. Le, authors of reports, plans and other supporting information. Construct commation and their support of the production of relevant materials. Le, authors of reports to hause. Falling Ver of Period command. Support of the production of relevant materials. Let, splittle to hause. Falling Ver of Period command the report of the production of the production. Beconfigure. Let, splittle 90 	 If plans and supporting information are attached, do they include any plans or supporting information recommended by the referral agency? No [X] Yes [] No supporting information recommended [] NOTE: 1. For building work that is to be assessed under the Building Act, plans and supporting information must be automitted that comply with achievale 1 of this form. 2. If the Queenstand Fire and Rescue Authority is a referral agency for the application, and plans and supporting information are supplied that comply with achievale 1, applicants should have comply with achievale 1, applicants should have comply with achievale 1, applicants should answer 'yes' to the second part of the question, as schedule 1 includes the Authority's requirements.
unita each with a private rard in two stages.	10 Reconsiguring a lot In this application for reconfiguring a lot? No () Go to ff Yes() Specify the lotal area of land involved in this application. 1.47
Refer Explanatory Motes Do you consider this application triggers referral coordination of information requisels? No 2	I this en application for building work requiring assessment under the Building Act? No 3.) Go to 12 Yes) Complete the following
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If a referral response has already been received from a referral agency, indicate the agency and attach the response.	Cetter
Plans and Supporting Information Plans and supporting information are important to Hustrate the intent of the proposied. Any plans and supporting information attached? No the	Sheef ,, Aburnistan is Direct in No. of storays Ploor area - m ^a New Existing TOTAL

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Services provided under conditions increased	E_R:1 1111111111111	

underStandard Building Flegulation section 71 Senices required under clause E1.10 of the Building Code of Australia

What is the Application for? Subdivision of land Subdivision by lease Amzigamation Boundary Re-alignment Private Access easement Subdivision under Body Corporate & Community Management Act (BCCM)		
	 Y proj poloziski (claritily: Building) Format Plan Asim, a land component! Standalst Format Plan Volumetric Format Plan Colomarity Management Statem 	
Number of existing lots 1 Number of proposed lots 40		
Existing structures/traildings on the so NONE $AHached$ Are there any existing essements over No X Yes Pyse, please details on an attached plan at layour.	lovers under cons	troction.
Estate name and stage of program (if NA) Is the subject site within a Zone and of the Transitional Planning Scheme If par, please identify the Zone	er the crowincom	
RESECTING ALL A is the subject site located within a Dev Control Plan (DCP), Local Area Plan (LA Area Outline Plan (LACP)? No IS Ye Pyes, places carefy the CCP or LAP or LACP are	Pior Local s 🗌	

Brisbane City Council

69 Ann Street Brisbane, QLD 4000

Parcel Detail

Page 1

(07)3403-8888 Fax (07)3403-1168 Report Date 23/08/1999 01:50 PM Submitted By Parcel ID RP85586/L57 #0 Current Y Expire Area Subdivision 61 District W4 TARINGA SUB-DISTRICT County Section 21 OXLEY OXLEY Township Lot 57 Land Price Type Lot Shape Map # 140 34823.00 Size Atlas Page Depth 0,00 Block 6217 316 0 -Frontage 0.00 Range Plan Media # **Common Elements** 0.00**Property Notes** Subdivision Desc L.57 RP.85586 PAR OXLEY Legal Owner PHILLIP USHER CONSTRUCTIONS PTY LTD Legal Description PO BOX 2146 CRESTMEAD QLD 4132 Districts frict Description Effective Expire Tax Assessment Comments зпсе # W4 TARINGA SUB-DISTRICT Ν Zoning Zoning Proposed Description Comments Size Effective Expire Ordinance # RA **RESIDENTIAL "A"** 13/06/1987 0.00

Easements Easement Type Description Effective Assessed By Affects Comments Expire Reference Ordinance # Easement To Assessed No Items Found Land Use Land Use Proposed Description Size Comments Effective Expire Ordinance #

1 VACANT URBAN LAND - LARGE 30/06/1986 34823.00

Parents

No Items Found Children No Items Found

Addresses		Address		City	State	Postal Code
	316	LONG	ST	GRACEVILLE	QLD	4075
Contacts		an a			Na ser instantionen på förstar för	
There are r	o contacts	for this site				
Notices Notice Assessed	Descripti Ast	on sessed By Commen	Effective	Expire Ordinar	3ce #	

L5 DANGEROUS PLANT GROWTH 16/05/1990 19/04/1999 NOTICE NO: 1195J50-89/90 FILE REFERENCE: 264/18-LH530/316 DETAILS:

Brisbane City Council

69 Ann Street Brisbane, QLD 4000 (07)3403-8888 Fax (07)3403-1168

Parcel Detail

Report Dat	e 23/08/1999 01:5	0 PM	Submitted B	У		Page 2
Notices Notice Assessed	Description Assessed By	Comments	Effective	Expire	Ordinance #	
L5	DANGEROUS PLANT GR	OWTH NOTICE NO: 0090J50- FILE REFERENCE: 26 DETAILS:		19/04/1999		
L.5	DANGEROUS PLANT GR	OWTH NOTICE NO: 1335J50- FILE REFERENCE: (0) DETAILS:		19/04/1999		
L5	DANGEROUS PLANT GR	OWTH NOTICE NO: 2247J50- FILE REFERENCE: 26- DETAILS:		19/04/1999		
L8	GROUNDSEL	NOTICE NO: 0258J53- FILE REFERENCE: 480 DETAILS:				
MICRO	MICROFILM SITE HISTOR	RY CARDS M041-007-034(001)				
MICRO	MICROFILM SITE HISTOR	RY CARDS M029-066-007(001)				
L5	DANGEROUS PLANT GRO	DWTH File No. 264/18-LH530/3 Notice No. 2247J50-98/		19/04/1999		
End of Report	1					
:						

PLANFLAG STATUS REPORT

for 316 LONG ST EAST, GRACEVILLE as of 24-Aug-1999

The Planflag reporting system is designed as a REFERENCE GUIDE to identify planning instruments associated with properties located in the City of Brisbane.

Users will need to consult the relevant documents to verify inclusion of the site in the flagged planning instrument.

General inquiries relevant to the 'planflag' system should be referred to Mapping and Support Services, Planflag Project Team on extension 34230.

For property 000/0316- #06217 316 LONG ST EAST,GRACEVILLE

PLANFLAG

Zoning = RA

CHARAC BLDG AREA

WALTER T STH LAP

WLT TLR STH LAP(D)N5

CHARAC BLDG AREA

.R T STH LAP

WALTER TAYLOR SOUTH LOCAL AREA PLAN THE SUBJECT PROPERTY IS INCLUDED IN THE WALTER TAYLOR SOUTH LAP. A LOCAL AREA PLAN IS A PLANNING TOOL WHICH PROVIDES AN INTEGRATED, LOCALLY FOCUSSED APPROACH TO PLANNING FOR THE FUTURE.THIS DOCUMENT HAS NO STATUTORY POWER AND IS TO BE USED FOR GUIDANCE ONLY. FURTHER INFORMATION MAY BE OBTAINED FROM BRISBANE CITY COUNCIL, TOWN PLANNING ENQUIRIES......PHONE (07) 340 34775

WLT TLR STH LAP(D)N5

WALTER TAYLOR SOUTH L.A.P.-NEIGHBOURHOOD AREA 5: GRACEVILLE EAST THE SUBJECT PROPERTY IS INCLUDED IN THE WALTER TAYLOR SOUTH LOCAL AREA PLAN NEIGHBOURHOOD AREA 5: GRACEVILLE EAST, IDENTIFIED AS PREDOMINANTLY A RESIDENTIAL AREA.

While every endeavour has been made to ensure that the material here produced is accurate as possible in what it conveys, the Council takes no responsibility for any errors therein, nor for any acts or omissions that may occur due to its use. Confirmation of town planning information is available by obtaining a "Full Town Planning Certificate". Confirmation of information derived from State or Federal sources should be obtained from the relevant State or Federal Government Department.

End of r

ASSESSMENT REPORT

FOR

RECONFIGURING A LOT

FOR STAGED SUBDIVISION UNDER BODY CORPORATE

AND COMMUNITY MANAGEMENT ACT VIA A

BUILDING FORMAT PLAN

\mathbf{ON}^{\cdot}

LAND SITUATED AT

316 LONG STREET EAST, GRACEVILLE

Graceville

1. SITE DETAILS

Address:

Real Property Description:

Existing Zone:

Residential A

N/A

316 Long Street East

Lot 57 on RP85586 Parish of Oxley County of Stanley

Existing RDA or Precinct:

Name of Owner:

Name of Ward:

2. APPLICATION DETAILS

Type:

Description of Proposal:

Applicant:

Contact Person:

3. SITE HISTORY

Current Use:

Previous Use:

Reconfiguring a Lot for Staged Subdivision under Body Corporate and Community Management Act via a Building Format Plan.

Subdivision of land in two stages by Community Title into 90 residential allotments containing a minimum lot size of 180m2 and a maximum lot size of 330m2 plus Common Property. There is also a road dedication of 615m2 at the end of Baronsfield Street.

Philip Usher Constructions Pty Ltd PO Box 2146 Crestmead Qld 4132

Philip Usher Constructions Pty Ltd

90 attached houses under construction

Vacant land

Previous Approvals:	Town Planning Consent Permit No. 218/94;
	BCC Ref: 253/31/1-1667/91.

Not applicable

4. SITE CHARACTERISTICS

Pre-lodgement Advice:

The property is irregular in shape and has road frontage to Long Street East, Haldane Street and Baronsfield Street. Access to Stage 1 of this residential development is obtained from Long Street East via a 7.5m wide vehicular crossing. Access to Stage 2 is gained via Baronsfield Street.

No access to our residential development is obtained from Haldane Street however as required by condition (x) of our Town Planning Consent Permit reciprocal access easement rights are to be granted in favour of 12 and 18 Haldane Street, Graceville described as Lots 45 and 46 on RP77304, Parish of Oxley.

We advise that due to 12 Haldane Street, Graceville having direct access to their garage from a dedicated road we do not propose to grant them a reciprocal access easement over part of our property.

An open channel which is currently being revegetated traverses this site and as required by condition (Ab) of our Town Planning Consent Permit a drainage easement over this open channel will be granted to Council.

There is no significant vegetation that exists on the site however the site will be extensively landscaped prior to the commencement of the use of the land.

The surrounding land use is predominantly residential characterised timber and brick detached houses.

5. INTEGRATED PLANNING ACT

Public Notification:	Public Notification procedures will be initiated in accordance with the requirements of the Act. The assessment process for this application is code assessment therefore no public notification is applicable.
Contaminated Land:	The land is not listed on the Department of Environment Contaminated Land Register.
State Planning Policies:	Not applicable as no State Planning Policy is relevant to the proposed use.

6. TOWN PLANNING AND LOCAL PLANNING POLICIES

The proposal is in accordance with the aims and objections of the current Transitional Town Plan for the City of Brisbane and no relaxation of any planning policy is being sought.

7. ISSUES RELEVANT TO THE APPLICATION

The proposal as indicated on Wilson Deller Wolter Pty Ltd drawing no. C273-7A is generally in accordance with the plan of development that was approved by Council when the Town Planning Consent Permit for the subject land was issued.

We advise that no community consultation occurred prior to lodgement of this application and that no discussions were held with the local Ward Councillor or any other elected representative.

We further advice that no technical reports have been prepared to support this application.

8. CONCLUSION

This proposal complies with all Council By Laws, planning policies and is generally in accordance with the Development Application approval that was issued by Council to facilitate this residential development.

The proposal is compatible with surrounding land uses and is in accordance with established planning principles.

In view of the material contained in this assessment report it is recommended that Council gives favourable consideration to our proposal and issues a timely approval.



REPORT AND RE	COMMENDATION APPLICATION ろマ	COUNCIL'S
PLANNING REPORT BY		S.MAY 1998 COUNCIL DELEGATE DECISION MADE ON - 5 MAY 1998
SITE:	APPLICATION:	:

The Council has received an application as detailed above.

2. BACKGROUND/HISTORY

The Delegate of Council granted a consent permit, permit number 218/94, on the 5 May 1994, subject to conditions of Council.

3. THE PROPOSAL

4 ₹

By letter dated 18 March 1998, the agent for the owner has requested an extension of time to for a consent permit use land and/or erection of building(s) on land situated at 316 Long Street East, Graceville. The proposal is for 1 and 2 storey attached and duplex housing.

4. LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT

Section 4.13 (18) of the Local Government (Planning & Environment) Act 1990

5. ISSUES RELEVANT TO THE APPLICATION

The conditions of the approval are still considered appropriateAll conditions which relate to charges are to be paid at the rate appropriate at that time.

Business Policy Advisor to the Lord Mayor Supports the request for an extension of time to be granted however stressed that commencement of the proposal should begin as soon as possible.

page 2

Planning Report

A meeting was held on the 30 April 1998 with I (SPAW), Hydraulic Engineer),

TLAW), '

(SPAW), (Owner), (PMM) and the prospective purchaser of the site. The issues raised at the meeting concentrated on hydraulic issues and design. It was considered that the gully running through the site was not considered to be a Waterways corridor and more of a drainage outlet, consequently strict adherence of the Waterways policy was not applicable. It was considered that the proposal is still generally conforms with Councils development standards and policies. Issues such hydraulics and water quality have been addressed as additional requirements.

As such it was considered that an extension of time can be granted for a period of 6 months, however as discussed with from the Lord Mayors office and (SPAW), the applicant is to be notified that it is unlikely that Council would support further extensions of time.

Hydraulic Engineer for the Development Assessment Team West has also viewed the extension of time and endorsed that the proposal may be acceptable if the stormwater drainage design conforms to the requirements as specified in the Queensland Urban Drainage Manual (QUDM), Brisbane City Councils Supplement to QUDM and BCCs Sub-division and Development Guidelines. Specifically the following issues should be addressed: -

- 1. No adverse impact on other properties. This includes conformance with the outcomes of the Long St East Stormwater Management Planespecially the ability to cater for upstream overland flow from Baron Street and relief drainage proposals.
- 2. Minimum Habitable Floor Level is 8.5m AHD at this site.
- 3. Consideration needs to be given to maintenance access (including maintenance and safety herms), landscaping, scour and erosion protection and safety issues associated with the local watercourse through the site.

The applicant was notified that this may affect certain details of the layout (including a possible reduction in lot yield).

Ecologist for the Development Assessment Team West has also raised concerns about the water quality and requires a Watercourse Rehabilitation Plan to be lodged with Council that addresses the following issues:

- 1. Maintaining and enhancing water quality.
- 2. Stabilization of banks.
- 3. Appropriate Landscaping.

Planning Report

The Watercourse Rehabilitation Plan is to be submitted for approval prior to any site works commencing.

The applicant is also required to lodge a colour scheme and materials schedule for the proposal to the satisfaction of TLAW.

6. **RECOMMENDATION**;

After considering the proposal and the relevant provisions of the Local Government (Planning and Environment) Act, the Town Plan, I recommend that Council's Delegate grant the extension of time for a consent permit by a period of 6 months to 5 November 1998.



Town Planner, Development Assessment Team West





17

Planning Report

page 4

RECOMMENDATION

PLANNING REPORT BY

5 MAY 1998

250

7. INTRODUCTION

SITE:	APPLICATION:
Address of Site:	Type of Application:
316 Long Street East, Graceville .	Consent (Extension of time)
Real Property Description:	Applicant:
Lot 57 on Registered Plan No. 85586, Parish	John Giles Associates P/L
of Oxley	Council file reference:
Area of Site:	253/31/1-1667/91
34,823 m ²	Lodgement Date:
Name of owner:	6 December 1991
	18 March 1998 (request for Ext of time)

After considering the proposal and the relevant provisions of the *Local* Government (Planning and Environment) Act, the Town Plan, I recommend that Council's Delegate grant the extension of time for consent permit number 218/94 for a period of 6 months ending 5 November 1998.

Decision made 5^{1L} of May 1998

Senior Planner, Development Assessment Team West

Brisbane City	2AS Brisbane City Council
ATT :	Development Assessment Team West Development & Regulatory Services Customer & Community Services Division Level 12 69 Ann Street Brisbane Qld 4000 GPO Box 1434 Brisbane Qld 4001
FROM!	Facsimile 07 3403 5384
BCC	

EVREUT: 316 LONG ST EAST, GRACEVILLE

STORMWATER ISSUES HAVE BEEN BROUGHT TO COUNCIL'S ATTENTION IN RELATION TO THE ABONE GITE. CONSEQUENTLY THE LETTER SENT/DATED 2 APRIL 1998 HAS BEEN AMENDED TO INCORPORATE THESE ISSUES. IT IS ANTIRIPATED THAT THIS LETTER WILL BE CLEAKED ON FRIDAY 17 APRIL, HOWENER FOR YOUR CONVINIENCE A DRAFT HAS BEEN FAKED TO YOU FOR YOUR & YOUR CLUENT'S PERISAL.

6.7 ahd. Q50.

Our Business - A Brown Brishave 👘



Contact name: Telephone: Fax: Your ref: Our ref:



16 April 1998

John Giles Associates P/L Level 5, 445 Upper Edward Street SPRING HILL QLD 4000

2 nd DRAFT

Dear Sir,

Request for an extension of time to consent permit number 218/94 to use land and/or erection of building(s) for the purpose of attached and duplex housing on land situated at 316 Long Street East, Graceville the R.P.D of which is Lot 57 on Registered Plan No. 85586, Parish of Oxley.

I am pleased to advise that your application for an extension of time has been granted for a further period of six (6) months ending 5 November 1998, to commence the use of land and/or erection of building(s) on land situated 316 Long Street East, Graceville subject to stormwater drainage design conforming to current requirements as specified in the Queensland Urban Drainage Manual (QUDM), Brisbane City Councils Supplement to QUDM and BCCs Sub-division and Development Guidelines. Specifically the following issues should be addressed: -

- 1. No adverse impact on other properties. This includes conformance with the outcomes of the Long St East Stormwater Management Plan.
- 2. Minimum Habitable Floor Level is 8.5m AHD at this site.

G. 7 ind Bise

3. Consideration needs to be given to maintenance access (including maintenance and safety berms), landscaping, scour and erosion protection and safety issues associated with the local watercourse through the site.

It should be noted that this may affect certain details of the layout (including possible reduction in lot yield).

In addition to the stormwater issues stated above the conditions conveyed to you previously for consent permit number 218/94, on the5 May 1994, are still considered appropriate. All conditions which relate to charges are to be paid at the rate applicable at that time.

utility floor Lovels. Q. 50 + 300 ...

You are further advised that Council is unlikely to endorse a further extension of time after this date.

Should you have any further queries, please do not hesitate to call I

on

Yours faithfully,

Senior_Town_Planner, Development_Assessment_Team_West DEPARTMENT_OF_DEVELOPMENT AND_PLANNING

Contact name:

Your ref: Our ref:

Telephone:



1123/BCCTP.08 253/331/1-1667/91



Brisbane City Council GPO Box 1434 BRISBANE QLD 4000

2 April 1998

John Giles Associates P/L Level 5, 445 Upper Edward Street SPRING HILL QLD 4000

Dear Sir,

Request for an extension of time to consent permit number 218/94 to use land and/or erection of building(s) for the purpose of attached and duplex bousing on land situated at 316 Long Street East, Graceville the R.P.D of which is Lot 57 on Registered Plan No. 85586, Parish of Oxley.

I am pleased to advise that your application for an extension of time has been granted for a further period of six (6) months ending 5 November 1998, to commence the use of land and/or erection of building(s) on land situated at 316 Long Street East, Graceville. You are further advised that Council is unlikely to endorse a further extension of time after this date.

As such it would be prudent to lodge a building application within the next 4 weeks to ensure that the assessment will be completed and construction works can begin prior to the November 5 deadline.

The conditions conveyed to you previously for consent permit number 218/94, on the 5 May 1994, are still considered appropriate. All conditions which relate to charges are to be paid at the rate applicable at that time.

Should you have any further queries, please do not hesitate to call

on

Yours faithfully,

Town Planner, Development Assessment Team West DEPARTMENT OF DEVELOPMENT AND PLANNING



May, 1994. The first stage of the project is being documented at present. We consider the first stage will be ready to proceed within approximately 3 months. We hereby request an extension of time for the Town Planning Consent Permit for the above project.

Please find enclosed our Client's cheque for the amount of \$790.00 to process this application.

If there is anything else which we can do to bring this application for extension of time to a speedy decision, please advise as soon as possible.

Yours faithfully, F.R.A.I.A. DIRECTOR. FOR JOHN GILES ASSOCIATES PTY. LTD. Encl. Copy.

JOHN GILES ASSOCIATES PTY. LTD. LEVEL 5, 445 UPPER EDWARD STREET SPRING HILL QLD. 4000 AUSTRALIA. ACN NO. 609 871 194 TEL. (07) 3839 1886 • INT. (617) 3839 1888 FAX. (07) 3839 1444 • INT. (617) 3839 1444 EMAIL: jagarch@thehub.com.au

(3)253/21/1-2627/95

-5. JAN. 1966

CL:JS

Pike Mirls McKnoulty Pty Ltd P O Box 338 TOOWONG QLD 4066

> Re: Application for issue of a Certificate for the purpose of Section 9(7) of the Building Units and Group Titles Act 1980 on land situated at 316 Long Street East, Graceville, the R.P.D. of which is Lot 57 on Registered Plan No. 85586, Parish of Oxley.

Dear Sirs,

I am pleased to advise that your application for issue of a certificate for the purposes of Section 9(7) of the Building Units and Group Titles Act 1980 has been approved in accordance with plan no. 3014-22 dated February 1995 and received on 1 September 1995, subject to the attached conditions. Advice to assist you in fulfilling these conditions has also been attached.

The provisions of Section 20 of the Town Plan for the City of Brisbane, as they relate to frontages and areas have been waived.

Council is actively working to improve customer service and turn around times in the plan sealing process. To this end, a checklist detailing each of the conditions applicable to your approval have been included. The process for completing the checklist will be detailed in the Development Manual shortly. In the interim the following may assist:

- 1. Obtain documented proof from the relevant Departments that each of the conditions have been complied with to the satisfaction of that Department.
- Give details in the space provided after each condition as to how the condition has been complied with.
- Sign and date after each condition confirming that the condition has been complied with.
- Attach any documentation that may be required to indicate that a condition has been fulfilled.

 Lodge the completed checklist, completed Form 14 - Request for Sealing and Group Title Documentation at Reception, 15th floor, Brisbane Administration Centre, 69 Ann Street, Brisbane.

-2-

The checklist will need to be discussed with an officer from the Plan Sealing Unit to determine its suitability for lodgement. In this regard, you should contact an officer of the Plan Sealing Unit on one of the following numbers to arrange an appointment:



Upon compliance with all the relevant provisions of the Building Units and Group Titles Act 1980, the Council's Ordinances, the Town Plan and the conditions to which this approval is subject, the formal plan, together with the relevant application should be lodged with the Council for the issue of the Certificate.

Should you have any further queries, the officer whose name and telephone number appear at the top of this letter will be pleased to assist.







DEPARTMENT OF DEVELOPMENT AND PLANNING

CL:JS

(3)253/21/1-2627/95	2) / ab	STD DE
MEMORANDUM:	1517-15	STP-DEL.
Town Planner South West District, DEPARTMENT OF DEVELOPM1	ENT AND PLANNING	5
	tion by Pike Mirls McK	

for approval to subdivide in accordance with the provisions of the Building Units and Group Titles Act 1980 on land situated at 316 Long Street East, Graceville, the R.P.D. of which is Lot 57 on Registered Plan No. 85586, Parish of Oxley.

The applicant proposes to subdivide the subject land having an area of 34,823 square metres to create 5 lots; common property and 'new road' as depicted on proposal plan number 3014-22, dated February 1995 and received on 1 September 1995.

The Registration Board as Council's delegate granted its consent to use the land for Attached and Duplex Housing in permit no. 218/94 issued on 5 May 1994.

The proposed group title is generally in accordance with the above approval.

Certain conditions (as part of the rezoning deed of agreement which were required to be completed prior to sealing of the plan of survey have not yet been fulfilled. These have been included as part of this approval.

The applicant requests waivers of Section 20 of the Town Plan for the City of Brisbane in relation to frontage and areas.

This application is considered to be in accordance with the provisions of the Building Units and Group Titles Act 1980 and Section 21 of the Town Plan for the City of Brisbane.

11 PC

April 2012 (Brid

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RECOMMENDATION:

1. That the provisions of Section 20 of the Town Plan for the City of Brisbane be waived in relation to frontages and areas.

2

 The application (3)253/21/1-2627/95 be approved subject to compliance with the attached conditions.

11 1

PLANNING OFFICER SOUTH WEST DISTRICT

33

- 3 -

DECISION:

I, Rory Kelly, Town Planner, South West District, Department of Development and Planning as delegate of the Council, hereby determine the subject application (3)253/21/1-2627/95 by adoption and approval of the recommendation setout on page 2.

1996. DATED the day of ((R. Kelly) Town Planner South West District Department of Development and Planning AS DELEGATE OF THE COUNCIL

ADVICE

Advice relating to Group Title approval located at:

316 Long Street East, Graceville

File No. (3)253/21/1-2627/95

 Any enquiries or correspondence relating to conditions should be directed to the following areas:

Planning conditions (Survey and planning enquiries)

South West District Development Team 3403 4973

Works Conditions (Roadworks, access, stormwater drainage and public utilities enquiries)

South side of City

3403 9517

Water Supply and Sewerage Conditions

Water Supply Sewerage 3403 4580 3403 4780

For current rates for water supply and sewerage headworks contact 3403 6959.

<u>Recreation and Health Conditions</u> (Parkland, street trees, vegetation management enquiries)

South West District

3403 4070

(2) You are required to submit one certified Group Title Plan of the proposed subdivision together with two true copies of each survey to the Department of Development and Planning within the time specified in the Town Plan for the City of Brisbane.

Upon compliance with all the relevant provisions of the Building Units and Group Titles Act 1980 and conditions to which this approval is subject, the certified Group Title Plan will be compared with the approved plan and if found to conform, will be sealed by the Council and returned to you for lodgement in the Office of the Registrar of Titles.

- (3) Prior to submission of the Group Title Plan, a sealing fee at the rate prevailing at the time when payment is made must be paid to Council. The rate is currently assessed at \$20.00 per lot for the first 20 lots then \$30.00 thereafter shown on the Group Title Plan (excluding any access restriction strips and lots to be transferred for park purposes).
- (4) All estimates and contributions payable for the purpose of sealing the Group Title Plan are to be based on the current rates at that time.

(5) Council has negotiated a number of criteria with the Australian and Overseas Telecommunications Corporation (AOTC) and the South East Queensland Electricity Board (SEQEB) regarding the placement of their equipment within residential estates.

Contact:		
Telstra		
SEQEB	Branch Manager	Υ
	Oxley	(07) 3379 9711

(6) An agreement is to be entered into with Telstra for the provision of underground telephone services. For information contact:

The Manager, New Development 3837 9711 Planning and Design Section 3837 9702 (fax) GPO Box 5555 Brisbane QLD 4001

- (7) In addition to standard street lighting the "Nostalgia" luminaire mounted on a 4.5 metre estate column is now available as an alternative use in residential areas. This alternative type is applicable in Type 'A' and 'B' roads only. The option is at the discretion of the subdivider except where it is necessary to match existing equipment in an existing street being extended by the proposed subdivision.
- (8) No work shall commence until the name of the principal contractor under the provision of the Workplace Health and Safety Act has been notified to the Principal Building Surveyor.
- (9) Subject to the appropriate Council Ordinances, appropriate permits must be taken out prior to any of the following:
 - (i) crossing the kerb with heavy vehicles;
 (ii) working in the road reserve;
 (iii) connection to a Council drain;
 (iv) storing of material on the footpath or road;
 (v) the provision of hoardings and gantries.
- (10) The requirements as they relate to the location, design and construction of roads, drainage and filling may be subject to variation if the Manager, Department of Works, decides such variation is considered necessary following evaluation of detailed engineering plans submitted.
- (11) Four (4) copies of any plans required for approval of the Manager, Department of Works, should be lodged directly to the Supervising Engineer (Development) on the 11th floor of the Brisbane Administration Centre, quoting the Council file reference.

(12) Your attention is drawn to the Interim Guidelines for Subdivision and Development. This document is available for purchase from the Customer Service Centre, Ground Floor, Brisbane Administration Centre, 69 Ann Street, Brisbane.

1

CONDITIONS

Conditions relating to Group Title approval located at:

316 Long Street East, Graceville

File No. (3)253/21/1-2627/95

Planning

- (a) No more than one residential building to remain on each proposed lot at the time of sealing of the Group Title Plan.
- (b) Prior to the submission of the Group Title Plan provide documentary evidence that in respect of the land the subject of the Group Title Plan, any rates, charges or expenses levied by the Council over that land under any Act are not outstanding at the time of submission of that plan.

Survey

- (c) Reciprocal access easement rights to be granted over that area of the plan no. 3014-22, dated February 1995 shown as proposed easement A to Haldane Street, in favour of properties at 12 and 18 Haldane Street described as Lots 45 and 46 on Registered Plan No. 77304, Parish of Oxley.
- (d) Transfer to the Council free of cost and compensation such drainage easements as may be required, including any necessary provision for overland flow, to the requirements and satisfaction of the Manager, Department of Works.
- (e) Dedicate for road purposes, free of cost and compensation to the Council, the land shown at the end of Baronsfield Street, as 'new road' on Proposal Plan No. 3014-22 dated February 1995.
- (f) The Survey Plan necessitated by the conditions contained herein is to be lodged in Registrar of Tiles Office together with a statutory declaration indicating that the plan is pursuant to a condition of approval fo the Brisbane City Council. Council is to be notified in writing stating that plans have been lodged in accordance with this condition and a copy of the plan is to be included.

Public Utilities

- (g) Enter into an agreement with the South East Queensland Electricity Board to underground electricity services and provide Council with a copy of the agreement.
- (h) Enter into an agreement with the South East Queensland Electricity Board to provide street lighting facilities and provide Council with a copy of the agreement.

- (i) Enter into an agreement with Telstra for the provision of underground telephone services and provide Council with a copy of the agreement.
- (j) Produce documentary evidence that all public utilities have been contacted in regards to service conduits being layed.
- (k) Supply and install all service conduits required in connection with the development.
- Meet the cost of any alterations necessary to public utility mains, services or installations involved in the construction of the works referred to in previous conditions.
- (m) No works shall be commenced until the name of the principal contractor under the provision of the Workplace Health and Safety Act has been notified to the Principal Building Surveyor.

Street Trees/Landscaping Treatments within Road Reserves

- (n) Contribute a sum calculated at the rate of \$35.00 per additional lot for the planting and maintenance of trees on the footways of the estate.
- (o) Maintain the street trees for a period of 6 months after planting to the requirements and satisfaction of the Manager, Department of Recreation and Health.

Roadworks

- (p) The cul-de-sac in Baronsfield Street is to be classified as a Type `A' road, as defined in Section 20.2.2.1 of the Town Plan for the City of Brisbane, and to be constructed to the satisfaction of the Manager, Department of Works.
- (q) Any existing vehicular crossings not shown on the plan of layout are to be closed and the footpath, footway, kerb and channel and road pavement are to be reinstated to the satisfaction of the Manager, Department of Works.
- (r) Supply and install all service conduits required in connection with the development. Such conduits to be installed prior to the completion of roadworks and to include any conduits for future use by the South East Queensland Electricity Board.
- (s) Provide scour and erosion protection including provision of silt traps and fences to minimise deposition of material downstream of the property to the requirements and satisfaction of the Manager, Department of Works.



- (t) The access roads in the common property in Lot 1 are to be constructed to a minimum Type A pavement structure to the requirements and satisfaction of the Manager, Department of Works.
- (u) The point at which vehicular access to or from the site is required, non residential vehicle crossings are to be constructed in accordance with Standard Plan WS 12-1A.

Water Supply and Sewerage Miscellaneous

- (v) Pay to Council any costs incurred by the Council in protecting, altering or diverting the existing mains, services and/or installations to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (w) In accordance with the letter of offer dated 22 November 1990, incorporated into the rezoning deed of agreement, the following works were to be completed monies paid, or conditions fulfilled prior to the sealing of the Plan of Survey:

Roadworks and Drainage:

- (i) Carry out filling of the site to provide flood-free access and minimum habitable floor levels of detached houses, duplexes and attached houses 300 millimetres above the Q100 flood level to the satisfaction of the Manager, Department of Works.
- (ii) Filling of the site to be carried such that residences can be built with garages and storage area on the ground floor and with living areas on the first floor being at a minimum of RL 8.3 metres AHD.
- (iii)Filling of the site, with the exception of the egress point and graded drive on haldane Street, to be such that access to each building site is kept above the 30 year design flood level, i.e. RL 5.3 metres AHD.
- (iv) Filling of the site shall be such as to provide access from each lot on the site to the access street that is least affected by flooding.
- (v) Filling of the site shall be appropriately contoured to ensure that ponding of stormwater or nuisance from stormwater runoff on the adjacent properties to the subject sites does not occur.
- (vi) Filling of the site shall be such as to tie in neatly with the existing surface levels on the adjoining properties and to be sympathetic to the outlook of the adjacent properties and not have any adverse visual impact. This may require a buffer area between the development and adjoining properties.

12 Fill to QUOD+ Selimin for Hab Floor Levels 8.3 m AHD. 2-BCC.061.7074



(vii)Carry out stormwater drainage throughout the site generally in accordance with the report by Ralph Freestun and Associates to the satisfaction of the Manager, Department of Works, amounting to \$50,000.00

Sewerage:

- (viii)Contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The rate is currently assessed at \$13,360.00 per hectare and amounts to \$46,524.00 (Treatment Headworks Component \$14,786.00 and System Headworks Component \$31,738.00) for the total area of 3.4823 hectares.
- (ix) Be responsible for the costs of construction of a sewerage reticulation system necessary to provide a sewerage connection to each allotment.
- (x) Obtain permission to build over the sewer from the Sewerage Operations Branch before any building work is commenced. Alternatively, relocate the sewers at no cost to the Council.
- (xi) Agree to construct internal sewerage reticulation to the satisfaction of the Manager, Department of Water Supply and Sewerage.
- (xii)Acknowledge that amounts for cost of road and footpath works, drainage, water supply and sewerage construction are estimates and agree to pay to Council, for any such work carried out by Council. The current rate at time of payment.
- (xiii)Acknowledge that rates at the time of payment will apply for water supply and sewerage headworks.

Water Supply:

- (xiv)Contribute towards the cost of water supply headworks at the rate prevailing at the time when payment is made. The rate is currently assessed at \$10,200.00 per hectare and amounts to \$35,520.00 (Treatment Headwork Component \$19,471.00 and System Headwork Component \$16,049.00) for the total area of 3.4823 hectares.
- (xv) Be responsible for the cost of construction of a water supply system, necessary to provide a connection to each allotment.
- (xvi)Be responsible for the cost of a water service and meter to each allotment (not secured).
- (xvii)Agree to construct internal water reticulation to the satisfaction of the Manager, Department of Water Supply and Sewerage.



Park and Footpath Trees:

(xviii)Payment of \$10,000.00 per hectare to Council as a park contribution amounting to \$34,823.00

Electricity:

- (xix)Transfer free of cost any easements and ground transformer sites to SEQEB and any associated 0.3 metre access restriction strips to Council.
- (xx) Advise any purchaser of property of their responsibility regarding connection from street supply.




		Please cir	cle the rel	evant team!	
NW	SW	NE	SE	CC	

DEPARTMENT OF WORKS

(Planning and Development Branch)

LJK:MM

TO: PRINCIPAL OFFICER DEVELOPMENTS, WORKS

FROM: ACTING DEVELOPMENT OFFICER SOUTH 2

FILE NO.: (6) 253/21/4-2627/95

DATE: 23 October 1995

SUBJECT: GROUP TITLE SUBDIVISION 316 LONG STREET EAST, GRACEVILLE

This application is for the group title subdivision of land described as L. 57 on RP 85586 Parish of Oxley into 5 allotment/s in a Residential A zone with 25 metres of new road as shown on the plan 3014-22 dated February 1995.

The site has frontage to Long Street East and Baronsfield Street.

Long Street East is a Type B road with a 7.2 metre wide AC pavement and Type E concrete/kerb and channel. The footway width is 6.0 metres and does not contain a footpath.

Baronsfield Street is a Type A road with a 6.8 metre wide AC pavement and Type E concrete/kerb and channel. The footway width is 4.0 metres and does not contain a footpath.

The site also fronts Haldane Street, which is a fully constructed Type "B" road. It is proposed Lots 45 & 46 on RP 77304 fronting Haldane Street are given reciprocal access rights over the common property adjoing this street.

It is doubtful that Lot 3 has approved access from the proposed common property fronting Haldane Street. The overall group title layout shows access to Lot 3 from an internal loop road off Long Street (Plan 94/1123 SK25C).

Consequently the plan of layout 3014-22 should be amended to extend the common property in Lot 1 north to the boundary of Lot 3.

RECOMMENDATION

Should the amended group title plan of subdivision be approved, conditions relevant to this Department are:-

(1) The requirements listed in Volume 1, Section 21 of the City of Brisbane Town Plan.

DTW (G: RZ&SUB.08\D07)

Page 1

Survey

- Reciprocal access easement rights to be granted over that area of the Plan No. 3014-22 dated February 1995 shown as proposed easement A to Haldane Street, in favour of properties at 12 and 18 Haldane Street described as Lots 45 and 46 on Registered Plan 77304, Parish of Oxley.
- 2. Dedicate for road purposes, free of cost and compensation to the Council, the land shown at the end of Baronsfield Street as 'new road' on Plan No. 3014-22, dated February 1995.
- 3. Drainage easements as may be required, are to be transferred to the Council, free of cost to the Council, including any necessary provision for overland flow, to the requirements and satisfaction of the Manager, Department of Works.
- 4. Demolish all structures on the estate prior to the sealing of the Plan of Survey.

<u>Roadworks</u>

- 1. The cul-de-sac in Baronsfield Street is to be classified as a Type A road, as defined in Volume 1, Section 20.2.2.1 of the City of Brisbane Town Plan and to constructed to the requirements and satisfaction of the Manager, Department of Works.
- 2. Any existing vehicular crossings not shown on the plan of layout are to be closed and the footpath, footway, kerb and channel and road pavement are to be reinstated to the satisfaction of the Manager, Department of Works.
- 3. The requirements of approval as they relate to the location, design and construction of roads, drainage and filling to be subject to variation in detail if the Manager of the Department of Development and Planning, after consideration of advice from the Manager, Department of Works, on engineering plans to be supplied by the subdivider, decides that such variation is necessary in the circumstances.
- 4. Supply and install all service conduits required in connection with the development. Such conduits to be installed prior to the completion of roadworks.
- 5. Provide scour and erosion protection including provision of silt traps and fences to minimise deposition of material downstream of the property to the requirements and satisfaction of the Manager, Department of Works.

<u>Access</u>

- 1. The point at which vehicular access to or from the site is required, non residential vehicle crossings are to be constructed in accordance with Standard Plan WS 12-1A.
- 2. The access roads in the common property in Lot 1 are to be constructed to a minimum Type A pavement structure to the requirements and satisfaction of the Manager, Department of Works.

DTW (G: RZ&SUB.08\D07)

Page 2

Public Utilities

- 1. Produce documentary evidence that an agreement has been entered into with the South East Queensland Electricity Board to underground electricity services and to provide street lighting facilities before the Plan of Survey will be sealed by Council.
- 2. Produce documentary evidence that all public utilities have been contacted in regards to service conduits being layed within the footpath reserve under any vehicle crossings.
- 3. Obtain an undertaking from Telecom to underground its services within the estate.
- 4. Forward a copy of the plan as approved to Telecom.
- 5. Supply and install all service conduits required in connection with the development.
- 6. Meet the cost of any alterations necessary to public utility mains, services or installations involved in the construction of the works referred to in previous conditions.
- 7. No work shall be commenced until the name of the principal contractor under the provision of the Workplace Health and Safety Act has been notified to Council.

ACTING DEVELOPMENTS OFFICER SOUTH 2

TO: STPSW

FROM: A/PRINCIPAL OFFICER DEVELOPMENTS, WORKS

Amend layout plan 3014-22, to include an extension of the common property in Lot 1 North, through to the boundary of Lot 3.



Acting Principal Officer Developments, Works DEPARTMENT OF WORKS

DTW (G: RZ&SUB.08\D07)

Page 3



MINUTE OF THE SECOND SCREEN COMMITTEE MEETING HELD ON WEDNESDAY 6 SEPTEMBER 1995

Item number: 2.02

2627Z95.22A

SITTE:	APPLICATION:
Address of Site: 316 Long Street East, Graceville Real Property Description: Lot 57 on RP 85586 Parish of Oxley Area of Site: 34,823 m ² Existing Zone: Residential "A" Name of Owner: Name of Ward: Walter Taylor Ward	Type of Application: Approval of a Group Title Plan Description of Proposal: 5 Lots Applicant: Lascorp Developments Pty Ltd c/- Pike Mirls McKnoulty Council file reference: (3)253/21/1-2627/95
	(cmiteci)

The Committee reviewed the above application.

After considering the proposal and the advice provided by the Council's Units of Administration the Committee made the following recommendations.

DECISION OF SECOND SCREEN COMMITTEE

Category of Application:	3
Project Manager:	POSW
Project Manager to contact Councillor:	No
Level of public consultation required:	Nil
Identified Issues:	Flooding Floor levels Compliance with Development approval
Assessment Team (including Assessment Officer in each Referral Agency):	Department of Works - DOS2 (3 weeks) Department of Water Supply and Sewerage - STODR
Delegate:	STPSW
Anticipated Timeframe for Decision:	





3014 JWE.ss

Your Ref: Date:

Our Ref:

31 August 1995

Aun:

THE TEAM LEADER

The Town ClerkSouth West TeamBrisbane City CouncilLower Ground FloorBrisbane Administration Centre69 Ann StreetBRISBANEQLD4000

Dear Sir/Madam

RE: GROUP TITLE APPLICATION 316 LONG STREET EAST, GRACEVILLE

We write on instructions from our client who has requested that we lodge with Brisbane City Council an application for Group Title Subdivision at the aforementioned address. $7_{3.4}$, 8_{23} Ha

The land subject of this application is described as Lot 57 on RP 85586, containing an area of approximately 6,100m² and contained within the Residential A Zone. This application is a management subdivision, creating common property and balance [allotments which will be further subdivided once development approval has been obtained] from Brisbane City Council in relation to the proposed Town House Development.

To assist Council in the processing of this application, please find enclosed the following:-

- Council's standard Form 13, being an Application for Certificate under the Building Units and Group Titles Act, which has been executed by the appropriate parties.
- Eight (8) copies of our Plan No. 3014-22, showing the Group Title Management Subdivision which has been duly coloured for Council's purposes.

30143108.ge

DIRECTORS JIM MSKNOULTY STEPHEN HUGHES GRAHAM DUNLOP WAYNE TOBIN JEFFREY EVANS ASSOCIATE DIRECTORS PAUL NUTT JOHN EMMERTON STEPHEN ELLIDIT RODERICK GOULD BRENDA BAKER CAMERON HOFFMANN CONSULTANTS JOHN MIRLS IAN WYLLIE

PIKE MIRLS M KNOULTY PTY LTD A.C.N. 010 370 448 - PO BOX 338 TOOWONG 0 4066 SUITE 3/29 WOODSTOCK RD TOOWONG - TEL 07 3371 7966 FAX 07 3371 3602 A U S T R A L I A P A P U A N E W G U I N E A M A L A Y S I A BCC.061.7114





Page 2

3014 JWE:ss

 Eight (8) copies of John Giles & Associates Pty Ltd, Plan showing indicative layouts for the proposed development.

This plan forms the basis of establishment of the boundaries for the management subdivision allotments the dedication of substantial amount of common property. It is noted that further common property will-be-granted when each of the allotments is further subdivided-by-Group-Title-plans=of-resubdivision.

• Our client's cheque for \$3,675.00, which we understand to be the appropriate fee in this instance.

We trust this information is sufficient to enable Council to commence processing of the application, however should you require any further details or clarification, please do not hesitate to contact the writer.

Yours faithfully

end	
-	
cc:	

30143108.ge

THIS APPLICATION HAS BEEN C	HECKED	
AND FOUND A QUATE FOB LO		FILE NUMBER
DATE CHECKING	C .	02627
oplication is hereby made to Brisbane City Council for:	RECEIVED	OFFICE USE ONLY
certificate for the purpose of Subsection (7) of ection 9 of the Building Units and Group Titles ct 1980 in respect of a Group Titles Plan;	Department of Development and Planning Date // 9/95	Unit House Sufx. Street Code
lating to the land described below.	Fee Paid \$ 3675	316 217
	Receipt No. <u>6-1757</u>	
and the second second second	and is correct	
ARTICULARS OF APPLICATION)	1
2. Real Property Description (include original Portion N Parish		n RP 85586
2. Real Property Description (include original Portion N Parish Oxley 3. Area 3.4823ha B. Applicant (please refer to Note 1) Name LASCORP DEVELOPMENTS PT	Number) Lot 57 or County	PO 80X 338 TOOWONG Q 4066
2. Real Property Description (incluce original Portion N Parish <u>Oxley</u> 3. Area <u>3.4823ha</u> B. Applicant (please refer to Note 1)	Number) Lot 57 or County	A RP 85586 Stanley PO BOX 338 TOOWONG G 4066
2. Real Property Description (include original Portion N Parish	Number) Lot 57 or County	PO 80X 338 TOOWONG 0 4066 TEL 07 371 7966 FAX 07.371 3602
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2. Real Property Description (include original Portion N ParishOxley 3. Area3.4823ha B. Applicant (please refer to Note 1) NameLASCORP_DEVELOPMENTS_PT Address Gasis of Signature C. Consent of Owner/s (please refer to Note 1) I/We Address30_Burrows_Street, M hereby consent to this application.	Number) Lot 57 or County	PO 80X 338 TOOWONG 0 4046 TOOWONG 0 4046 TEL 07 371 7966 FAX 07,371 3602 / /
2. Real Property Description (include original Portion N Parish	Number) Lot 57 or County	PO 80X 338 Toowong 0 4066 Ttel 07 371 7966 FAX 07.371 3602 / /

. Fu	neer Particulars
	What is the proposed name of the parce?
	If the proposal plan has been
2.	Topwong Q 4066
	Name Telephone No Telephone No
	Address
3.	Into how many lots is the land proposed to be subdivided?
4.	What is the area of the land proposed as common property? 6125m ² approximately
5.	What is the current zoning of the land? Residential A
	Is there an existing easement over the land?
	Yes A No
	If yes, provide details
7.	Is there a proposed easement over the land? (This does not include an easement implied pursuant to Section 15 and 17 of the Building Units and Group Titles Act 1980.)
	Il yes, provide details Drainage & Access Easements
8.	Is there a road realignment affecting the land?
	X Yes No
	If yes, provide details New road to be dedicated at end of Baronsfield Street
9.	Is there an access-way proposed?
•	Yes No
	If yes, provide the length and width of the access-way.
11	Vacant Vacant
). What is the current use of the land? Vacant Residential
11	1. What is the desired use of the land following subdivision? Residential
11	
11 12	1. What is the desired use of the land following subdivision? Residential 2. Describe any building or structure on the land and the current use of this building or structure.
11 12	1. What is the desired use of the land following subdivision? Residential
11 12 13	1. What is the desired use of the land following subdivision? Residential 2. Describe any building or structure on the land and the current use of this building or structure 3. What materials are the existing building or structure constructed from?
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	APPLICATION TYPE: (AND FORM NO.) 1 REZONING OR AMENDMENT 2 COMB 3 RELAXATION/VARIATION/WAIVER 4 CONSENT (24.2) 5 SUBDI	INED (IDENTIFY COMPONENTS)
	DESCRIBE PROPOSAL: CERT BUP	PURPOSE:
	SITE ADDRESS: 316 LONL ST EAST GRACEVILLE	and the second
	RPD: LOT 57 R.D 85586	PARISH: + OXLEY
	APPLICANT'S NAME: LASCORP DEVELOPMENTS PIL	
	POSTAL ADDRESS: P.O BOX 338 TOOLONG.	POSTCODE:
	OWNER'S NAME:	
	FILE NO .: (1253/ 2// - 2627/95 DATE: 1/9/95 TEAM: 2	SITE AREA: 34 823
	EXISTING ZONE: R.A. RDA: VPO: TYES NO	HERITAGE: YES BCC.061.7117

10.00









	BRISBANE CITY COUNCIL	210
Brisbane cny	TOWN PLANNING CONSENT PERMIT	- 4, ve
Permit Number	218/94	
Date of Issue	5th Many 1994	7
Comprising page	, / of /7	~
Issued by		4.4
	Senior Town Planner As Delegate of Brisbane City Council	
Name of Delegate	*	
Pursuant to Sect Environment) Ac	ion 4.13 (18) of the Local Government (Planning and t this permit lapses when:	
the use of land land, the subjection issued, has not permit or such	or the use or erection of a building of other structure of ct of the approval in respect of which the permit was t been commenced within 4 years of the date of issue of extended period or periods as the Local Authority upon ing made to it therefor approves;	if the
or		
a use of any pr period of at lea	emises established pursuant to the permit has ceased st 12 months.	for a
PLEASE NOTE:		
Pages .2. to .9 21/12/93 toge	of this permit consist of copy of letter sent to you on other with conditions of approval and approved plans.	- 194 - 195
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j.	na na Pal	BCC.061.7539

BCC.061.7546

(0)253/31/1-1667/91

GEK:IL

21 December 1993

The Director John Giles Associates Pty Ltd 30 Herschel Street BRISBANE QLD 4000

тойн р	LAN	NING CONSENT
PHEIRA	HT N	10.218/94
PAGE No.	2	OF 17 PAGES

Dear Sir

I refer to your application made on 6 December 1991, under Section 4.12 of the Local Government (Planning and Environment) Act 1990, for the issue of a Town Planning Consent Permit with respect to the use of land situated at 316 Long Street, East Graceville, described as Lot 57 on Registered Plan No. 85586, Parish of Oxley, and the erection and use of a building or other structure on the land, for the purpose of a 1 and 2 storey attached and duplex housing. I note that the abovedescribed land contains an area of 34,823 square metres and was not being used at the time the application was made.

The Council, by its delegate the Council Registration Board, considered the application on 17 December 1993, including the objections duly made in respect to the application and lodged in accordance with Section 4.12(8) of the abovementioned Act and determined to approve the application subject to certain conditions.

I point out that this approval will have no force or effect until a Town Planning Consent Permit is issued pursuant to Section 4.13(12) of the Act and you will be further advised in this regard in due course.

The conditions which will attach to the permit, if issued, are as follows:-

The development to be generally in accordance with the plan/s of layout:-

no. 92.1070-SK27F, dated September 1992 and received on 29 November 1993;

92.1070 SK28, dated September 1992;

92.1070 SK29, dated September 1992;

92.1070 SK30, dated September 1992;

92.1070 SK31, dated September 1992;

92.1070 SK32A, dated September 1992;

- 92.1077 SK33, dated October 1992;

- 92.1077 SK34, dated October 1992;

which hereinafter shall be referred to as the approved plans of layout and subject to conditions listed hereunder and the Planning Ordinances of the Town Plan for the City of Brisbane:



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(a)

PRIOR TO OR AT THE TIME OF LODGING THE BUILDING APPLICATION:

- 2 -

Department of Development and Planning

- Building colours, the style and pitch of roofing are to harmonise within each Precinct as shown on Proposal Plan 92.1070 SK27F, dated September 1992 and received on 29 November 1993 and be inaccordance with the colour scheme painting schedule dated 15 December 1993 numbered 92.1070. Further variation to the colour scheme of buildings is to occur within each precinct to those units nominated A and B. Adjoining Precincts are to have a different colour scheme with no one colour dominating the development. The plans showing colours, the style and pitch of roofing to be used for each unit are to be to the satisfaction of the Manger, Department of Development and Planning.
- (b) Any proposed air conditioning facilities shall be designed so that the Sound Pressure Level does not exceed 40 dBA at the boundary of the site.

Department of Recreation and Health

- (c) A satisfactory landscaping plan, conforming with all the relevant provisions of the approved plan/s of layout, is to be submitted to and approved by the Manager, Department of Recreation and Health. In particular, the plan must show:-
 - retention of the poinciana trees along the western boundary of the site behind Lots 47 and 48 on Registered Plan 77304 (within Precinct 5);
 - dense landscaping is to be provided along the entire frontage of the site to Long Street East and within those areas shown o nproposal plan 92.1070-SK27F dated September 1992 and received on 29 November 1993;
 - (iii) landscaping of the open channel and adjoining open space is to be generally in accordance with Drawing Nos. A1.DD.1 and A1.DD.2 (Donald Irving);
 - (iv) details of any proposed fencing and/or retaining walls between any building or other structure to be erected on the site and the road alignment of the property; and
 - details of any fencing or retaining wall to be erected along the front alignment of the property.

Department of Works

(d) Provide written agreement to grant the drainage easements' required by the Manager, Department of Works,

B. NOT MORE THAN 14 DAYS AFTER THE ISSUE OF BUILDING APPROVAL:

Department of Water Supply and Sewerage

- (e) Contribute towards water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$321.00 per unit less the deemed previous contribution towards water supply treatment headworks \$23,054,00, based on the subject area of 4.404 hectare, at the rate \$5,235.00 per hectare.
- (f) Contribute towards sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$331.00 per unit less the deemed previous contribution towards sewerage treatment headworks \$17,527.00, based on the subject area of 4.404 hectare, at the rate \$3,980.00 per hectare.

C. PRIOR TO THE BUILDING WORK COMMENCING:

Department of Development and Planning

- (g) The local Branch Manager, South East Queensland Electricity Board, shall be informed in writing of the electrical load requirements of the proposed development.
- (h) All existing buildings and structures must be removed from the site before any building work is commenced in relation to the approved development.

PAGES

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PAGE NO. 5

LNGGROD DAIHENTE NROL

PEPART NO. 2

Pay a contribution towards the provision and maintenance of parkland at the rate determined by Council from time to time by resolution. The contribution is currently calculated at \$19,096.00 based on \$2.20 per square metre of Gross Floor Area.

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PLANKING.

14.45

17.1

FERANT NO.2/

Contribute \$25,000.00 as offered to the investigation public consultation and implementation of traffic management in the immediate vicinity of the development. This contribution is to be made prior to building work commencing.

Department of Works

(i)

(

- (k) Construct the open channel and adjoining open space in accordance with Drawing Nos. 9257-1B, 2B and 3A (Ralph Freestun and Associates) and Ralph Freestun hydraulic report dated 17 April 1993.
- (I) Fill the site generally in accordance with Drawing Nos. 9275-1B, 2B and 3A (Ralph Freestun and Associates). Adequate provision is to be made for overland flowpaths between areas of fill and adjoining properties, and for culvert pipes under access roads at entry points to prevent flooding.
- (m) Provide scour and erosion protection including provision of silt traps and fences to minimise deposition of material downstream of the property to the requirements and satisfaction of the Manager, Department of Works.
- Subject to the requirements of Council Ordinances, take out appropriate permits prior to (any or all of the following):
 - (i) crossing the kerb with heavy vehicles;
 - (ii) working in the road reserve;
 - (iii) connection to a Council drain;
 - (iv) storing of material on the footpath or road;
 - (v) the provision of hoardings and gantries.

Department of Water Supply and Sewerage

- (o) Be responsible for the cost of providing a water service to the site.
- (p) Be responsible for the cost of providing a sewerage property connection to the subject land. The size of the connection shall be determined by the total number of fixture units.
- (q) Be responsible for the replacement of existing combined drain/s by the construction of additional sewerage connection/s and drain/s to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (r) Be responsible for any costs incurred by the Council in protecting, altering or diverting the existing mains, services and/or installations to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (s) Obtain permission from the Director of Sewerage Operations to build over the sewer, or alternatively, to relocate the sewer at no cost to the Council, before any work on the building is commenced.
- (1) Acknowledge that if the development is to be followed by a Group Title subdivision, the Council water supply service connections shall be constructed to the common property and that individual water meters shall be installed for each allotment prior to the sealing of the plan of subdivision.
- (ii) Acknowledge that if the development is to be followed by a Group Title subdivision, then be responsible for the construction of a 150 millimetre diameter common drain in common property, individual side branches and reconnection of existing premises to the common drain. The Body Corporate is to be responsible for maintenance of the common drain and side branches in common property.

- 4 -

- Be responsible for ensuring that all water supply and sewerage works provided are to the satisfaction of the Manager, Department of Water Supply and Sewerage.
- Acknowledge that the abovementioned contributions/costs are assessed as current order of cost estimates. The actual amounts due will be determined when detailed investigation and design have been completed prior to payment being made.

PAGES

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PAGE NO.

176

20

PERGET No. 21

BCC.061.754

1.

記念法の心

CHARACTER I

D. PRIOR TO COMMENCEMENT OF USE:

(v)

(w)

Department of Development and Planning

- (x) Reciprocal access easement rights to be granted over that area of the Plan No. 92.1070 SK27H, dated September 1992 and received on 29 November 1993 shown hatched to Haldane Street, in favour of properties at 12 and 18 Haldane Street described as Lots 45 and 46 on Registered Plan 77304, Parish of Oxley.
- (y) Dedicate for road purposes, free of cost and compensation to the Council, the land shown at the end of Baronsfield Street as 'new road' on Plan No. 92,1070 SK27F, dated September 1992 and received on 29 November 1993.
- (z) The Survey Plan necessitated by the conditions contained herein is to be lodged in the Registrar of Titles Office together with a statutory declaration indicating that the plan is pursuant to a condition of approval of the Brisbane City Council. Council is to be notified in writing stating that plans have been lodged in accordance with this condition and a copy of the plan is to be included.
- (aa) Be responsible for installing a house number plate applying to the allotment or allotments in question, in accordance with Chapter 6 of the Council's Ordinances, and maintain that house number plate at all times.

Department of Works

- (ab) Adequate drainage easements, free of cost to the Council are to be granted over any overland flow path, open drain or floodway of such system, to the satisfaction of the Manager, Department of Works.
- (ac) Carry out the construction of a 1 metre wide concrete footpath to the satisfaction of the Manager, Department of Works, along the Long Street East frontage of the site.
- (ad) The cul-de-sac in Baronsfield Street is to be classified as a Type A road, as defined in Volume 1, Section 20.2.2.1 of the City of Brisbane Town Plan and to be constructed to the requirements and satisfaction of the Manager, Department of Works.
- (ae) Any existing vehicular crossings not shown on the plan of layout are to be closed and the footpath, footway, kerb and channel and road pavement are to be reinstated to the satisfaction of the Manager, Department of Works.
- (af) Meet the cost of any alterations necessary to public utility mains, services or installations involved in the construction of the works referred to in previous conditions.
- E. DURING CONSTRUCTION OF THE DEVELOPMENT

Department of Development and Planning

- (ag) Whilst the fill is being deposited and during construction, the access roads to and from the site are to be maintained free of all fill material and cleaned as necessary to the requirements and satisfaction of the Manager, Department of Works.
- (ah) All vehicles exiting from the site during the deposition of fill, are to be washed down, cleaned and treated to the satisfaction of the Manager, Department of Works so as to prevent material being tracked or deposited on the road.

(ai)

Hours of construction work is to be restricted to 7.00 a.m. - 6.00 p.m. Monday to Friday and 7.00 a.m. - 12 noon Saturday.

If work outside the above hours is to be undertaken, the measured level at residences should not exceed the background noise level by more than 10 dBA between:

- 6.00 p.m. and 10.00 p.m. Monday to Friday;
- Noon and 10.00 p.m. Saturday, and
- 7.00 a.m. and 10.00 p.m. Sunday and Public Holidays.

F. PRIOR TO COMMENCEMENT OF USE AND THEREAFTER MAINTAINED AT ALL TIMES THAT THE DEVELOPMENT REMAINS IN EXISTENCE:

Department of Development and Planning

- (aj) Provision is to be made on the site for the parking of 90 tenant cars and 80 visitors cars and for the loading and unloading of vehicles within the site. Such provision is to be in accordance with the approved plans of layout and is to be and remain to the satisfaction of the Manager, Department of Development and Planning.
- (ak) Tandem visitor parking spaces and visitor parking spaces are to be shown on the approved plan/s of layout and remain signed and delineated as such to the satisfaction of the Manager, Department of Development and Planning.
- (al) No doors are to be or remain erected at the entrance to any visitor carparking bay.
- (am) Provide adequate turning space within the site so that no motor vehicle shall be driven in reverse between any frontage of the site and the carriageway to the satisfaction of the Manager, Department of Development and Planning.
- (an) The grade of any driveway shall comply with the requirements of Planning Policy No. 18.06 to the satisfaction of the Manager, Department of Development and Planning.
- (a0) The areas on which motor vehicles will be driven and/or parked are to be provided with a surfaced pavement, concrete, or lawn having a bearing surface made up of concrete projections. Such areas are to be constructed and maintained thereafter to the satisfaction of the Manager, Department of Development and Planning.
- (ap) An effective vehicle barrier is to be provided along the boundary of access, parking and manoeuvring area/s when such areas abut a landscaping area or any frontage of the site, and adjacent to all end parking bays and ramps and to be and remain to the satisfaction of the Manager, Department of Development and Planning.
- (aq) Provision is to be made on the site for a common landscape and recreation area, which is to be in accordance with the approved plan/s of layout and is to be and remain available at all times for use by the occupants of all dwelling units.
- (ar) A minimum of one private court per unit shall be provided in accordance with the approved plan/s of layout with no dimension being less than 5 metres. Such court shall be included in the landscape and recreation area of the development.
- (as) Enclosed courtyards adjacent to retaining walls shall be kept at a single level such as to minimise the height of retaining wall visible to the neighbouring property outside this development. Fences shall be built on top of retaining walls to the satisfaction of the Manager, Department of Development and Planning.
- (at) Erect at the applicant's sole cost and maintain at all times while the use continues a screen fence along all adjoining residential boundaries of the site to the satisfaction of the Manager, Department of Development and Planning. Such screen fence shall be 1.8 metres in height or where considered desirable, such other height as the Manager, Department of Development and Planning may determine.
- (au) A suitable clothes drying area is to be provided within each courtyard to the satisfaction of the Manager, Department of Development and Planning.

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Town PLANNING CONSENT

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Provision is to be made on the site for the storage of refuse including recyclables in a position which is accessible to service vehicles to the satisfaction of the Manager, Department of V_{i} Development and Planning.

- (aw) Any service area and particularly any area for clothes drying, storage, a garbage bin pad ardio the entrance to any space for parking a vehicle is to be located or screened so as to be unobtrusive to view from any road.
- (ax) The tennis court shown on the approved plan of layout is for daylight use only. Consent approval is required for a "Night Tennis Court" in accordance with the Town Plan and Policy.

Department of Works

- (ay) The point at which vehicular access to or from the site is required, an appropriate concrete crossings are to be constructed in accordance with Standard Plan WS 12-1.
- (az) At all times while the use continues adjacent properties shall be preserved from ponding of stormwater or nuisance from discharge of stormwater off the site.
- (ba) At all times while the use continues existing drainage structures shall be preserved from damage or structural loading.
- (bb) The above stormwater drainage works are to be carried out and to remain to the satisfaction of the Manager, Department of Works.
- (bc) Maintain the open channel and landscaping at all times to prevent growth of weeds, rushes, tall grass, and excessive understorey growth of unwanted vegetation, and to prevent siltation of channel.

Department of Recreation and Health

- (bd) In any development proposed to be subdivided under the Building Units and Group Titles Act 1980, as amended from time to time, the visitors bays shown on and therefore provided in accordance with the approved plan/s of layout are to form part of the common property.
- (be) The site is to be landscaped and maintained at all times thereafter in accordance with the approved landscaping plan, to the satisfaction of the Manager, Department of Recreation and Health.
- (bf) Consequent upon the completion of construction, the approved development and surrounds are to be kept in a clean and tidy condition at all times to the satisfaction of the Manager, Department of Recreation and Health, so as to in no way detract from the amenity of the area.
- (bg) No person shall, unless Council has given its approval thereto, erect or install or cause, permit or suffer to be erected or installed on the site any light source, not being an illuminated advertising device put up in compliance with the provisions of the relevant ordinances, in such manner that the level of vertical illumination at a distance of 1.5 metres outside the boundary of the site, resulting from direct, reflected or other incidental light emanating from the site, exceeds eight lux measured at any level upwards from the ground level.

Department of Water Supply and Sewerage

(bh) The applicant is responsible for ensuring the proposed use at all times complies with the requirements of the Contaminated Lands Act, and on completion of filling, supplying a clearance certificate under that Act to the satisfaction of the Manager, Department of Recreation and Health.

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MISCELLANEOUS:

G.

Department of Development and Planning

(bi) While the use continues it shall comply with all relevant Council Ordinances, the Building Act and the current Standard Building By-laws.

- 7 -

- (bj) The pool filtration equipment is to be located away from the adjoining property boundaries and be acoustical treated so as not to cause a nuisance to adjoining residents to the satisfaction of the Manager, Department of Development and Planning. Details of the acoustical treatment are to be forwarded to Council and be to the satisfaction of the Manager, Department of Recreation and Health.
- (bk) No Certificate of Classification pursuant to the Building Act and the Standard Building By-laws, as amended from time to time will be issued or plans sealed pursuant to the Building Units and Group Titles Act 1980 as amended from time to time until all conditions listed under headings A, B and C of the conditions herein have been complied with in full.
- (bl) No work shall be commenced until the name of the principal contractor under the provision of the Workplace Health and Safety Act has been notified to Council.
- (bm) Supply and install all service conduits required in connection with the development. Such conduits to be installed prior to the completion of roadworks.

Department of Works

- (bn) Refuse collection arrangements including the storage and collection of recyclables are to be to the satisfaction of the Manager, Department of Works.
- (bo) All habitable floor levels within the development are to be above EL 8.3 metres AHD.

Any plans concerning roadworks and drainage referred to in the above conditions of development shall not be misconstrued as approved construction plans, and separate engineering drawings for construction and traffic control devices shall be submitted to and approved by the Manager, Department of Works, before any road construction is commenced.

Before commencing building operations, a Town Planning Consent Permit must first be issued by the Council and you must submit plans and specifications of the proposed building for the approval of the Building Surveyor, Floor 14, Brisbane Administration Centre, 69 Ann Street, Brisbane, as required by the Standard Building By-laws.

Please note that flood information in respect of the subject site is as indicated on the attached sheet.

I point out that no specific filling requirements apply to this site for the proposed use.

In addition, records indicate a drainage system traversing the site in the approximate position shown on the attached plan.

Furthermore, 4 copies of any plans required for approval of the Manager, Department of Works, should be lodged directly to the Supervising Engineer (Developments) on the Floor 11 of the Brisbane Administration Centre, quoting the Council file reference.

In accordance with Section 4.1(4) of the Act, a copy of Section 7.1 and 7.1A, and the form prescribed for the institution of an appeal and the names and addresses of the principal objectors, are attached hereto.

Yours faithfully

Secretary Council Registration Board FOR THE TOWN CLERK Attach FAGES

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PERMIT No.2

For further enquiries please ring:-

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Department of Development and Planning -Department of Works -Department of Water Supply and Sewerage -

Department of Recreation and Health
 Queensland Department of Transport

225 4775 225 4135 225 4583 (Water) 225 5182 (Sewerage) 225 6316 834 8344

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- 8 -

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BRISBANE CITY COUNCIL

COUNCIL REGISTRATION BOARD

Before the Board:

17 December 1993

PROPOSED ATTACHED HOUSING AND DUPLEX HOUSES - 316 LONG STREET, EAST GRACEVILLE (0)253/31/1-1667/91

An application was made on 6 December 1993, by John Giles Associates Pty Ltd, under Section 4.12 of the Local Government (Planning and Environment) Act 1990 for the issue of a Town Planning Consent Permit with respect to the use of land situated at 316 Long Street, East Graceville, described as Lot 57 on Registered Plan No. 85586, Parish of Oxley, and the erection and use of a building or other structure on the land, for the purpose of a 1 and 2 storey attached and duplex housing. The abovedescribed land contained an area of 34,823 square metres and was not being used at the time the application was made.

After considering all aspects of the matter, the Board arrived at the following decision.

DECISION: (1)

The Council Registration Board, as delegate of the Council, being satisfied that a statutory declaration has been received and public notice of the application has been given in accordance with Section 4.12(3) of the Local Government (Planning and Environment) Act 1990, and having considered:-

- the application and the matters referred to in Clause 24.2.5 of the Town Plan for the City of Brisbane;
- the objection/s duly made in respect of the application and lodged in accordance with Section 4.12(8) of the Local Government (Planning and Environment) Act 1990; and
- whether the development standards contained in Clauses 7.6.2(b)(v) and 18.5 of the Town Plan should be relaxed;

considers that:-

- (i) the proposal would accord with the general planning intentions of the Town Plan for development with the Residential "A" Zone R1 intensity;
- (ii) the proposal would not create or increase a traffic problem within the surrounding street system;
- (iii) the proposed development would satisfy the provisions of the Town Plan and current Council policies;
- (iv) the site is suitable for the proposed use;
- (v) refuse collection areas are so located on the site as not to cause anyone to adjoining residents;
- (vi) the appearance, design and density of the proposal contains characteristics of the surrounding neighbourhood;
- (vii) drainage works through the site will not exacerbate existing flooding and ponding of water on adjoining residences, cause health problems or pose a risk to children in the area;
- (viii) the proposed development will not increase the occurrence of sewerage overflows and odours to adjoining properties; and
- (ix) safe vehicle access to and from the site has been provided;

and pursuant to its being so satisfied and so considering hereby approves the application subject to the following conditions:-

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The development to be generally in accordance with the plan/s of layout:-

no. 92.1070-SK27F, dated September 1992 and received on 29 November 1993;
92.1070 SK28, dated September 1992;
92.1070 SK30; dated September 1992;
92.1070 SK31/ dated September 1992;
92.1070 SK32A/ dated September 1992;
92.1077 SK33; dated October 1992;
92.1077 SK34, dated October 1992;
92.1077 SK34, dated October 1992;

which hereinafter shall be referred to as the approved plans of layout and subject to conditions listed hereunder and the Planning Ordinances of the Town Plan for the City of Brisbane:

A. PRIOR TO OR AT THE TIME OF LODGING THE BUILDING APPLICATION:

Department of Development and Planning

- (a) Building colours, the style and pitch of roofing are to harmonise within each Precinct as shown on Proposal Plan 92.1070 SK27F, dated September 1992 and received on 29 November 1993 and be inaccordance with the colour scheme painting schedule dated 15 December 1993 numbered 92.1070. Further variation to the colour scheme of buildings is to occur within each precinct to those units nominated A and B. Adjoining Precincts are to have a different colour scheme with no one colour dominating the development. The plans showing colours, the style and pitch of roofing to be used for each unit are to be to the satisfaction of the Manger, Department of Development and Planning.
- (b) Any proposed air conditioning facilities shall be designed so that the Sound Pressure Level does not exceed 40 dBA at the boundary of the site.

Department of Recreation and Health

- (c) A satisfactory landscaping plan, conforming with all the relevant provisions of the approved plan/s of layout, is to be submitted to and approved by the Manager, Department of Recreation and Health. In particular, the plan must show:-
 - (i) retention of the poinciana trees along the western boundary of the site behind Lots 47 and 48 on Registered Plan 77304 (within Precinct 5);
 - dense landscaping is to be provided along the entire frontage of the site to Long Street East and within those areas shown o nproposal plan 92.1070-SK27F dated September 1992 and received on 29 November 1993;
 - (iii) landscaping of the open channel and adjoining open space is to be generally in accordance with Drawing Nos. A1.DD.1 and A1.DD.2 (Donald Irving);
 - (iv) details of any proposed fencing and/or retaining walls between any building or other structure to be erected on the site and the road alignment of the property; and
 - (v) details of any fencing or retaining wall to be erected along the front alignment of the property.

Department of Works

(d) Provide written agreement to grant the drainage easements required by the Manager, Department of Works.

B. NOT MORE THAN 14 DAYS AFTER THE ISSUE OF BUILDING APPROVAL:

Department of Water Supply and Sewerage

390.00

(e) Contribute towards water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$321.00 per unit less the deemed previous contribution towards water supply treatment headworks \$23,054.00, based on the subject area of 4.404 hectare, at the rate \$5,235.00 per hectare.

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(f) Contribute towards sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$331.00 per unit less the deemed previous contribution towards sewerage treatment headworks \$17,527.00, based on the subject area of 4.404 hectare, at the rate \$3,980.00 per hectare.

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C. PRIOR TO THE BUILDING WORK COMMENCING:

Department of Development and Planning

- (g) The local Branch Manager, South East Queensland Electricity Board, shall be informed in writing of the electrical load requirements of the proposed development.
- (h) All existing buildings and structures must be removed from the site before any building work is commenced in relation to the approved development.
- Pay a contribution towards the provision and maintenance of parkland at the rate determined by Council from time to time by resolution. The contribution is currently calculated at \$19,096.00
 based on \$2.20 per square metre of Gross Floor Area.
 - Contribute \$25,000.00 as offered to the investigation public consultation and implementation of traffic management in the immediate vicinity of the development. This contribution is to be made prior to building work commencing.

Department of Works

(j)

- (k) / Construct the open channel and adjoining open space in accordance with Drawing Nos. 9257-1B, 2B and 3A (Ralph Freestun and Associates) and Ralph Freestun hydraulic report dated 17 April 1993.
- (1) Fill the site generally in accordance with Drawing Nos. 9275-1B, 2B and 3A (Ralph Freestun and Associates). Adequate provision is to be made for overland flowpaths between areas of fill and adjoining properties, and for culvert pipes under access roads at entry points to prevent flooding.
- (m) Provide scour and erosion protection including provision of silt traps and fences to minimise deposition of material downstream of the property to the requirements and satisfaction of the Manager, Department of Works.
- (n) Subject to the requirements of Council Ordinances, take out appropriate permits prior to (any or all of the following):
 - (i) crossing the kerb with heavy vehicles;
 - (ii) working in the road reserve;
 - (iii) connection to a Council drain;
 - (iv) storing of material on the footpath or road;
 - (v) the provision of hoardings and gantries.

Department of Water Supply and Sewerage.

- (o) Be responsible for the cost of providing a water service to the site.
- (p) Be responsible for the cost of providing a sewerage property connection to the subject land. The size of the connection shall be determined by the total number of fixture units.
- (q) Be responsible for the replacement of existing combined drain/s by the construction of additional sewerage connection/s and drain/s to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (r) Be responsible for any costs incurred by the Council in protecting, altering or diverting the existing mains, services and/or installations to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (s) Obtain permission from the Director of Sewerage Operations to build over the sewer, or alternatively, to relocate the sewer at no cost to the Council, before any work on the building is commenced.

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- (t) Acknowledge that if the development is to be followed by a Group Title subdivision, the Council water supply service connections shall be constructed to the common property and that individual water meters shall be installed for each allotment prior to the sealing of the plan of subdivision.
- (u) Acknowledge that if the development is to be followed by a Group Title subdivision, then be responsible for the construction of a 150 millimetre diameter common drain in common property, individual side branches and reconnection of existing premises to the common drain. The Body Corporate is to be responsible for maintenance of the common drain and side branches in common property.
- (v) Be responsible for ensuring that all water supply and sewerage works provided are to the satisfaction of the Manager, Department of Water Supply and Sewerage.
- (w) Acknowledge that the abovementioned contributions/costs are assessed as current order of cost estimates. The actual amounts due will be determined when detailed investigation and design have been completed prior to payment being made.

D. PRIOR TO COMMENCEMENT OF USE:

Department of Development and Planning

- (x) Reciprocal access easement rights to be granted over that area of the Plan No. 92.1070 SK27F, dated September 1992 and received on 29 November 1993 shown hatched to Haldane Street, in favour of properties at 12 and 18 Haldane Street described as Lots 45 and 46 on Registered Plan 77304, Parish of Oxley.
- (y) Dedicate for road purposes, free of cost and compensation to the Council, the land shown at the end of Baronsfield Street as 'new road' on Plan No. 92.1070 SK27F, dated September 1992 and received on 29 November 1993.
- (z) The Survey Plan necessitated by the conditions contained herein is to be lodged in the Registrar of Titles Office together with a statutory declaration indicating that the plan is pursuant to a condition of approval of the Brisbane City Council. Council is to be notified in writing stating that plans have been lodged in accordance with this condition and a copy of the plan is to be included.
- (aa) Be responsible for installing a house number plate applying to the allotment or allotments in question, in accordance with Chapter 6 of the Council's Ordinances, and maintain that house number plate at all times.

Department of Works

- (ab) Adequate drainage easements, free of cost to the Council are to be granted over any overland flow path, open drain or floodway of such system, to the satisfaction of the Manager, Department of Works.
- (ac) Carry out the construction of a 1 metre wide concrete footpath to the satisfaction of the Manager, Department of Works, along the Long Street East frontage of the site.
- (ad) The cul-de-sac in Baronsfield Street is to be classified as a Type A road, as defined in Volume 1, Section 20.2.2.1 of the City of Brisbane Town Plan and to be constructed to the requirements and satisfaction of the Manager, Department of Works.
- (ae) Any existing vehicular crossings not shown on the plan of layout are to be closed and the footpath, footway, kerb and channel and road pavement are to be reinstated to the satisfaction of the Manager, Department of Works.
- (af) Meet the cost of any alterations necessary to public utility mains, services or installations involved in the construction of the works referred to in previous conditions.

E. DURING CONSTRUCTION OF THE DEVELOPMENT

Department of Development and Planning

- (ag) Whilst the fill is being deposited and during construction, the access roads to and from the site are to be maintained free of all fill material and cleaned as necessary to the requirements and satisfaction of the Manager, Department of Works.
- (ah) All vehicles exiting from the site during the deposition of fill, are to be washed down, cleaned and treated to the satisfaction of the Manager, Department of Works so as to prevent material being tracked or deposited on the road.
- (ai) Hours of construction work is to be restricted to 7.00 a.m. 6.00 p.m. Monday to Friday and 7.00 a.m. 12 noon Saturday.

If work outside the above hours is to be undertaken, the measured level at residences should not exceed the background noise level by more than 10 dBA between:

- 6.00 p.m. and 10.00 p.m. Monday to Friday;
- Noon and 10.00 p.m. Saturday, and
- 7.00 a.m. and 10.00 p.m. Sunday and Public Holidays.

F. PRIOR TO COMMENCEMENT OF USE AND THEREAFTER MAINTAINED AT ALL TIMES THAT THE DEVELOPMENT REMAINS IN EXISTENCE:

Department of Development and Planning

- (aj) Provision is to be made on the site for the parking of 90 tenant cars and 80 visitors cars and for the loading and unloading of vehicles within the site. Such provision is to be in accordance with the approved plans of layout and is to be and remain to the satisfaction of the Manager, Department of Development and Planning.
- (ak) Tandem visitor parking spaces and visitor parking spaces are to be shown on the approved plan/s of layout and remain signed and delineated as such to the satisfaction of the Manager, Department of Development and Planning.
- (al) No doors are to be or remain erected at the entrance to any visitor carparking bay.
- (am) Provide adequate turning space within the site so that no motor vehicle shall be driven in reverse between any frontage of the site and the carriageway to the satisfaction of the Manager, Department of Development and Planning.
- (an) The grade of any driveway shall comply with the requirements of Planning Policy No. 18.06 to the satisfaction of the Manager, Department of Development and Planning.
- (ao) The areas on which motor vehicles will be driven and/or parked are to be provided with a surfaced pavement, concrete, or lawn having a bearing surface made up of concrete projections. Such areas are to be constructed and maintained thereafter to the satisfaction of the Manager, Department of Development and Planning.
- (ap) An effective vehicle barrier is to be provided along the boundary of access, parking and manoeuvring area/s when such areas abut a landscaping area or any frontage of the site, and adjacent to all end parking bays and ramps and to be and remain to the satisfaction of the Manager, Department of Development and Planning.
- (aq) Provision is to be made on the site for a common landscape and recreation area, which is to be in accordance with the approved plan/s of layout and is to be and remain available at all times for use by the occupants of all dwelling units.
- (ar) A minimum of one private court per unit shall be provided in accordance with the approved plan/s of layout with no dimension being less than 5 metres. Such court shall be included in the landscape and recreation area of the development.
- (as) Enclosed courtyards adjacent to retaining walls shall be kept at a single level such as to minimise the height of retaining wall visible to the neighbouring property outside this development. Fences shall be built on top of retaining walls to the satisfaction of the Manager, Department of Development and Planning.


- (at) Erect at the applicant's sole cost and maintain at all times while the use continues a screen fence along all adjoining residential boundaries of the site to the satisfaction of the Manager, Department of Development and Planning. Such screen fence shall be 1.8 metres in height or where considered desirable, such other height as the Manager, Department of Development and Planning may determine.
- (au) A suitable clothes drying area is to be provided within each courtyard to the satisfaction of the Manager, Department of Development and Planning.
- (av) Provision is to be made on the site for the storage of refuse including recyclables in a position which is accessible to service vehicles to the satisfaction of the Manager, Department of Development and Planning.
- (aw) Any service area and particularly any area for clothes drying, storage, a garbage bin pad and the entrance to any space for parking a vehicle is to be located or screened so as to be unobtrusive to view from any road.
- (ax) The tennis court shown on the approved plan of layout is for daylight use only. Consent approval is required for a "Night Tennis Court" in accordance with the Town Plan and Policy.

Department of Works

(bb)

- (ay) The point at which vehicular access to or from the site is required, an appropriate concrete crossings are to be constructed in accordance with Standard Plan WS 12-1.
- (az) At all times while the use continues adjacent properties shall be preserved from ponding of stormwater or nuisance from discharge of stormwater off the site.
- (ba) At all times while the use continues existing drainage structures shall be preserved from damage or structural loading.

The above stormwater drainage works are to be carried out and to remain to the satisfaction of the Manager, Department of Works.

(bc) Maintain the open channel and landscaping at all times to prevent growth of weeds, rushes, tall grass, and excessive understorey growth of unwanted vegetation, and to prevent siltation of channel.

Department of Recreation and Health

- (bd) In any development proposed to be subdivided under the Building Units and Group Titles Act 1980, as amended from time to time, the visitors bays shown on and therefore provided in accordance with the approved plan/s of layout are to form part of the common property.
- (be) The site is to be landscaped and maintained at all times thereafter in accordance with the approved landscaping plan, to the satisfaction of the Manager, Department of Recreation and Health.
- (bf) Consequent upon the completion of construction, the approved development and surrounds are to be kept in a clean and tidy condition at all times to the satisfaction of the Manager, Department of Recreation and Health, so as to in no way detract from the amenity of the area.
- (bg) No person shall, unless Council has given its approval thereto, erect or install or cause, permit or suffer to be erected or installed on the site any light source, not being an illuminated advertising device put up in compliance with the provisions of the relevant ordinances, in such manner that the level of vertical illumination at a distance of 1.5 metres outside the boundary of the site, resulting from direct, reflected or other incidental light emanating from the site, exceeds eight lux measured at any level upwards from the ground level.

Department of Water Supply and Sewerage

(bh) The applicant is responsible for ensuring the proposed use at all times complies with the requirements of the Contaminated Lands Act, and on completion of filling, supplying a clearance certificate under that Act to the satisfaction of the Manager, Department of Recreation and Health.

G. MISCELLANEOUS:

Department of Development and Planning

- (bi) While the use continues it shall comply with all relevant Council Ordinances, the Building Act and the current Standard Building By-laws.
- (bj) The pool filtration equipment is to be located away from the adjoining property boundaries and be acoustical treated so as not to cause a nuisance to adjoining residents to the satisfaction of the Manager, Department of Development and Planning. Details of the acoustical treatment are to be forwarded to Council and be to the satisfaction of the Manager, Department of Recreation and Health.
- (bk) No Certificate of Classification pursuant to the Building Act and the Standard Building By-laws as amended from time to time will be issued or plans sealed pursuant to the Building Units and Group Titles Act 1980 as amended from time to time until all conditions listed under headings A, B and C of the conditions herein have been complied with in full.
- (bl) No work shall be commenced until the name of the principal contractor under the provision of the Workplace Health and Safety Act has heen notified to Council.
- (bm) Supply and install all service conduits required in connection with the development. Such conduits to be installed prior to the completion of roadworks.

Department of Works

- (bn) Refuse collection arrangements including the storage and collection of recyclables are to be to the satisfaction of the Manager, Department of Works.
- (bo) All habitable floor levels within the development are to be above EL 8.3 metres AHD.

Department of Recreation and Health

Not applicable in this category.

DECISION: (2)

That the principal objectors be notified of the Board's decision and of their right of appeal.

DECISION: (3)

That the applicant be advised of the relevant flood information.

DECISION: (4)

That the applicant be advised that no specific filling requirements apply to this site for the proposed use.

DECISION: (5)

That the applicant be advised that Council records indicate a drainage system traversing the site.

DECISION: (6)

That the applicant be advised that 4 copies of any plans required for approval of the Manager, Department of Works, should be lodged directly to the Supervising Engineer (Developments) on Floor 11 of the Brisbane Administration Centre, quoting the Council file reference.



DEPARTMENT OF DEVELOPMENT AND PLANNING

15 December 1993

BCC.061.7646

(0)253/31/1-1667/91

MEMORANDUM:

Secretary <u>REGISTRATION_BOARD</u>

> Re: Application by John Giles & Associates for town planning consent to use land, erect and use a building or other structure on the land, for the purpose of Attached and Duplex Housing, situated at 316 Long Street East, Graceville, the R.P.D. of which is Lot 57 on Registered Plan 85586, Parish of Oxley

The Department at its meeting held on 14 December, 1993 raised no objection to the above proposal from a planning point of view, subject to a satisfactory agreement concerning developmental requirements including;

certain requirements are to be incorporated into the conditions of approval to address local issues raised by the resident action group as outlined below; and details of the colour scheme painting proposed.

A satisfactory proposal has been received.

The application was made in accordance with Section 4.12 of the Local Government (Planning and Environment) Act 1990.

The Statutory Declaration regarding advertising has been properly completed, declared, and lodged and is attached to the file at folio 101. Such Declaration indicates that, with respect to the application, the provisions of Sub-Sections (1), (3), (4), (5) and (9) of Section 4.12 of the Act and Regulations 14 and 15 of the Act have been complied with.

Objections were received to the proposal.

The objection made and lodged in accordance with the Act is attached to file (1)253/31/2-91(407). A summary and representations to these objections are also attached to this file and (0)253/31/1-1667/91 (folios 192-193).

The proposed development does not comply with the basic development standards contained in Section 7.6.2 (b)(v) and Section 18.5.1 (b) of the Town Plan, where the clothes drying areas having a minimum dimension of 3 metres and vehicle parking within the site is provided at 2 car spaces per unit (180 car spaces).

The Department considers that the application of the above development standards should in the circumstances be relaxed as a sufficient area can be provided within each court yard for a retractable clothes line and 170 car spaces provided on

As a result of a number of meetings with the public and the resident action group, certain requirements are to be incorporated into the conditions of approval to address local issues raised, these include;

- a monetary contribution of \$25,000 offered by the developer to address local traffic management in the area;
- (ii) a precinct painting and roof design scheme;
- (iii) single level courtyards;
- (iv) incorporation of local site drains within the common property;
- (v) retention of mature poinciana trees along the western boundary;
- (vi) maintenance of the access roads in a clean condition;
- (vii) controlled hours of operation (noise consideration); and
- (viii) reciprocal access easements to residences at 12 and 14 Haldane Street;

Clearances and reports have been received from the Department of Works (folio 184-186), Department Water Supply and Sewerage (folio 118 updated and 165), Traffic Planning Branch (folio 154 requirements incorporated into proposal plan).

RECOMMENDATION:

site are sufficient.

- 1. That the Board, as delegate of the Council, upon its consideration of -
 - (a) the application;
 - (b) the matters referred to in Clause 24.2.5 of the Town Plan including the question whether 'basic development standards'or 'required external works' should be relaxed, waived or varied; and
 - (c) each and every objection made and lodged pursuant to Section 4.12 of the Act and Sections 14 and 15 of the Regulations;

approve the **application** subject to the conditions attached on the grounds that:

- the proposal would accord with the general planning intentions of the Town Plan for development within the Residential A Zone R1 intensity;
- (ii) the proposal would not create or increase a traffic problem within the surrounding street system;
- (iii) the proposed development would satisfy the provisions of the Town Plan and current Council policies;
- (iv) the site is suitable for the proposed use;
- (v) refuse collection areas are so located on the site as not to cause annoyance to adjoining residents;
- (vi) the appearance, design and density of the proposal contains characteristics of the surrounding neighbourhood;
- (vii) drainage works through the site will not exacerbate existing flooding and ponding of water on adjoining residences, cause health problems or pose a risk to children in the area;
- (viii) the proposed development will not increase the occurrence of sewerage overflows and odours to adjoining properties;
- (ix) safe vehicle access to and from the site has been provided.
- 2. That the **applicant and objectors** be advised of the Board's decision in this matter
- 3. That the applicant be advised of the relevant flooding information attached to the proposal plans
- 4. That the applicant be advised that no specific filling requirements apply to the site for the proposed use.

- 5. That the applicant be advised that four (4) copies of any plans required for approval of the Manager, Department of Works, should be lodged directly to the Supervising Engineer (Development) on the 11th Floor of the Brisbane Administration Centre, quoting the Council file reference.
- 6. That decision.



- 4 -

The development to be in accordance with the plans of layout:

no. 92.1070-SK27F, dated September 1992 and received on 29 November 1993;
92.1070 SK28, dated September 1992;
92.1070 SK30, dated September 1992;
92.1070 SK31, dated September 1992;
92.1070 SK32A, dated September 1992;
92.1077 SK33, dated October 1992;
92.1077 SK34, dated October 1992;

which hereinafter shall be referred to as the approved plans of layout and subject to conditions listed hereunder and the Planning Ordinances of the Town Plan for the City of Brisbane:

A. PRIOR TO OR AT THE TIME OF LODGING THE BUILDING APPLICATION:

Department of Development and Planning

- (a) Building colours, the style and pitch of roofing are to harmonise within each Precinct as shown on Proposal Plan 92.1070 SK27F, dated September 1992 and received on 29 November 1993 and be inaccordance with the colour scheme painting schedule dated 15 December 1993 numbered 92.1070. Further variation to the colour scheme of buildings is to occur within each precinct to those units nominated A and B. Adjoining Precincts are to have a different colour scheme, with no one colour dominanting the development. The plans showing colours, the style and pitch of roofing to be used for each unit are to be to the satisfaction of the Manager, Department of Development and Planning.
- (b) Any proposed air conditioning facilities shall be designed so that the Sound Pressure Level does not exceed 40 dBA at the boundary of the site.

Department of Recreation and Health

- (c) A satisfactory landscaping plan, conforming with all the relevant provisions of the approved plan/s of layout, is to be submitted to and approved by the Manager, Department of Recreation and Health and to the satisfaction of the Manager Department of Works. In particular, the plan must show:-
 - (i) retention of the poinciana trees along the western boundary of the site behind Lots 47 and 48 on Registered Plan 77304 (within Precinct 5);
 - (ii) dense landscaping is to be provided along the entire frontage of the site to Long Street East and within those areas shown on proposal plan 92.1070 SK 27F dated September 1992 and received on 29 November 1993;

- (ii) landscaping of the open channel and adjoining open space is to be generally in accordance with Drawing Nos. A1.DD.1 and A1.DD.2
- details of any proposed fencing and/or retaining walls between any building or other structure to be erected on the site and the road alignment of the property; and
- (iv) details of any fencing or retaining wall to be erected along the front alignment of the property.

Department of Works

(d) Provide written agreement to grant the drainage easements required by the Manager, Department of Works.

B. NOT MORE THAN 14 DAYS AFTER THE ISSUE OF BUILDING APPROVAL:

Department of Water Supply and Sewerage

- (e) Contribute towards water supply headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$321.00 per unit less the deemed previous contribution towards water supply treatment headworks \$23,054.00, based on the subject area of 4.404 hectare, at the rate \$5,235.00 per hectare.
- (f) Contribute towards sewerage headworks at the rate prevailing at the time when payment is made. The contribution is currently calculated at \$331.00 per unit less the deemed previous contribution towards sewerage treatment headworks \$17,527.00, based on the subject area of 4.404 hectare, at the rate \$3,980.00 per hectare.

C. PRIOR TO THE BUILDING WORK COMMENCING:

Department of Development and Planning

- (g) The local Branch Manager, South East Queensland Electricity Board, shall be informed in writing of the electrical load requirements of the proposed development.
- (h) All existing buildings and structures must be removed from the site before any building work is commenced in relation to the approved development.
- (i) Pay a contribution towards the provision and maintenance of parkland at the rate determined by Council from time to time by resolution. The contribution is currently calculated at \$19,096.00 based on \$2.20 per square metre of Gross Floor Area.

(j) Contribute \$25,000.00 as offered to the investigation, public consultation and implementation of traffic management, in the immediate vicinity of the development. This contribution is to be made prior to building work commencing.

Department of Works

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- (k) Construct the open channel and adjoining open space in accordance with Drawing Nos. 9257-1B, 2B and 3A (Ralph Freestun and Associates) and Ralph Freestun hydraulic report dated 17 April 1993.
- (I) Fill the site generally in accordance with Drawing Nos. 9275-1B, 2B and 3A (Ralph Freestun and Associates). Adequate provision is to be made for overland flowpaths between areas of fill and adjoining properties, and for culvert pipes under access roads at entry points to prevent flooding.
- (m) Provide scour and erosion protection including provision of silt traps and fences to minimise deposition of material downstream of the property to the requirements and satisfaction of the Manager, Department of Works.
- (n) Subject to the requirements of Council Ordinances, take out appropriate permits prior to (any or all of the following):
 - (i) crossing the kerb with heavy vehicles;
 - (ii) working in the road reserve;
 - (iii) connection to a Council drain;
 - (iv) storing of material on the footpath or road;
 - (v) the provision of hoardings and gantries.

Department of Water Supply and Sewerage

- (o) Be responsible for the cost of providing a water service to the site.
- (p) Be responsible for the cost of providing a sewerage property connection to the subject land. The size of the connection shall be determined by the total number of fixture units.
- (q) Be responsible for the replacement of existing combined drain/s by the construction of additional sewerage connection/s and drain/s to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (r) Be responsible for any costs incurred by the Council in protecting, altering or diverting the existing mains, services and/or installations to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (s) Obtain permission from the Director of Sewerage Operations to build over the sewer, or alternatively, to relocate the sewer at no cost to the Council, before any work on the building is commenced.

- (t) Acknowledge that if the development is to be followed by a Group Title subdivision, the Council water supply service connections shall be constructed to the common property and that individual water meters shall be installed for each allotment prior to the sealing of the plan of subdivision.
- (u) Acknowledge that if the development is to be followed by a Group Title subdivision, then be responsible for the construction of a 150 millimetre diameter common drain in common property, individual side branches and reconnection of existing premises to the common drain. The Body Corporate is to be responsible for maintenance of the common drain and side branches in common property.
- (v) Be responsible for ensuring that all water supply and sewerage works provided are to the satisfaction of the Manager, Department of Water Supply and Sewerage.
- (w) Acknowledge that the abovementioned contributions/costs are assessed as current order of cost estimates. The actual amounts due will be determined when detailed investigation and design have been completed prior to payment being made.

D. PRIOR TO COMMENCEMENT OF USE:

Department of Development and Planning

- (x) Reciprocal access easement rights to be granted over that area of the Plan No. 92.1070 SK27F, dated September 1992 and received on 29 November 1993 shown hatched to Haldane Street, in favour of properties at 12 and 18 Haldane Street described as Lots 45 and 46 on Registered Plan 77304, Parish of Oxley.
- (y) Dedicate for road purposes, free of cost and compensation to the Council, the land shown at the end of Baronsfield Street as 'new road' on Plan No. 92.1070 SK27F, dated September 1992 and received on 29 November 1993.
- (z) The Survey Plan necessitated by the conditions contained herein is to be lodged in the Registrar of Titles Office together with a statutory declaration indicating that the plan is pursuant to a condition of approval of the Brisbane City Council. Council is to be notified in writing stating that plans have been lodged in accordance with this condition and a copy of the plan is to be included.
- (aa) Be responsible for installing a house number plate applying to the allotment or allotments in question, in accordance with Chapter 6 of the Council's Ordinances, and maintain that house number plate at all times.

Department of Works

(ab) Adequate drainage easements, free of cost to the Council are to be granted over any overland flow path, open drain or floodway of such system, to the satisfaction of the Manager, Department of Works.

- (ac) Carry out the construction of a 1 metre wide concrete footpath to the satisfaction of the Manager, Department of Works, along the Long Street East frontage of the site.
- (ad) The cul-de-sac in Baronsfield Street is to be classified as a Type A road, as defined in Volume 1, Section 20.2.2.1 of the City of Brisbane Town Plan and to be constructed to the requirements and satisfaction of the Manager, Department of Works.
- (ae) Any existing vehicular crossings not shown on the plan of layout are to be closed and the footpath, footway, kerb and channel and road pavement are to be reinstated to the satisfaction of the Manager, Department of Works.
- (af) Meet the cost of any alterations necessary to public utility mains, services or installations involved in the construction of the works referred to in previous conditions.

E. DURING CONSTRUCTION OF THE DEVELOPMENT

Department of Development and Planning

- (ag) Whilst the fill is being deposited and during construction, the access roads to and from the site are to be maintained free of all fill material and cleaned as necessary to the requirements and satisfaction of the Manager, Department of Works.
- (ah) All vehicles exiting from the site during the deposition of fill, are to be washed down, cleaned and treated to the satisfaction of the Manager, Department of Works so as to prevent material being tracked or deposited on the road.
- (ai) In accordance with advice received from the Department of Environment and Heritage construction work is only to be undertaken on the site between the hours of 7.00 am to 6.00 pm Monday to Friday and 7.00 am to 12.00 noon Saturday. If work outside these hours is to be undertaken, the measured level of noise of residences should not exceed the background noise level by more than 10 dB(A) between 6.00 pm and 10.00 pm Monday to Friday, Noon and 10.00 pm Saturday and 7.00 am and 10.00 pm Sunday and Public Holidays.

F. PRIOR TO COMMENCEMENT OF USE AND THEREAFTER MAINTAINED AT ALL TIMES THAT THE DEVELOPMENT REMAINS IN EXISTENCE:

Department of Development and Planning

(aj) Provision is to be made on the site for the parking of 90 tenant cars and 80 visitors cars and for the loading and unloading of vehicles within the site. Such provision is to be in accordance with the approved plans of layout and is to be and remain to the satisfaction of the Manager, Department of Development and Planning.

- (ak) Tandem visitor parking spaces and visitor parking spaces are to be shown on the approved plan/s of layout and remain signed and delineated as such to the satisfaction of the Manager, Department of Development and Planning.
- (al) No doors are to be or remain erected at the entrance to any visitor car parking bay.
- (am) Provide adequate turning space within the site so that no motor vehicle shall be driven in reverse between any frontage of the site and the carriageway to the satisfaction of the Manager, Department of Development and Planning.
- (an) The grade of any driveway shall comply with the requirements of Planning Policy No. 18.06 to the satisfaction of the Manager, Department of Development and Planning.
- (ao) The areas on which motor vehicles will be driven and/or parked are to be provided with a surfaced pavement, concrete, or lawn having a bearing surface made up of concrete projections. Such areas are to be constructed and maintained thereafter to the satisfaction of the Manager, Department of Development and Planning.
- (ap) An effective vehicle barrier is to be provided along the boundary of access, parking and manoeuvring area/s when such areas abut a landscaping area or any frontage of the site, and adjacent to all end parking bays and ramps and to be and remain to the satisfaction of the Manager, Department of Development and Planning.
- (aq) Provision is to be made on the site for a common landscape and recreation area, which is to be in accordance with the approved plan/s of layout and is to be and remain available at all times for use by the occupants of all dwelling units.
- (ar) A minimum of one private court per unit shall be provided in accordance with the approved plan/s of layout with no dimension being less than five (5) metres. Such court shall be included in the landscape and recreation area of the development.
- (as) Enclosed courtyards adjacent to retaining walls shall be kept at a single level such as to minimise the height of retaining wall visible to the neighbouring property outside this development. Fences shall be built on top of retaining walls to the satisfaction of the Manager, Department of Development and Planning.
- (at) Erect and maintain at all times while the use continues a screen fence along all adjoining residential boundaries of the site to the satisfaction of the Manager, Department of Development and Planning. Such screen fence shall be 1.8 metres in height or where considered desirable, such other height as the Manager, Department of Development and Planning may determine.

- (au) A suitable clothes drying area is to be provided within each courtyard to the satisfaction of the Manager, Department of Development and Planning.
- (av) Provision is to be made on the site for the storage of refuse including recyclables in a position which is accessible to service vehicles to the satisfaction of the Manager, Department of Development and Planning.
- (aw) Any service area and particularly any area for clothes drying, storage, a garbage bin pad and the entrance to any space for parking a vehicle is to be located or screened so as to be unobtrusive to view from any road.
- (ax) The tennis court shown on the approved plan of layout is for daylight use only. Consent approval is required for a "Night Tennis Court" in accordance with the Town Plan and Policy.

Department of Works

- (ay) The point at which vehicular access to or from the site is required, an appropriate concrete crossings are to be constructed in accordance with Standard Plan WS 12-1.
- (az) At all times while the use continues adjacent properties shall be preserved from ponding of stormwater or nuisance from discharge of stormwater off the site.
- (ba) At all times while the use continues existing drainage structures shall be preserved from damage or structural loading.
- (bb) The above stormwater drainage works are to be carried out and to remain to the satisfaction of the Manager, Department of Works.
- (bc) Maintain the open channel and landscaping at all times to prevent growth of weeds, rushes, tall grass, and excessive understorey growth of unwanted vegetation, and to prevent siltation of channel.

Department of Recreation and Health

- (bd) In any development proposed to be subdivided under the Building Units and Group Titles Act 1980, as amended from time to time, the visitors bays shown on and therefore provided in accordance with the approved plan/s of layout are to form part of the common property.
- (be) The site is to be landscaped and maintained at all times thereafter in accordance with the approved landscaping plan, to the satisfaction of the Manager, Department of Recreation and Health.

- (bf) Consequent upon the completion of construction, the approved development and surrounds are to be kept in a clean and tidy condition at all times to the satisfaction of the Manager, Department of Recreation and Health, so as to in no way detract from the amenity of the area.
- (bg) No person shall, unless Council has given its approval thereto, erect or install or cause, permit or suffer to be erected or installed on the site any light source, not being an illuminated advertising device put up in compliance with the provisions of the relevant ordinances, in such manner that the level of vertical illumination at a distance of 1.5 metres outside the boundary of the site, resulting from direct, reflected or other incidental light emanating from the site, exceeds eight lux measured at any level upwards from the ground level.

Department of Water Supply and Sewerage

- (bh) The applicant is responsible for ensuring the proposed use at all times complies with the requirements of the Contaminated Lands Act, and on completion of filling, supplying a clearance certificate under that Act to the satisfaction of the Manager, Department of Recreation and Health.
- <u>G.</u> <u>MISCELLANEOUS</u>:

Department of Development and Planning

- (bi) While the use continues it shall comply with all relevant Council Ordinances, the Building Act and the current Standard Building By-laws.
- (bj) The pool filtration equipment is to be located away from the adjoining property boundaries and be acoustical treated so as not to cause a nuisance to adjoining residents to the satisfaction of the Manager, Department of Development and Planning. Details of the acoustical treatment are to be forwarded to Council and be to the satisfaction of the Manager, Department of Recreation and Health.
- (bk) No Certificate of Classification pursuant to the Building Act and the Standard Building By-laws as amended from time to time will be issued or plans sealed pursuant to the Building Units and Group Titles Act 1980 as amended from time to time until all conditions listed under headings A, B and C of the conditions herein have been complied with in full.
- (bl) No work shall be commenced until the name of the principal contractor under the provision of the Workplace Health and Safety Act has been notified to Council.
- (bm) Supply and install all service conduits required in connection with the development. Such conduits to be installed prior to the completion of roadworks.

Department of Works

- (bn) Refuse collection arrangements including the storage and collection of recyclables are to be to the satisfaction of the Manager, Department of Works.
- (bo) All habitable floor levels within the development are to be above EL 8.3 metres AHD.

Department of Recreation and Health

Not applicable in this category.





THE MINUTE OF THE ASSESSMENT COMMITTEE MEETING HELD ON TUESDAY 14 DECEMBER 1993

2.32

Proposed Attached and Duplex Houses - 316 Long Street East, Graceville: (0)253/21/1-1667/91

An application was submitted by John Gilen & Associates for town planning consent to use the land and erect and use a building or other structure on the land at 316 Long Street East, Graceville, described as Lot 57 on Registered Plan No. 85586, Parish of Oxley, containing an area of 34,823 square metres, for the purpose of attached and duplex houses. The site was located in the Residential "A" Zone.

The Statutory Declaration had been submitted and objections were received to the proposal.

After considering the matter and the objections received, the Committee raised no objection to the proposal subject to a satisfactory agreement concerning developmental requirements including:

- (i) incorporation into the conditions of approval of those areas of concern outlined within a meeting held with Alderman Twell, the applicant and the residents committee on 2 September 1993 as outlined in the memorandum dated 17 September 1993;
- (ii) the colour scheme and roof pitch being nominated prior to approval.

The proposal was considered to constitute Attached and Duplex Housing.

RECOMMENDATION:

That no objection be raised to the proposal subject to a satisfactory agreement concerning developmental requirements including the requirement/s outlined above.

FORMAL APPLICATION UNDER SECTION 24.2 CONSER	NT OF COUNCIL 777
RECOMMENDATION: YES Date:	LSZ
Proposed Attached & Duples Home.	***************************************
Owner:	
File No An application was submitted by John Giles & Associates	<u>: (0)253/31/1</u>
for town planning consent to use the land and <u>erect a luuldu</u>	in all watert
on the land at <u>216 Long Sheel East</u> , Graceville .	ing av other smalling
described as Lot 57 m RP 85586	
Parish of <u>Oacley</u> containing an area of <u>34 823 m</u>	2.
for the purpose of	· ·
The site was located in the <u>Peridential A</u>	A
Zone with an \underline{RI} R.D.A.	
No Statutory Declaration was received at the time the applicat and no objections had been received to date. In the event the received to the proposal the matter would be further considered.	ion was considered. hat objections were
OR	
The Statutory Declaration had been submitted and yes/ no of received to the proposal.	piection/s was /were
After considering the matter <u>and the objection/s received</u> , the C objection to the proposal subject to a satisfactory agr developmental requirements <u>including</u> :	Committee raised no eement concerning
(i) uncorporation into the conditions of approval of	I those areas of
concerns outlined within a meeting held with Ald & the rendents committee on 2/9/93 as outlined in the memorandum dated 17/9/93. (1) Colour scheme, to be nominabled prices	erman Twell, the applican.
The proposal was considered to constitute Attached Homeng	1 Duplese Housing.
RECOMMENDATION:	
That no objection be raised to the proposal subject to a sa concerning developmental requirements including the requirement	z-/z outlined above
	This matter was considered by the Debt in D & P. on 14112461 The recommendation is subcorred

	, , , ,	0)253/31/1-1667/9	100
		1	CEIVED
LONGST	02	RECORDS MANAGEME	TSEP 1993
MEMORA	NDUM 19TH SEPTEMBER 1993		
		HE PROPOSED TOWNHOUSE DEVELOP	$_{\text{PMENT}}$ (2)
	116 LONG STREET EAST GRACE		93466
mad	e at a meeting held on 2/9/1993 at Ald . ents, and the Architect and Designer o	s taken and impressions of discussion and decis R. Twells' office between representatives of the f the proposal and several Brisbane City Counc	:
1	л слаана, такот станица,		
AGEND	A: The meeting agreed to follow	the items in our letter of 4th August as an agen	ıda.
• DRA	INAGE		
	advised as follows		· · ·
	They have designed the culvert under .	water quicker, especially from its upper end. Long St to cope with the nunoff.	od but
••	with other more frequent flood frequent	c. with not only the figures for a Q100 local floo ncy , all in conjunction with the effects of High	ı Tide,
T فنلم)	and in all cases the design performs ab BCC Works are still investigating the i	impact on the convoluted creek on the other sid	ie of Long
sa 1	Street, they will report results in due of The shape of the bottom of the concre	ourse. te drain may be changed but is of no significan	ce.
	It is proposed to lower Bacon St, the a	rea off Haldane St. by grading it towards the pa ensure that no runoff water will enter backyards	addock
l	This matter is resolved as far as the res BCC Engineers	sidents are concerned, and we await the finding	s of the
• TRA	AFFIC CONTROL		
Ror	y read from a Traffic Branch report res	ponding to our letter of 4/8/1993	
	make the area even more useable as a	d not be desirable in their opinion as it would te rat-runner route. Thus the increased flow would d therefore not cut it through to Graceville Ave	d be both
• •	suggested. Re. "One way streets, and Light contr	rols in the general area"	
	to suit, present, future natural, and dev	ould need to be undertaken to determine the be velopment generated traffic.	
	The developers acknowledged that Lo on provision of a chicane at the top of	ong St. will have increased use, and discussion c f the crest in Long St East, east of Tainton Stree	et.
	THIS WOULD SLOW DALLIC TO SHOW THOSE	time for people to exit the development, but me rson" arriving at the exit too fast.	
	importantly prevent the "speeding per For any study of the whole area affect	ted by the development. hinds need to be tound	
	For any study of the whole area affect study, and then an implementation. This would involve extensive public c	consultation, after which, if approached properly	
 	For any study of the whole area affect study, and then an implementation.	consultation, after which, if approached properly I relatively cheaply.	y, effective
 	For any study of the whole area affect study, and then an implementation. This would involve extensive public c	consultation, after which, if approached properly	y, effective
 	For any study of the whole area affect study, and then an implementation. This would involve extensive public c	consultation, after which, if approached properly I relatively cheaply.	y, effective

The meeting agreed that a Traffic study was the first step, and the Developer then offered to contribute \$25,000 to fund a study. This will be made a condition of approval by the BCC and the BCC will use their staff to carry it out. **Second State State**

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Ald, Ald, Ald, and the study and guarantees that the BCC would implement any or all of the recommendations of a study, and it was therefore agreed that this committee should keep the pressure up to ensure that the study is done and the end result becomes fact.

.. The patronage of the Bus route was discussed and everyone agreed the bus service should remain.

.. It was agreed that as a set of traffic lights cost in excess of \$75K, plus road works, that cost could not be justified at the entrance to the development in Long. St.

Considering that the entry has been moved eastwards from the original design, sufficient

distance is now available for traffic to be seen and to see If the study found the need for the suggested chicane device on the crest of Long St East, and it was built, then, it was agreed that this question was resolved satisfactorily.

SEWERAGE

- .. . Rory Kelly tabled a letter dated 19/8/1993 and a map showing the sewer route through this area.
- .. The letter explained why the smell of sewerage can exist, and agreed to take steps to treat the problem by increasing dosage of the main, an accepted practice, but one that varies with circumstances. The BCC engineers appreciated the advice that the smell was still there, because they thought that the dosage was sufficient.
- .. The letter acknowledged that the residents long held view of the overall capacity of the Donaldson Rd. plant was true. Currently upgrading is taking place, and consideration is also current as to how that upgrade can be further augmented.
- ... With time and treatment, the sewerage question is answered.

SIZE OF DEVELOPMENT

- developer felt he was being "rnucked" around by protests for a fewer number of townhouses.
 The costing of the project must depend on 'return on investment' and 90 is close to break even
- on forecasts. The estimated selling price of the townhouses is approx. \$ 170,000
- .. It was pointed out, that should the developer decide to go to court for a determination, he would go for 110, not 90. Thus the implied threat was, back off on this point.
- Opinion is that this could be a bluff, it may well be, but I would not vote for further pressure on this point as I don't think the gains below 90, would in any significant way offset the risk of getting 20 more, should the developer take the matter to court.

STANDARD OF LIVING IN THE LOCALITY

- ... General discussion on BCC redevelopment policy ensued, and all noted that the by-laws are in the process of change to make it more stringent to move existing houses and rebuild on 2x16 perch allotments.
- The BCC hopes that these measures will become reality soon, and thus discourage the proliferation of poorly designed denser development, yet still retaining the basic rights of owners to rebuild, but to a good standard in harmony with the district.
- .. It therefore has to be accepted, that over time, more people will live in the area, in fact no one can control that, and trying to reduce the 90 to 80 or 85 is insignificant in balance to the whole district.

..3/...

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VARIETY OF EXTERNAL DESIGN

- advised that he had designed the buildings using brick, bagged and painted. He pointed out that personally he liked repetition, relying on landscaping to carnouflage the buildings over time.
- He drew parallels of the older Queensland Style dwellings so highly thought of in the district.
- It was pointed out that the constraints of space here precluded the owners adding
- architecturally to the buildings, he accepted that view.

He said he had no problem, with the suggestion, and would be prepared to vary roof styles, suggested that painting could be controlled in precincts to further vary the and look.

Rory Kelly suggested that the most visible units, i.e. along Long St. East, be significantly different, and if uniformity is necessary, then it be confined to the central part of the complex. The matter was agreed to, and the external designs will be more varied than at present.

that this item be made a condition of approval. It was suggested by

TOWN PLAN REQUIREMENTS

- The meeting was advised that no serious change was contemplated as the developer now sought a quick approval from Council.
- Once this was done, the variations to design and concept are minor.
- This matter was answered satisfactorily.
- CONTROL OF NOISE AND CLEANLINESS -- BUILDING TIME -- START TIME.
 - It was advised that should approval be granted in say 2 months.



Approximately 6 - 12 months away.

Start : Stage 1 6 months. Stage 2 further 6 months if market is responsive. Building Time:

It was agreed that a condition be included that works be limited to 7am - 7pm Monday to Saturday, with no Sunday work. Roads of the district to be kept free of debris and dirt.

ROAD CLOSURE

Jan to 6pm th

It was pointed out to the developers and BCC officials, that with the apparent disappearance of a small section of road off Haldane Street, no legal right of way existed to the two adjacent properties.

advised that apparently this small section of road was never dedicated road, and lways was part of the private land parcel.

asked what could be done to give these people access.

and Rory Kelly all agreed that easement rights would be arranged and attached to the title deeds, such that these people would be given a landscaped approach probably 3m wide. Suitable only for cars and not trucks. These easements would be retained with the title and therefore preserved if properties were sold.

Thus this matter is resolved very satisfactorily and Ollie Meakin and myself will inform the respective landowners of this important point.

..4/..



- WASTE DISPOSAL
 - .. In response to criticism of the methods of waste pick up. Rory Kelly advised that now that the Long St. East access was the sole access, refuse trucks could proceed around this part of the development. This eliminated two common refuse pick up points. This fact was acknowledged. .. The road extension at the Baconsfield St. end was a dedicated road and required the use of a common pick up point, on the drain side of the road. (In response to my objection).

4

- ... We questioned how that could work, and were advised that the development would have a Caretaker, and the matter could therefore be subject to a local arrangement between the residents and the caretaker.
- Refuse Contractors using one man trucks in the future will not drive-in and reverse out of one way streets.

The matter was resolved.

HEIGHT OF BUILDINGS

- In response to a query about the height of buildings at the rear of existing houses, the answers follow.
- It is a requirement that the occupied level of the townhouses be 8.3metres above the Australian Height Datum, thus the roof lines are at fixed level.
 - offered to terrace the back yards, and to vary the walls retaining the existing or built

areas. It was agreed that the decisions be left to discussions on the ground with adjacent owners. It was felt that the backyards would be better left on one level as they are only app. 5m x 5m. The fences could also be varied, and could be on the top of the walls for better privacy. The drains at the bottom of these walls will be part of the group title. They will be maintained by the body corporate.

PRESERVATION OF POINCIANA TREES

Poinciana trees behind Nos 20 and 22 Haldane St., were planted by and he enquired if they could be preserved in the design. undertook to look into their preservation.

The meeting terminated at 6.10pm with the Committee to prepare these notes, after initial circulation.

The committee would then transmit this document to all parties.

	Signed by	as author	Draft checked by	
	Dated 19th Septem	iber 1993		
	ADDRESS for Corre	spondence	The Long Street Project c/- 9 Haldane Street GRACEVILLE	
CC.	The Lord Mayor Ald. Ald. R. Twell John Giles and Assoc Pike Mirls & McKnou Denver B. Beanland Mr. R. Kelly Town P.	nates 1lty Pty Ltd. MLA		

ears ago





Ralph Freestun and Associates

CIVIL AND STRUCTURAL ENGINEERS

LOT R57 - LONG STREET EAST, GRACEVILLE FLOOD STUDY

17th April 1993

SUMMARY

This study describes the flooding and drainage characteristics of a site in Long Street East, Graceville comprising some 8.5 hectares of undeveloped open space adjacent to Oxley Creek.

A constraint on development of the land for housing is the need to provide for runoff from an external catchment area to the west which drains through the site into Oxley Creek.

This external runoff will be carried through the site by maintaining the existing creek as a floodway through the development. The location of this floodway is also constrained by the position of existing trunk sewers running through the site. An easement approximately 20 metres wide is recommended for the floodway.

Regrading of this floodway where necessary will ensure that flood levels upstream are not increased and housing external to the site is not affected by reclamation required by the development.

A lined low-flow channel will be incorporated in the floodway. Some minor rock protection to lower parts of the channel at high tide level is proposed as part of the scheme of channel improvement.

Flood levels and resulting reclamation levels due to flooding in the Brisbane River, Oxley Creek and from the local catchment external to the site are calculated and reported.

G.F., Benson House, 2 Benson Street, Toowong, Q. 4066 P.O. Box 897, Toowong, Q. 4066. Telephone (07) 870 2325 Fox No. (07) 371 3034

EXISTING DRAINAGE SYSTEM AND CATCHMENT

The catchment draining through the site is shown on Figure 1. It is typical suburban residential and fully developed with a total area of 45 hectares.

This area drains via underground piped systems which discharge into the existing open channel on the site just at the rear of housing in Haldane Street.

The open channel has been artificially improved and straightened at some stage and is tidal over some of its length. An inspection of the site and levels taken where the channel crosses Long St. East indicate that the channel dimensions generally seem to agree with BCC Drawing W892/1. Although Dwg.W892 shows the pipe system extending halfway across the site, the site inspection confirmed that this pipe was never constructed. Instead the open channel has been extended right up to the Haldane St. boundary along the same alignment. The dimensions of this channel extension seem to be similar to those shown on the BCC drawings for the lower reaches with invert levels the same as for the unconstructed pipe system.

CATCHMENT RUNOFF

The runoff from the external catchment was estimated by the Rational Method as detailed in the BCC Stormwater Design Standard. The flows obtained were:

TABLE 1 - EXISTING CATCHMENT BUNOFF

Return Period (Years)	Q10	Q30	Q100	
Runoff in cumecs		7.5	10.1	13.1

The derivation of these flows (time of concentration, runoff coefficients and rainfall intensities etc.) is as follows -

CATCHMENT FLOWS FOR Q10 RAINFALL :

Time of Concentration :							
Location	Туре	Slope	VeL	Length Time	·		
(Fig.1)		m/s	m	min			
Y Y 4					10.0 (
Inlet					10.0 (min)		
A1	Gutter	1:50	1.0	130	2.2		
A2		1:100	0.75	80	1.75 (Adopt 10 minutes min. to B)		
В	Pipe	1:100	2.5	100	0.67		
С	,	1:70	3.0	120	0.67		
D		1:30	3.0	235	1.3		
E		1:50	3.0	320	1.8		
F	•	1:150	3.0	180	1.0		
G	Channel	1:180	1.5	300	3.3		
Total					18.8 mins.		

Rainfall intensity I10 = 125 mm/hour

BCC.061.7486;

Catchment Rumoff after Development

The only change to the catchment in the future is the development of the site in question from open space to residential. This alters the equivalent impervious area by a small percentage only (3%) Future runoff will therefore be virtually unchanged from present conditions.

The derivation of this change in runoff after development is as follows -

Equivalent Imp	cervious Areas :		
Gross	Туре	Coeff.	Impervious
Area		Runoff Equiv.	Area
ha		C	A in ha.
Before Develop	ment :		
41.2	Residential	0.5	20.6
3.5	Open Space	0.25	0.9
Total			21.5 ha
After Developn	ent:		
43.7	Residential	0.5	21.85
1.0	Open Space	0.25	0.25
Total			22.10 ha

Change in Impervious Area = 22.10/21.5 = 1.03 (+3%)

Design Flows - External Catchment :

Q10	CA x I	7.5	cumee	5
Q 30	Q10 x 1.35		10.1	Ħ
Q100	$Q10 \ge 1.75$		13.1	

FLOOD LEVELS AT PRESENT

Flooding on the site may be caused by local runoff from the catchment as described above or by backing-up of flood waters from Oxley Creek and the Brisbane River.

LOCAL CATCHMENT BUNOFF FLOODING

Flood levels from local catchment runoff through the site for existing conditions were calculated using a standard backwater model of the existing drain with the catchment flows calculated above.

Cross-sections for the backwater model were assembled using the contours shown on Figure 1 derived from a recent accurate site survey. Cross-section locations and chainages are shown on Figure 1.

The starting water level at Long Street East for this model was obtained by rating the culvert at Long St.East assuming a tailwater level below the culvert equal to Mean High Water Spring tide level (MHWS) of RL 0.9m AHD. This rating is shown in Figure 2.

It was found that the Q30 flow would just overtop Long St.East (RL 3.03m AHD) and the Q100 flow would overtop the road by some 0.3 metres (RL 3.20m AHD).

The levels calculated by the backwater model for the existing drain are shown in Table 2 and were used for comparison with calculated levels after development to prove that the development does not worsen

flooding upstream. (The levels after development are also shown in Table 2 for easy reference although their derivation is not described until later in this report.)

TABLE 2 - LOCAL BUNOFF FLOOD LEVELS

	Q30		Q100		
Chain. Exist.	Devel	Exist.	Devel.		
0.0	3.030	3.030	3.200	3.200	
90.0	3.182	3.159	8.827	3.335	
180.0	3.287	3.299	3.433	3.480	
225.0	3.357	3.341	3.510	3.518	
260.0	3.438	3.422	3.593	3.591	
310.0	3.573	3.560	3.742	3.722	

BRISBANE RIVER FLOODING

Information obtained from the BCC shows that the site is flooded at times of peak flows in the Brisbane River. The following estimated levels for design purposes were obtained from the BCC:

TABLE 3 - BRISBANE RIVER FLOOD LEVELS

	Q20	\mathbf{RL}	4.00	m AHD
•	Q30		5.30	
	Q50		6.70	
	Q100		8.00	

* Note: The Q30 level has been obtained by interpolation.

During times of peak flow in the river Long Street East will be inundated. Flood gradients in Oxley Creek and across the site due to any concurrent flows in Oxley Creek and the drain will be very flat so that it may be assumed that the levels given in Table 3 will apply over the entire area.

TAILWATER LEVELS FOR CONCURRENT FLOODING IN OXLEY CREEK

It was required that flood levels be included for cases of higher tailwater levels in Oxley Creek corresponding to the following concurrent flood flows in the creek, obtained from BCC studies of Oxley Creek.

TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS

Oxley Ck.	Flood
ARI	Level
Q2	RL 1.20
Q5	RL 1.70
Q10	RL 1.85
Q30	RL 2.70
Q100	RL 4.45

The starting water level just upstream of Long Street East (at Chainage 0.0 on Fug.1) for the backwater calculations for a typical high tailwater case was obtained by calculating the rating curve for the culvert at Long Street for a tailwater level of RL 2.70.

The rating curve for this tailwater condition is shown on Figure 2. The adopted levels upstream of the culvert are RL 3.20 for the Local Q100 and RL 3.03 for the Local Q30.

It can be seen that in general the Local Catchment Q30 and Q100 water level upstream of Long Street is not greatly affected by these higher creek levels because of the restriction caused by the culvert structure.

The concurrent flood level for the Q100 flood in Oxley Creek is RL 4.45 m AHD. This level however is largely dictated not by gradients in Oxley Creek itself but by the level in the Brisbane River which was used in the Oxley Creek flood calculations and there is very little gradient between the river itself and the site since it is very close to the river.

It may be assumed therefore that flood gradients and levels in Oxley Creek are not relevant for this case and the Brisbane River levels can be taken as the controlling levels. This case is discussed earlier.

RECLAMATION REQUIREMENTS

BCC requires that building floor levels be 0.3m above the Q100 flood levels so that floor levels of RL 8.3m will be required.

It is usually recommended that roadways, garages and storage areas be above the Q30 level which is RL 5.3m AHD

Recreation areas and parks and gardens could be at lower levels than RL 5.3.

BCC.061.7489,

SITE FLOOD LEVELS - Q30 AND Q100

Method

Flood levels throughout the site were recalculated using the backwater model for the regraded drain for both the Q30 and Q100 local flood flows of 10.1 cumecs and 13.1 cumecs respectively.

The existing conditions along the waterway were compared with flood levels after development assuming the floodway is regraded as shown on the sketches 3 to compensate for the proposed reclamation.

Low Flow Channel

In addition conditions in the floodway for a low flow case of 0.45 cumecs (0.01 cumecs per hectare) were calculated to demonstrate the adequacy of the lined low-flow channel.

Sensitivity to Assumed Channel Roughness "n"

Two alternative schemes were used to model the channel roughness expressed in the backwater models by the Manning's "n" parameter in order to evaulate flood levels for a range of "n" values -

(A) n = 0.04, 0.02, 0.08 That is, each cross-section was subdivided into portions corresponding to the left overbank, the low flow channel and the right overbank respectively and assigned an "n" value of 0.04 for grassed 1:4 slopes, 0.02 for the lined low-flow section and 0.08 for steep planted slopes.

For this scheme the overall effective "n" value for the sections was about 0.03 since the lined lowflow invert section contributes the deepest and most effecient portion of the flow and planted overbank areas are not always inundated by the flow.

(B) n = 0.06 For this scheme an "n" value of 0.06 was used everywhere.

This scheme represents a conservatively high "n" value which could occur with lack of channel maintenance.

These calculated cases were compared against flood levels for the existing cross-sections for which an "n" value of 0.04 was assumed except for the main channel from Ch.00 to Ch.180 which is heavily over-grown where an "n" of 0.08 was adopted.

Results - Floodway Inundation Levels

The results are tabulated in Table 5 and plotted on the accompanying sketches.

For Scheme (A) flood levels are lower than existing levels everywhere along the developed channel.

For Scheme (B) using a uniform high "n" of 0.06 there is some slight increase in flood levels.

Based on these figures, the proposed channel was considered to be acceptable since the channel will generally be well-maintained by the body corporate and Scheme (B) represents an extreme situation.

There will therefore be no worsening of flood levels upstream and in fact the proposed regrading results in a lowering of flood levels.

Table 5 also shows the velocities in the channel. In general velocities are low and grassed banks should suffice to protect against erosion.

Low Flow Results

Table 5 shows the flood levels for the low flow case and demonstrates that for this case the flow is contained within the lined low flow channel.

Overland Flows at the Haldane St - Baron St. Entrance

The backwater model was extended beyond the end of the flood way channel from Chainage 300 to Chainage 340 at the Baron St. - Haldane St. intersection in order to investigate the effect of the new proposed entrance road on overland flows entering the floodway in this area.

Existing ground levels and contours are shown on the accompanying sketches.

The sketches also show the proposed regrading to provide an entrance road into the devlopment. Cross sections comparing the two cases are also attached.

The entrance road will be graded to RL 4.37 over a considerable distance, that is, the same as the current minimum road level in the area. In addition the floodway easement adjacent to the road embankmet will be excavated down to RL 3.0 approximately to compensate for the new road embankment.

Overland flows were estimated by subtracting from the total catchment runoff, allowance for underground pipe flow from Haldane St (a 1.5 diam. pipe) and flow from the development site area itself.

The remaining overland flows were -

Q100 (Overl	and i	from Haldane St.	9.0 cumeca
Q30	"			7.0 cumecs

Results - Haldane St. Entrance

Table 5 shows the results for this area. It was found that in general overland flows will reach "critical" hydraulic conditions, that is the roadways and natural levels are so steep in this area that flows "cascade" into the floodway. The road pavements in effect act as low weirs which control the water levels in the area rather than conditions in the floodway downstream.

Flood levels for the developed case are lower than the estimated existing levels and flooding will not be worsened by the proposed development.

TABLE 5 - FLOOD LEVELS AND VELOCITIES

Q100 = 13.1		N = 0.0	4		
Dist.	L CUMECE	Av.		Water	
from	Area	Vel.	Froude	Level	Energy Level
Long St		m/s	110000	n AHD	m AHD
2		,			
.0	30.222	.433	.195	3.200	3.211
20.0	31.008	.422	.187	3.215	3.226
40.0	35.612	.368	.177	3.229	3.239
50.0	23.731	.552	.301	3.230	3.250
70.0	19.914	.658	.295	3.258	3.291
90.0	25.074	.522	.192	3.312	3.326
110.0 140.0	20.905	.627	.239	3.334	3.355
140.0	16.885	.776	.260	3.382	3.413
200.0	17.839 16.026	.734	.291	3.472	3.506
230.0	12.649	.817	.281	3.512	3.546
260.0	11.217	1.036	.388	3.554	3.609
300.0	19.476	1.168 .673	.396 .203	3.624	3.693
310.0	12.4/0	.073	.203	3.740 3.880	3.763
320.0				4.100	4.036 4.289
340.0				4.667	4.765
				4.007	4.705
Q30 = 10.1	спшесв				
.0	21.519	.609	.318	3.030	3.053
20,0	23.163	.566	.297	3.063	3.083
40.0	28.187	.465	.216	3.092	3.107
50.0	18.629	.703	.257	3.096	3.122
70.0	17.098	.766	.326	3.136	3.178
90.0	21.806	.601	.226	3.208	3.226
110.0	18.317	.715	.258	3.237	3.263
140.0	15.441	.848	.283	3.299	3.336
180.0 200.0	16.546	.792	.315	3.412	3.452
230.0	15.103 11.854	.867	.300	3.461	3,500
260.0	10.703	1.105 1.224	.402 .412	3.506 3.582	3.568
300.0	18.943	.692	.210	3.709	3.658 3.733
303.0	8.889	1.013	.603	3.695	3.748
310.0				3.830	3.960
320.0				4.040	4.210
340.0				4.635	4.720

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EXISTING CONDITIONS - N = 0.04

DEVELOPED C	HANNEL - N=	=0.04,0.	02,0.08		
Q100 = 13.1					
0	23.294	.562	.279	3.200	3.238
20.0	23.451	.559	.277	3.207	3.245
40.0	16.152	.611	. 429	3.163	3.254
50.0	15.761	.831	. 405	3.178	3.260
70.0	12,293	1.066	.546	3.127	3.275
90.0	15.132	.866	.423	3.202	3.291
110.0	15.658	.837	.443	3.208	3.304
140.0	13.444	.974	.448	3.220	3.324
180.0	11,606	1.129	.579	3.200	3,360
200.0	10.774	1,216	.582	3,218	3.382
230.0	10.978	1.193	.623	3.241	3.417
260.0	15.799	.829	.420	3.364	3.446
300.0	13.509	.970	.444	3.391	3.485
310.0			1.000	3.800	3.989
320.0			1.000	3.930	4.180
330.0			1.000	4.539	4.615
Q30 = 10.1		C10		2 0 2 0	2 063
0	19.455	.519	.270	3.030	3.063
0 20.0	19.455 19.585	.516	.268	3.036	3.069
0 20.0 40.0	19.455 19.585 13.646	.516 .740	.268	3.036	3.069 3.077
0 20.0 40.0 50.0	19.455 19.585 13.646 13.289	.516 .740 .760	.268 .405 .384	3.036 3.002 3.015	3.069 3.077 3.083
0 20.0 40.0 50.0 70.0	19.455 19.585 13.646 13.289 10.532	.516 .740 .760 .959	.268 .405 .384 .502	3.036 3.002 3.015 2.979	3.069 3.077 3.083 3.096
0 20.0 40.0 50.0 70.0 90.0	19.455 19.585 13.646 13.289 10.532 12.680	.516 .740 .760 .959 .797	.268 .405 .384 .502 .404	3.036 3.002 3.015 2.979 3.035	3.069 3.077 3.083 3.096 3.109
0 20.0 40.0 50.0 70.0 90.0 110.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072	.516 .740 .760 .959 .797 .773	.268 .405 .384 .502 .404 .428	3.036 3.002 3.015 2.979 3.035 3.040	3.069 3.077 3.083 3.096 3.109 3.121
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383	.516 .740 .760 .959 .797 .773 .887	.268 .405 .384 .502 .404 .428 .424	3.036 3.002 3.015 2.979 3.035 3.040 3.054	3.069 3.077 3.083 3.096 3.109 3.121 3.139
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383 9.747	.516 .740 .760 .959 .797 .773 .887 1.036	.268 .405 .384 .502 .404 .428 .424 .545	3.036 3.002 3.015 2.979 3.035 3.040 3.054 3.041	3.069 3.077 3.083 3.096 3.109 3.121 3.139 3.171
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383 9.747 9.038	.516 .740 .760 .959 .797 .773 .887 1.036 1.118	.268 .405 .384 .502 .404 .428 .424 .545 .551	3.036 3.002 3.015 2.979 3.035 3.040 3.054 3.041 3.056	3.069 3.077 3.083 3.096 3.109 3.121 3.139 3.171 3.190
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383 9.747 9.038 9.103	.516 .740 .760 .959 .797 .773 .887 1.036 1.118 1.110	.268 .405 .384 .502 .404 .428 .424 .545 .551 .586	3.036 3.002 3.015 2.979 3.035 3.040 3.054 3.054 3.054 3.056 3.077	3.069 3.077 3.083 3.096 3.109 3.121 3.139 3.171 3.190 3.222
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0 260.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383 9.747 9.038 9.103 12.773	.516 .740 .760 .959 .797 .773 .887 1.036 1.118 1.110 .791	.268 .405 .384 .502 .404 .428 .424 .545 .551 .586 .420	3.036 3.002 3.015 2.979 3.035 3.040 3.054 3.054 3.056 3.077 3.174	3.069 3.077 3.083 3.096 3.109 3.121 3.139 3.171 3.190 3.222 3.249
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0 260.0 300.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383 9.747 9.038 9.103	.516 .740 .760 .959 .797 .773 .887 1.036 1.118 1.110	.268 .405 .384 .502 .404 .428 .424 .545 .551 .586 .420 .443	3.036 3.002 3.015 2.979 3.035 3.040 3.054 3.054 3.041 3.056 3.077 3.174 3.203	3.069 3.077 3.083 3.096 3.109 3.121 3.139 3.171 3.190 3.222 3.249 3.287
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0 260.0 300.0 310.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383 9.747 9.038 9.103 12.773	.516 .740 .760 .959 .797 .773 .887 1.036 1.118 1.110 .791	.268 .405 .384 .502 .404 .428 .424 .545 .551 .586 .420 .443 1.000	3.036 3.002 3.015 2.979 3.035 3.040 3.054 3.041 3.056 3.077 3.174 3.203 3.730	3.069 3.077 3.083 3.096 3.109 3.121 3.139 3.171 3.190 3.222 3.249 3.287 3.900
0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0 260.0 300.0	19.455 19.585 13.646 13.289 10.532 12.680 13.072 11.383 9.747 9.038 9.103 12.773	.516 .740 .760 .959 .797 .773 .887 1.036 1.118 1.110 .791	.268 .405 .384 .502 .404 .428 .424 .545 .551 .586 .420 .443	3.036 3.002 3.015 2.979 3.035 3.040 3.054 3.054 3.041 3.056 3.077 3.174 3.203	3.069 3.077 3.083 3.096 3.109 3.121 3.139 3.171 3.190 3.222 3.249 3.287

BCC.061.7493

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DEVELOPED CHANNEL - N = 0.04,0.02,0.08 LOW FLOW = 0.45 cumecs

COW.	FLOW =	0,40 Cumees				
	.0	.516	.873	.506	1.400	1,439
	20.0	. 604	.746	.461	1.446	1.475
	40.0	.601	.749	.459	1.476	1.505
	50.0	.608	.740	.450	1.492	1,520
	70.0	.616	.731	.440	1.523	1.550
	90.0	.627	.718	.436	1.553	1.579
	110.0	.631	.714	.436	1.581	1.607
	140.0	.633	.711	.432	1.623	1.649
	180.0	.634	.710	.427	1.678	1.704
	200.0	.634	.710	.424	1.705	1.731
	230.0	.631	.713	.372	1,742	1.768
	260.0	.624	.721	.443	1.779	1.806
	300.0	.681	.661	.403	1.850	1.873

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DEVELOPED CI		≖0 . 06			
Q100 = 13.1					
.0	23.294	•562	.181	3,200	3.216
20.0	23.871	.549	.175	3.224	3.240
40.0	17.486	.749	.235	3.243	3.272
50.0	17.126	.765	.239	3.263	3.293
70.0	14.554	.900	.277	3.302	3.344
90.0	17.723	.739	.228	3.365	3.392
110.0	18.943	.692	.212	3.404	3.428
140.0	16.587	.790	.233	3.452	3.484
180.0	16.055	.816	.246	3.536	3.570
200.0	15.204	.862	, 258	3.580	3.618
230.0	16.700	-784	.241	3.657	3.689
260.0	14.592	.898	.263	3.718	3.759
300.0	12.053	1.087	.306	3.815	3.875
310.0			1.000	3.800	3.989
320.0			1.000	3.930	4.180
330.0			1.000	4.539	4.615
DEVELOPED C	HANNEL - N	= 0.06			
	cumecs				
		= 0.06 .519	.174	3.030	3.044
Q30 = 10.1	cumecs		.174 .169	3.030 3.053	3.044 3.066
Q30 = 10.1.0	cumecs 19.455	.519			
Q30 = 10.1 .0 20.0	cumecs 19.455 19.959	.519	.169	3.053	3.066 3.097 3.117
Q30 = 10.1 .0 20.0 40.0	cumecs 19.455 19.959 14.722	.519 .506 .686	.169 .225	3.053 3.073	3.066 3.097
Q30 = 10.1 .0 20.0 40.0 50.0	cumecs 19.455 19.959 14.722 14.424	.519 .506 .686 .700	.169 .225 .229	3.053 3.073 3.092	3.066 3.097 3.117
Q30 = 10.1 .0 20.0 40.0 50.0 70.0	cumecs 19.455 19.959 14.722 14.424 12.321	.519 .506 .686 .700 .820	.169 .225 .229 .262	3.053 3.073 3.092 3.130	3.066 3.097 3.117 3.164
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884	.519 .506 .686 .700 .820 .679	.169 .225 .229 .262 .219	3.053 3.073 3.092 3.130 3.186	3,066 3,097 3,117 3,164 3,209
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910	.519 .506 .686 .700 .820 .679 .635	.169 .225 .229 .262 .219 .204	3.053 3.073 3.092 3.130 3.186 3.223	3.066 3.097 3.117 3.164 3.209 3.244
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0 140.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910 14.092	.519 .506 .686 .700 .820 .679 .635 .717	.169 .225 .229 .262 .219 .204 .221	3.053 3.073 3.092 3.130 3.186 3.223 3.269	3.066 3.097 3.117 3.164 3.209 3.244 3.296
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910 14.092 13.472	.519 .506 .686 .700 .820 .679 .635 .717 .750	.169 .225 .229 .262 .219 .204 .221 .236	3.053 3.073 3.092 3.130 3.186 3.223 3.269 3.348	3.066 3.097 3.117 3.164 3.209 3.244 3.296 3.377
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910 14.092 13.472 12.783	.519 .506 .686 .700 .820 .679 .635 .717 .750 .790	.169 .225 .229 .262 .219 .204 .221 .236 .246	3.053 3.073 3.092 3.130 3.186 3.223 3.269 3.348 3.390	3.066 3.097 3.117 3.164 3.209 3.244 3.296 3.377 3.422
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910 14.092 13.472 12.783 13.852	.519 .506 .686 .700 .820 .679 .635 .717 .750 .790 .729	.169 .225 .229 .262 .219 .204 .221 .236 .246 .233	3.053 3.073 3.092 3.130 3.186 3.223 3.269 3.348 3.390 3.463	3.066 3.097 3.117 3.164 3.209 3.244 3.296 3.377 3.422 3.490
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0 260.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910 14.090 13.472 12.783 13.852 12.299	.519 .506 .686 .700 .820 .679 .635 .717 .750 .790 .729 .821	.169 .225 .229 .262 .219 .204 .221 .236 .246 .233 .250	3.053 3.073 3.092 3.130 3.186 3.223 3.269 3.348 3.390 3.463 3.463 3.522	3.066 3.097 3.117 3.164 3.209 3.244 3.296 3.377 3.422 3.490 3.557
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0 260.0 300.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910 14.090 13.472 12.783 13.852 12.299	.519 .506 .686 .700 .820 .679 .635 .717 .750 .790 .729 .821	.169 .225 .229 .262 .219 .204 .221 .236 .236 .233 .250 .289	3.053 3.073 3.092 3.130 3.186 3.223 3.269 3.348 3.390 3.463 3.522 3.615	3.066 3.097 3.117 3.164 3.209 3.244 3.296 3.377 3.422 3.490 3.557 3.664 3.900 4.058
Q30 = 10.1 .0 20.0 40.0 50.0 70.0 90.0 110.0 140.0 180.0 200.0 230.0 260.0 300.0 310.0	Cumecs 19.455 19.959 14.722 14.424 12.321 14.884 15.910 14.090 13.472 12.783 13.852 12.299	.519 .506 .686 .700 .820 .679 .635 .717 .750 .790 .729 .821	.169 .225 .229 .262 .219 .204 .221 .236 .236 .233 .250 .289 1.000	3.053 3.073 3.092 3.130 3.186 3.223 3.269 3.348 3.390 3.463 3.522 3.615 3.730	3.066 3.097 3.117 3.164 3.209 3.244 3.296 3.377 3.422 3.490 3.557 3.664 3.900

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EXISTING CONDIT	TONS	-10.079,0.065		-38.653,3.162	
Offert Isual	_ /	-9.502,0.656		-32.251,3,183	
Offset,Level	n '			-28.313,3.196 -20.170,3.159	
Chainage 0.0		-8.677,1.522 -8.351,1.671		-18.501,3.138	
undinago oro		-7.119,1.911		-15.315,2.939	
-50.000,3.022	0.04	-7.00	0.04	-9.232,2.593	
-48.702,2.991		-6.520,2.273		-7.0	0.08
-41.341,3.004		-3.918,2.395		-6.994,1.787	
-37.302,2.941		-1.612,2.495		-5.955,1.323	
-30.227,2.930		0.000,2.816		-5.011,0.780	
-24.071,3.061		2.038,3.223			
-21.729,3.021 -18.622,2.879		3.626,3.421		-3.906,0.651 -3.671,0.673	
-15.466,2.526		5.023,3.571 10.235,3.880		-3.457,1.102	
-14.916,2.328		12.881,3.951		-2.746,1.686	
-14.00	0.08	15.669,4.092		0.000,2.169	0.04
-12.511,1.174		16.960,4.181		3.659,2.814	
-12.311,1.150				4.009,2.878	
-10.611,0.272		Chainage	40.0	4.211,2.901	
		-50.000,3.037	0.04	4.411,2.919	
-10.113,0.050 -10.079,0.065		~49.380,3.031		4.754,2.965 13.258,3.838	
-9.502,0.656		-44.490,2.940 -38.047,3.025		18.408,4.393	
-9.486,0.685		-35.234,3.018		19.873,4.502	
-8.677,1.522		-24.430,3.177		24.876,4.809	
-8.351,1.671		-24.321,3.180		25.450,4.797	
-7.119,1.911		-15.762,3.071			
-7.00	0.04	-15,545,3.063		Chainage	70.0
-6.520,2.273		-15.371,3.045		-50.000,4.082	0.04
-3.918,2.395 -1.612,2.495		-14.464,2.698 -13.410,2.098		-43.904,3.827 -42.270,3.781	
0.000,2.816		-13.00	0.08	-30.183,3.416	
2.038,3.223		-11.710,1.380	0.00	-26.092,3.294	
3.626,3.421		-11.415,1.279		-17.257,3.236	
5.023,3.571		-8.462,1.058		-11.771,2.766	
10.235,3.880		-8.377,0.967		-11.705,2.754	
12.881,3.951		-6.916,0.090		-11.544,2.743	
15.669,4.092 16.960,4.181		-6.815,0.098		-7.987,2.577 -4.037,2.649	
10,300,4,101		-6.156,0.339 -4.297,1.491		-2.116,2.602	
Chainage 20.0		-4.121,1.863		-1.006,1.780	0.08
-50.000,3.022	0.04	-4.0	0.04	-0.080,1.092	
-48.702,2.991		-1.062,2.232		0.000,1.022	
-41.341,3.004		0.000,2.352		0.352,0.714	
-37.302,2.941		2.602,2.647		0.761,0.427	
-30.227,2.930		8.593,3.195		1.581,0.804	
-24.071,3.061 -21.729,3.021		15.048,4.083		1.882,1.046 3.087,1.706	
-18.622,2.879		15.836,4.233 16.233,4.267		4.0	0.04
-15.466,2.526		19.337,4.499		6.322,3.381	0.04
-14.00	0.08	22.766,4.709		7.472,3.466	
-14.916,2.328		23.170,4.701		11.473,3.956	
-12.511,1.174		· · · · · · · · · · · · · · ·		13.462,4.220	
-12.311,1.150		Chainage	50.0	18.012,4.526	
-10.611,0.272		-50.000,3.256	0.04	18.554,4.610	
-10.319,0.123		-49.558,3.254		24.231,4.906	
-10.113,0.050		-43,843,3.135		25.001,4.885	

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Chainage 90.0	1.655,3.120	-38.988,4.750
-50.000,3.997 0.04 ⁻	2.643,3.303	-34.245,4.722
-45.861,3.814	3.0 0.04	-30.068,4.589
-36.067,3.521 -31.855,3.492	3.063,3.342 8.004,3.770	
-22.308,3.061	15.719,4.643	-14.403,3.254 -11.788,2.929
-18.698,3.056	18.741,5.007	-10.078,2.558
-17.847,2.895	22.492,5.275	-8.904,2.399
-17.031, 2.774	22.776,5.305	-7.355,1.870
-14.467,2.521 -11.450,2.374	22.950,5.297 23.765,5.423	-7.0 0.08 -6.839,1.649
-9.457,2.343	23.889,5.440	-6.512,1.626
-7.870,2.563	28.450,5.891	-4.399, 1.147
-6.766,2.701	30.432,6.016	-4.056,1.353
-3.483,1.862 -3.033,1.723	30.629,5.809 30.998,5.699	-3.557,1.683
-3.0 0.08	32.544,6.191	-2.710,2.200 -1.395,2.903
-2.353,1.597	32.609,6.247	0.000,3.023
-1.411,0.718	32.644,6.290	1.508,3.153
-0.482, 1.311	33.290,6.324	2.0 0.04
-0.013,1.543 0.000,1.548	33.778,6.417	6.353,3.468
3.0 0.04	Chainage 140.0	10.647,3.982 16.571,4.589
3.283,2.709	-50.000,4.284 0.04	25.855,5.280
3.601,3.035	-47.147,4.274	31.951,6.019
5.740,3.481	-29.281,3.860	40.135,6.919
7.463,3.765 12.053,4.453	-26.864,3.801 -26.279,3.774	40.185,6.987
13.589,4.693	-25.083,3.762	40.239,6.885
16.994,4.854	-12.625,3.677	Chainage 200.0
17.759,5.041	-9.918,3.407	-50.000,5.651 0.04
18.022,5.260	-5.311,2.983	-37.869,5.152
18.085,5.270 18.203,5.277	-3.781,2.618 -3.439,2.534	-33.286,5.054
19.595,5.244	-3.076,2.400	-29.984,4.897 -18.316,4.325
· · · · · · · · · · · · · · · · · · ·	-1.0 0.08	-14.229,3.731
Chainage 110.0	-0.649,1.557	-7.337,2.797
-50.000,3.666 0.04	-0.110,1.413	-6.012,2.234
-45.708,3.669 -38.069,3.530	0.000,1.386 0.870,1.171	-4.737,1.729 -3.172,1.549
-35.256,3.464	3.082,1.559	-2.535,1.508
-32.817,3.471	3.210,1.591	-2.144,1.540
-20.433,3.195	5.0 0.04	-0.936,1.792
-18.752,3.300	5.536,2.801	0.000,2.321
-16.781,3.080 -14.894,2.953	6.122,3.080 6.839,3.191	0.872,2.814 1.255,2.984
-11.506,2.490	12.476,3.839	11.098,4.086
-8.553,2.444	16.799,4.211	11.660,4.136
-7.180,1.989	22.994,4.631	14.086,4.278
-6.060,1.599 -6.0 0.08	25.578,4.996	25.819,4.945
-6.0 0.08 -5.129,1.300	30.481,5.624 41.632,6.889	27.239,5.040 39.374,6.114
-4.166,0.879	42.682,7.019	41.667,6.325
-3.507, 1.317	44.065,7.151	41.693,6.303
	50,000,7.739	41.701,6.271
0.000,2.393 0.738,2.597	Chainage 180.0	Chainers
1.042,2.896	Chainage 180.0 -50.000,5.010 0.04	Chainage 230.0 -50.000,5.547 0.04
-		-50.000,5.547 0.04

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-45.783, 5.195 -37.521, 4.835 -35.234, 4.718 -28.378, 4.201 -26.797, 4.072 -20.820, 3.763 -13.474, 3.609 -6.483, 3.427 -4.622, 3.417 -3.914, 3.324 -3.359, 3.132 -1.580, 1.921 0.000, 1.642 0.286, 1.591 0.830, 1.569 1.196, 1.578 2.394, 1.887 3.154, 2.315 4.808, 3.217 6.949, 3.790 7.915, 3.917	10.483,4.940 10.857,4.983 11.166,5.015 14.210,5.438 14.451,5.650 14.488,5.681 14.576,5.347 Chainage 300.0 -21.840,5.30 0.04 -19.526,4.87 -19.233,4.78 -17.240,4.84 -15.868,4.86 -14.355,4.80 -12.755,4.74 -1.096,1.81 -1.000,1.79 -0.850,1.79 -0.850,1.79 -0.750,1.49 -0.750,1.49	Chainage 310.0 -20.000,4.27 0.04 -17.821,4.30 -12.413,4.26 -6.018,3.96 -4.934,3.94 0.000,3.47 0.033,3.47 1.894,3.06 2.969,3.31 4.107,3.71 8.017,3.58 8.024,3.58 8.024,3.58 8.037,3.58 8.053,3.58 11.240,3.67 11.504,3.78 12.940,4.13 14.744,4.16 16.213,4.21 20.000,4.26
14.172,4.425 27.427,5.102 39.281,5.929 42.543,6.168 45.678,6.490 45.706,6.452 Chainage 260.0 -50.000,5.038 0.04 -48.173,4.865 -42.350,4.622 -41.965,4.604 -41.386,4.581 -39.362,4.503 -30.028,4.125 -28.568,4.049 -27.341,4.007 -23.994,3.971 -17.954,3.855 -13.204,3.457 -12.118,3.333 -11.673,3.068 -10.304,2.058 -9.276,1.850 -8.236,1.572 -7.009,1.794 -6.667,1.979 -4.415,3.294 -4.303,3.366 -3.987,3.416 -1.977,3.700 -1.311,3.785 0.000,3.886 2.255,4.059 3.988,4.216 6.258,4.480	-0.000,1.39 -0.000,1.39 0.000,1.39 0.750,1.49 0.750,1.49 0.850,1.79 0.851,1.79 1.000,1.79 1.045,1.80 9.584,3.99 9.790,4.00 12.095,4.12 17.172,4.38 18.459,4.47 19.216,4.52 Chainage 303.0 -20.000,3.69 0.04 -16.285,3.63 -11.224,3.57 -8.126,3.56 -5.670,3.49 0.000,2.89 0.467,2.84 2.826,2.92 6.440,3.62 7.508,3.40 8.074,3.42 9.531,3.58 9.985,3.61 10.294,3.61 10.482,3.64 14.202,4.12 20.000,4.22	Chainage 320.0 -20.000,4.97 0.04 -14.726,4.88 -14.722,4.89 -14.413,4.86 -14.191,4.85 -13.725,4.83 -5.303,4.27 -4.719,4.26 -3.330,4.04 -1.441,3.71 -0.916,3.79 0.000,3.71 1.170,3.60 1.794,3.56 6.837,3.65 7.179,3.73 8.319,4.05 8.648,4.10 14.760,4.18 17.117,4.25 20.000,5.19 -16.182,4.94 -14.254,4.73 -12.262,4.64 -10.549,4.56 -10.347,4.52 -10.091,4.41 -8.184,4.50 -6.491,4.53 -4.895,4.38 -2.870,4.34 -2.530,4.43

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-2.371,4.47 -0.007,4.38 0.000,4.38 1.301,4.31 3.027,4.29 4.220,4.31 15.159,4.63		0.850,1.454 1.000,1.454 1.12 4.769,3.283 10.820,5.202 10.977,5.300	0.08	-1.12 -1.003,1.520 -0.853,1.520 -0.752,1.220 0.000,1.120 0.752,1.220 0.853,1.520	0.02
17.830,4.62 20.000,4.54 DEVELOPED CHAN	NEL	Chainage -20.000,5.278 -19.953,5.261 -18.681,4.430	50.0 0.04	1.003,1.520 1.12 8.931,4.322 9.066,4.412	0.04
Chainage	0.0	-18.656,4.402		10.404,5.300	
-18.448,3.500 -16.946,3.320 -1.12 -1.014,1.427	0.04	-14.170,3.721 -10.807,3.778 -1.1 -1.003,1.467	0.02	-20.000,5.250 -19.259,5.233 -19.031,4.698	10.0 0.04
-1.013,1.427 -0.861,1.427 -0.760,1.127 0.000,1.027 0.759,1.127 0.860,1.427		-1.002,1.467 -0.851,1.467 -0.751,1.167 0.000,1.067 0.751,1.167 0.851,1.467		-10.659,3.060 -1.12 -1.003,1.547 -0.853,1.547 -0.752,1.247	0.02
1.012,1.427 1.021,1.429 1.12 10.235,3.880 12.881,3.951	0.04	1.002,1.467 1.004,1.468 1.1 9.294,3.650 13.550,5.052	0.04	0.000,1.147 0.752,1.247 0.853,1.547 1.003,1.547 1.12 9.127,5.300	0.08
15.669,4.092 16.960,4.181		13,933,5,300	70 0	-	40.0
Chainage -18.448,3.500 -16.946,3.320 -1.12	20.0 0.04 0.02	Chainage -16.707,5.300 -16.568,4.951 -14.777,4.465 -8.052,4.954	70.0 0.08	-8.992,5.300 -8.584,5.096 -4.193,2.546 -3.729,2.269 -3.695,2.261	0.04
-1.014,1.427 -1.013,1.427 -0.861,1.427 -0.760,1.127		-7.161,4.882 -6.961,4.772 -1.12 -1.000,1.494	0.02	-1.12 -1.000, 1.587 -0.850, 1.587 -0.750, 1.287	0.02
0.000,1.027 0.759,1.127 0.860,1.427 1.012,1.427		-0.850,1.494 -0.750,1.194 0.000,1.094 0.751,1.195		0.000,1.187 0.750,1.287 0.850,1.587 1.000,1.587	
1.021,1.429 1.12 10.235,3.880 12.881,3.951 15.669,4.092 16.960,4.181	0.04	0.852,1.494 1.001,1.494 1.12 10.278,3.542 11.264,3.745 12.648,4.103	0.04	1.12 9.608,3.739 10.097,3.862 10.273,3.906 10.588,4.024 12.458,5.300	0.04
Chainage -13.850,3.500 -1.12	40.0 0.04 0.02	12.719,4.162 12.922,4.339 14.372,5.300			80.0
-1.000,1.454 -0.850,1.454		Chainage -19.738,5.300	90.0 0.04	-16.662,5.300 -15.508,4.543 -15.508,4.543	0.04
-0.750,1.154 0.000,1.054 0.750,1.154		-19.602,4.948 -18.778,4.859 -13.587,3.994		-1.12 -1.017, 1.644 -1.000, 1.641	0.02
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-0.850,1.641 -0.750,1.341 0.000,1.241 0.750,1.341 0.850,1.641 1.12 0.08 3.084,3.011 6.596,5.300 Chainage 200.0 -17.747,5.300 0.04 -15.174,5.161 -15.034,5.138 -14.971,5.158 -14.263,4.984 -1.12 0.02 -1.000,1.668 -0.850,1.668	0.854,1.748 1.005,1.748 0.04 15.205,5.3 Chainage 300.0 -12.647,5.300 0.04 -12.584,5.300 -12.055,5.019 -10.841,4.500 -1.317,1.880 -1.12 0.02 -1.002,1.795 -0.852,1.795 -0.852,1.795 -0.752,1.497 0.000,1.395 0.759,1.495 0.860,1.795 1.012,1.795 0.04 9.7541,3.98	-9.705, 4.79 -7.525, 4.70 -5.061, 4.61 -4.621, 4.53 -4.115, 4.47 0.000, 3.73 1.005, 3.55 2.969, 3.31 8.001, 3.57 8.017, 3.58 8.024, 3.58 8.024, 3.58 8.053, 3.58 11.504, 3.78 12.940, 4.13 14.744, 4.16 16.493, 4.22 20.000, 4.27
-0.750,1.368 0.000,1.268 0.750,1.368 0.850,1.668 1.000,1.668 1.12 0.04 6.403,4.478 10.161,4.529 11.796,4.462 12.726,4.762 13.365,5.187 13.535,5.300	11.066,3.929 13.482,4.018 18.378,4.292 19.657,4.406 Chainage 303.0 -20.000,4.29 0.04 -19.000,4.25 -17.646,4.10 -14.320,3.95 -12.472,3.73 -9.951,3.49 -7.106,3.14	Chainage 320.0 -14.970,5.30 0.04 -11.420,5.30 -8.855,5.06 -7.028,4.36 -4.401,4.36 -3.956,4.37 -1.290,4.28 -0.955,4.27 -0.887,4.22 0.000,4.00 1.794,3.56 5.111,3.82
Chainage 230.0 -6.759611,6.0 0.08 -6.659611,5.3 -1.102812,1.782 0.02 -0.852173,1.782 -0.751917,1.382 0.0,1.307 0.751918,1.382 0.852173,1.782 1.116954,1.785535 0.04 7.606451,3.072954 13.959098,4.066876 15.759489,5.3 15.859489,6.0	-5.190,2.92 -0.821,2.40 0.000,2.30 0.154,2.28 1.703,2.16 4.772,1.96 5.072,2.14 5.359,2.39 7.508,3.40 8.074,3.42 9.531,3.58 9.985,3.61 10.294,3.61 10.482,3.64 14.202,4.12	7.179,3.73 7.815,4.04 8.319,4.05 8.648,4.10 14.760,4.18 17.445,4.27 20.000,4.27 Chainage 330.0 0.0,4.5 0.04 5.0,4.38 10.0,4.37 25.0,4.36 40.0,4.37 45.0,4.5
Chainage 260.0 -19.453,5.300 -19.441,5.298 0.04 -19.295,5.268 -19.129,5.238 -1.12 0.02 -1.005,1.748 -0.854,1.748 -0.753,1.448 0.000,1.348 0.753,1.448	20.000,4.23 20.000,4.27 Chainage 310.0 -20.000,5.17 0.04 -19.564,5.13 -17.260,4.92 -15.179,4.84 -14.306,4.83 -12.556,4.84 -10.110,4.81	50.0,4.6 60.0,4.8

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DEPARTMENT OF WORKS

(Hydraulics Section)

PTC:LMB

то	:	SUPERVISING ENGINEER, DEVELOPMENT DEPARTMENT OF WORKS	S
FROM	:	SUPERVISING ENGINEER, HYDRAULICS DEPARTMENT OF WORKS	
FILE NO.		253/31/1-1667/91	RECEIVED
DATE		21 MAY 1993	2 6 MAY 1993
SUBJECT	:	FLOOD STUDY LOT R57 LONG ST EAST GRACEVILLE	PLANNING CHANGH

This section has reviewed the flood study for the proposed development at the above site.

The report was submitted by Ralph Freestun and Associates, and is dated 17 April 1993.

Minimum habitable floor levels at the site should be 8.525m AHD, and not 8.3m AHD as recommended in the report.

This section has no objection to the development as outlined in the flood study, except for the matter of minimum habitable level described herein.

8.3 is satisfante

Supervising Engineer, Hydraulics

SEP no objection an purely hydraichie grands ECHS (A:CRK8 D26) - detriled derign of any channel works are required. EDS plane Draft + higher fill levels. Respire to Terms SEO 27/5 862 H .71 5/ BCC.061.7724

BRISBANE CITY COUNCIL 193 MEMORANDUM To File No. SED Date From EFM8 21,5,93 FLOOD STUDY REPORT Subject 316 LONG ST. EAST GRACEVILLE The following comments refer to the flood stud on the above site submitted by halph I + associates: Hydrological calculations were done in accordance with the B.C.E. stormunter drainage design standards The inhert causes high tailuster levels and low velocities just upstream of it (about 0.5 m/s) It has a Q30 capacity and is not likely to be upgraded. An investigation by this. a showed that if the culvert were upgrade such that it caused only a 0-15 metre affluxe (instead of the current 8.5) velocities along most of the reach would remain low at less than 2 metres second. Only in the vicinity of one cross-section (no. 180) would the velocity approach 2.4 metres /second. The model for the "existing" case used (3)a Mannings a value of 0.04 for the grassed h areas this same value was assumed overban or the grassed areas in the developed case, where trees are, in some places, planted every 5 metres. However, it is not expected that the resistance would increase by more than about 20%. and this was investigated by the countrant by using a Manning's n of 0.06 for eard section. C132L (G 9/91)

BRISBANE CITY COUNCIL MEMORANDUM File No. Τo Date From (as a whole), and the results showed that there would not be an increase in flood levels compared to the existing case The consultant has incorrectly ren that the minimum habitable for 2 lin Since the Goo level at the site (cause Brisbane Kiver) is B.OO m AND, the minim Kabitable floor level should be 8.525 m AHD. Q100 levels due to local runoff are le channel banks. Recommendation: That SED be advised that this section has no objection to this development as ontlined in the consultants report, dated 17 th april 1993. Printed on 100% recycled CC132L (G.9/91) BCC.061.7726

Contact name: Tele225n5594

> Our ref.: RK:AAO (0)253/31/1-1667/91



Brisbane City Council 69 Ann Street Brisbane Queensland GPQ Box 1434 Brisbane Australia 4001 Facsimile 229 1168

BCC.06

Fax (direct) 225 6301

25 February 1993

John Giles Associates Pty Ltd 30 Herschel Street BRISBANE QLD 4000

Dear Sir,

Attached House Development at 316 Long Street East, Graceville

I refer to correspondence from your office dated 8 February 1993, and a subsequent meeting held with Alderman Twell and various Senior Council Officers wherein your request was considered in light of the concerns raised by local residents. In reply, I wish to advise that Council will not be requiring a full engineering hydraulics study before current approval is issued if it can be adequately established to the satisfaction of the Manager, Department of Development and Planning, that any proposed works will not adversely affect adjoining residences.

The information provided to date does not satisfactorily address Council's concern with respect to the drainage channel and the following information is required:

- (i) a sensitivity analysis on the effect of a higher roughness co-efficient on the channel's effectiveness is required;
- (ii) a general concept of how the drainage channel will be constructed, where the pipes will be, where any weirs or ramps will be placed, etc.;
- (iii) details of the overland flow path, particularly where they cross the entry roads, together with calculations to show that upstream properties are not or will not be adversely effected;
- (iv) the relocation of all vehicle car parking spaces below 5.3 metres AHD above this level.

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Council is also aware that a considerable number of additional letters of concern have been lodged with the Town Clerk regarding the proposed development.

- 2 -

Once these letters of concern have been summarised and the salient planning concerns identified, additional amendments to the plan of layout may also be required.

A summary of these concerns will be forwarded to your office once finalised.

The abovementioned information will need to be forwarded to Council without delay as it will be necessary to have all issues finalised before the public meeting is held at the end of March.

Yours faithfully,

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MANAGER DEPARTMENT OF DEVELOPMENT AND PLANNING

BCC.061.7905,;



8th February, 1993.

The Town Clerk, Brisbane City Council, Brisbane Administration Building, 69 Ann Street, BRISBANE, QLD, 4000.

Attention: Mr. R. Kelly Department of Development and Planning

Dear Sir,

RE: <u>APPLICATION FOR TOWN PLANNING CONSENT</u> OF BRISBANE CITY COUNCIL TO ERECT ATTACHED HOUSING UNDER SECTION 4.12 OF LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT LOCATED AT 316 LONG STREET EAST, GRACEVILLE, ON LAND DESCRIBED AS LOT 57 ON RP85586, PARISH OF OXLEY, COUNTY OF STANLEY.

<u>REF: 253/31/1-1667/91.</u>

In response to your facsimile transmission dated 4th February, 1993, which outlines items that are still being reviewed for approval by the Brisbane City Council on the above project, we wish to advise that the conditions relating to flooding and vehicular movement are acceptable to our Client and, with the exception of the queuing length from Long Street East, are already on the drawing included in our letter of acceptance of conditions dated 24th November, 1992. The detail to amend the queuing length is enclosed.

With regard to the remainder of items in your fax pertaining to engineering and hydraulics, we advise that we consider the points made are valid and intend to comply with them. However, we are in the very difficult Catch 22 position where a full engineering study design and documentation is difficult to sustain for a consent of use stage. The expenditure required for this stage is extensive and is normally included in the full engineering design done after approval. Our Client is quite prepared for these items, in fact, all items listed in the fax, to be made conditions of approval.

As there is adequate recourse for the Engineering section of the Works Department to monitor these conditions through the normal construction approval stages, we respectfully request this alternative be used and that this project be conditionally approved.

Such action will be another step towards having more jobs, more dollars and more affordable housing in the market place as soon as possible.

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JOHN GILES ASSOCIATES PTY, LTD. AUST, CO. No. 009 871 194 30 HERSCHEL STREET, BRISBANE, OLD, 4000 TELEPHONE: (07) 236 2811 FACSIMULE: (07) 236 1166 ARCHITECTS SPACE PLANNERS INTERIOR DESIGNERS TOURISM & RECREATION PROJECT CONSULTANTS HOSPITALITY & CATERING FACILITY SPECIALISTS URBAN & REGIONAL PLANNERS BCC.061.7906 We have advised our Client, **Sector Content** of your comment that the application will be taken to the Town Planning Meeting no later than next Tuesday, 9th February, 1993, for final consideration.

In the interests of our Client and the potential which can be created by this project, we trust that every effort will be made to have the application presented for conditional approval on the 12th February, 1993, as indicated to us on 2nd February, 1993.

Yours faithfully.

F.R.A.I.A.

DIRECTOR.

FOR JOHN GILES ASSOCIATES PTY. LTD.

c.c.

DEPARTMENT OF WORKS

(Planning and Development Branch)

CP:JH

TO: PLANNING OFFICER SOUTH WEST

FROM: ENGINEER DEVELOPMENTS SOUTH

FILE NO.: 253/31/1-1667/91

DATE: 1 February 1993

SUBJECT: 316 LONG STREET EAST, GRACEVILLE DRAINAGE REPORT

While the hydraulic report submitted by Ralph Freestun and Associates provides results that are generally satisfactory, the following matters should be addressed before approval in princip $\frac{1}{2}$ can be given.

- (1) The landscaping treatment of the channel will need to be commensurate with the hydraulic analysis. Neither the landscaping scheme nor the assumed channel roughness are known by Council and will need to be provided.
- (2) The provision of a suitable low-flow pipe or channel arrangement will need to be made. This will need to be maintenance-free or low maintenance and will need to be clear of tide levels.
- (3) Details of the proposed weir and ramp are required.
- (4) Details of the overland flowpath, particularly where they cross the entry roads, are to be provided. Note that easements will be required over these overland flowpaths.
- (5) The plan should show how it is intended to provide turning areas for refuse vehicles without compromising the drainage channel. A new layout is required for this.
- (6) The cross-sections show car parking below 5.3 m AHD. This is not acceptable to Works Department and will require revision.

Several of the above have previously been discussed with the Consult, and applicant. However, the concerns expressed by Works Department have still not been addressed.

It should also be indicated to the applicant that any buildings built below 5.3 m AHD will be designed as flood-prone.

ENGINEER DEVELOPMENTS, SOUTH

DTW (A: DTW302\D73)



6 Jan 1993

Supervising Engineer Developments

Re: Long Street East Graceville



Channel Performance for major Flows

The assumptions adopted in the Hydraulics Report appear to be reasonable. However, the following information is required to confirm the findings:

. The Hydraulic model used to assess the flood levels

. The Mannings 'n' values used for both pre and post development conditions.

The no worsening criteria used for upstream flood levels is assisted by the restriction caused by the downstream culvert. However, as there is little possibility of development downstream of the culvert, and due to backwater affects from Oxley Creek and the Brisbane River, the constriction effect is accepted.

Channel erosion control work is required for those areas adjacent and opposite to "hard" spots. e.g. the car parking areas 71 to 82, swimming pool area and refuse collection points.

Sedimentation control during construction will also be necessary.

Development Levels.

It is noted that flood access from the site is set at a 20 year Brisbane River flood level. Adequate warning systems would have to be in place to facilitate this low level of immunity. If this relaxation is to applied, depth indicators or some other form of flood indicators are required to facilitate early evacuation by local residents. The depth indicators should he measured from the lowest part of the road and located at the approaches to this point.

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Those residences with basement levels below flood level should be classified as flood prone on Council's records. Some means of preventing new owners from turning the basement areas into habitable rooms must be included as part of the conditions. A Flood gauge with the designated flood level clearly marked, located in a focal point of the development would assist this objective.

Low Flow management.

It should be demonstrated that the drain through the development will be free draining and standing pools of water should be avoided. Further details of the proposed weir should and ramped watercourse crossings should also be submitted.

Maintenance Access points should also be clearly marked.

Overland Flow Paths

There seems to be little description of internal drainage within the site (roof drainage), in particular overland flow paths. These should be clearly identified together with accompanying calculations.



BRISBANE CITY COUNCIL . 132 MEMORANDUM To File No. SED . Date From. POSIJ . 4/12/92 subject 316 Long Street East, Graceville The applicant has orbnitted amended plans 's flood report. Is this proposal acceptable? Hos, please anen waste refine collection arrangen proposed on ste RECEIVED 5. Printed on 100% recycled 1 BCC.061.7913 CC132L (G 9/91)

ରମ୍ଭରୋଁର୍ମଣ୍ଡମ ອໄນົດ ດູໄປ້ອ lownplanner?

24th November, 1992.

The Town Clerk, Brisbane City Council, Brisbane Administration Building, 69 Ann Street, <u>BRISBANE</u>. QLD. 4000.

Attention: Mr. R. Kelly Department of Development and Planning

Dear Sir,

RE: <u>APPLICATION FOR TOWN PLANNING CONSENT</u> <u>OF BRISBANE CITY COUNCIL</u> <u>TO ERECT ATTACHED HOUSING UNDER SECTION 4.12</u> <u>OF LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT</u> <u>LOCATED AT 316 LONG STREET EAST. GRACEVILLE.</u> <u>ON LAND DESCRIBED AS LOT 57 ON RP35586.</u> <u>PARISH OF OXLEY. COUNTY OF STANLEY.</u>

Please find enclosed supplementary information and amendments to the plans of layout as requested by the Town Planning Department for approval of the above application. The following is included:

- 01. Existing site plan 1:500 (91.1030 WD1).
- 02. Amended site plan for 90 Townhouses 1:500 (92.1070 SK27A).
- 03. North, South, East and West boundary elevations (92.1070 SK32).
- 04. Floor plans and elevations for individual accommodation types 1:100
 - (92.1070 SK28, SK29, SK30, SK31; SK33 and SK34).
- 05. Proposed Stages of Development SK35.
- 06. Lot 1257 Long Street East, Graceville, Flood Study.
- 07. Engineers Site filling plan (9257-1).
- 08. Engineers Waterway cross sections (9257-2).
- 09. Engineers Typical site details (9257-3).

For your information, a list of the major amendments made to the proposal are as follows:

The amended development has been reduced from the original submission of 110 townhouses to 90 townhouses, constituting a 20% reduction in density over the original proposal.

ARCHITECTS SPACE PLANNERS INTERIOR DESIGNERS

JOHN GILES ASSOCIATES PTY, LID. AUST. CO. NO: 009 871 194 30 HERSCHEL STREET. BRISBANE, OLD. 4000 TELEPHONE: (07) 236 2811 FACSIMILE: (07) 236 1166

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AND DESCREATION PROJECT CONSULTANTS SPITALITY & CATERING FACILITY SPECIALISTS BAN & REGIONAL PLANNERS BCC.061.7921

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With this reduction in density to 90 townhouses, a more appropriate planning organisation for accommodation has been achieved. We have adopted duplex townhouses for the majority of accommodation, with five instances of attached houses also included. Each of accommodation types is detailed separately in sketches SK28, SK29, SK30, SK31, SK33 and SK34.

The seven design characteristics outlined in Policy No.7.01 of the Town Plan have been incorporated in the proposed plans, and is demonstrated in both boundary elevations and individual elevations of typical accommodation types.

The advantage of the duplex arrangement on the majority of the site, is such that the impact of the bulkiness of the buildings has been lessened. Long walls and lengthy unbroken roof lines have been minimised, and views from the adjoining properties overlooking the site are less severe.

Landscaping of the subject site has been designed in accordance to Planning Policy No. 19.15, and that increased landscaping has been provided to minimise the visual intrusion to adjacent sites and adjoining residences.

Six metre building setbacks have been provided on all rear boundaries, and as otherwise shown on drawing No. SK27 A for side boundaries.

In accordance with Planning Policy No.7.11, three areas have been nominated for refuse collection. These are located as follows:

From the Baron Street entrance on the West. Α.

From the Baronsfield Street entrance on the East. B. -

From the Long Street East entrance on the South. Ċ.

A specified truck turning circle has been located in close proximity to each of the refuse collection points, as shown on SK27 A.

Refuse collection bin areas will be of sufficient size to accommodate the following:

38 wheelie and 19 recyclable bins at the Baron Street collection point. 01. 26 wheelie and 13 recyclable bins at the Baronsfield Street collection 02.

point.

25 wheelie and 13 recyclable bins at the Long Street East collection 03.1 point.

Provision has been made for accessible and safe pedestrian access across the drainage channel by way of two ramped water course crossings. These are shown on SK27 A.

Visitor car parking has been designed in accordance with Section 18 of the Town Plan. A total number of 90 car parking spaces is provided.

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In accordance with the Town Plan, Section 7.6 R1 development, the permissible gross floor area for the site with a total site area of $34,823m^2$ at 25% is $8,705m^2$. The total gross floor area of the accommodation proposed totals $8,680m^2$ or 24.9% of the permissible gross floor area.

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- 09. All enclosed supplementary plans have been drawn to recognisable scales to enable proper assessment.
 - North, South, East and West boundary elevations have been prepared for the site, explaining the proposed development.
- 11. The Shop and Caretaker's Flat has been omitted from the scheme. This alleviates any need for kerb side parking which was undesirable from a planning point of view in the former scheme.
- 12. As requested by your department we have included drawing No. WD 01 which explains the existing site and site contours. Likewise, site filling plan 9257-1 outlines the finished contour levels over the entire site and all adjoining properties. This drawing also includes the area of the site to be filled.
- 13. Drawing No. 9257-2, titled 'Waterway Cross Sections', shows the profile of the proposed drains and works for the treatment of the overland flow path.

14. Drawing No. 9257-3, titled 'Typical Site Details', depicts proposed cross sections of the subject site and adjacent residential properties at adjoining property boundaries. We have further enclosed an Engineers flood report outlining details of the proposed treatment of the overland flow drain. Construction details of the drain and landscaping proposed within the drainage reserve and the treatment to the banks of the drain are also detailed in this report.

- The proposal is in compliance with Planning Policy No. 18.06, in that:
 - 01. All cruss over types to the subject site have been nominated as type D, 6,5m wide.
 - 02. 12.0m queue lengths have been provided at the Baron and Baronsfield Street entries accordingly. We request that a relaxation be granted for the 12m long queue length for the Long Street East entry. This request for relaxation is on the grounds that, once inside the property, there are no functions on the left hand side of the carriageway to inhibit flow patterns. There currently exists 12 metres of queue length if measured from the road edge.

BCC.061.7924

- 16. All aisle widths within the proposal have been nominated at 6.2m.
- 17. Gradients of all roadworks have been nominated on the Engineer's Site Filling Plan drawing No. 9257-1.
- 18. Car parking bay dimensions have been nominated at 5.5 x 2.7m as indicated on drawing No. SK27 A.
- 19. One metre wide pedestrian footpaths are to be included from all Street entries.
- 21. As requested by the Traffic Department, a cul-de-sac head area sufficient for manoeuvring a refuse collection vehicle has been nominated at the end of Baronsfield Street.
- 22. The proposed seven stages of development have been shown on drawing SK35.

Should you have any queries regarding this application, please contact of this office.

Yours faithfully,

F.R.A.I.A.

DIRECTOR.

с.с.

FOR JOHN GILES ASSOCIATES PTY, LTD.

Encl.

LOT R57 - LONG STREET EAST, GRACEVILLE FLOOD STUDY

29 October 1992

SUMMARY

This study describes the flooding and drainage characteristics of a site in Long Street East, Graceville comprising some 3.5 hectares of undeveloped open space adjacent to Oxley Creek.

A constraint on development of the land for housing is the need to provide for runoff from an external catchment area to the west which drains through the site into Oxley Creek.

It is recommended that this external runoff be carried through the site by maintaining the existing creek as a floodway through the development. The location of this floodway is also constrained by the position of existing trunk sewers running through the site. An easement 20 metres wide is recommended for the floodway.

Regrading of this floodway where necessary will ensure that flood levels upstream are not increased and housing external to the site is not affected by reclamation required by the development.

Some minor rock protection to lower parts of the channel at high tide level is proposed.

CONTENTS

EXISTING DRAINAGE SYSTEM AND CATCHMENT		
TABLE 1 - EXISTING CATCHMENT RUNOFF. 1 CATCHMENT FLOWS FOR Q10 RAINFALL 2 Rainfall intensity 2 Equivalent Impervious Areas 2 Design Flows 3 FLOOD LEVELS AT PRESENT- 3 LOCAL CATCHMENT RUNOFF FLOODING 3 TABLE 2 - LOCAL RUNOFF FLOOD LEVELS 4 BRISBANE RIVER FLOODING 4 TABLE 3 - BRISBANE RIVER FLOOD LEVELS 4 TABLE 4 - CONCURRENT FLOODING IN OXLEY CREEK 5 TABLE 4 - CONCURRENT FLOOD LEVELS 5 RECLAMATION REQUIREMENTS 6 DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 EXTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 2 Rating of Long SLEast Culvert.	EXISTING DRAINAGE SYSTEM AND CATCHMENT	1.
Time of Concentration 2 Rainfall intensity 2 Equivalent Impervious Areas 2 Design Flows 3 FLOOD LEVELS AT PRESENT 3 LOCAL CATCHMENT RUNOFF FLOODING 3 TABLE 2 - LOCAL RUNOFF FLOOD LEVELS 4 BRISBANE RIVER FLOODING 4 TABLE 3 - BRISBANE RIVER FLOOD LEVELS 4 TAILWATER LEVELS FOR CONCURRENT FLOOD ING IN OXLEY CREEK 5 TAILWATER LEVELS FOR CONCURRENT FLOOD LEVELS 4 TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS 5 RECLAMATION REQUIREMENTS 6 DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 EXTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES Figure 1 Catchmeint Plan Figure 2 Rating of Long St. East Culvert. 10	CATCHMENT RUNOFF	1
LOCAL CATCHMENT RUNOFF FLOODING 3 TABLE 2 - LOCAL RUNOFF FLOOD LEVELS 4 BRISBANE RIVER FLOODING 4 TABLE 3 - BRISBANE RIVER FLOOD LEVELS 4 TAILWATER LEVELS FOR CONCURRENT FLOODING IN OXLEY CREEK 5 TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS 5 RECLAMATION REQUIREMENTS 6 DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 EXTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 1 Catchment Plan 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 2 Rating of Long St. East Culvent. 10	Time of Concentration	· 4
TABLE 2 - LOCAL RUNOFF FLOOD LEVELS 4 BRISBANE RIVER FLOODING 4 TABLE 3 - BRISBANE RIVER FLOOD LEVELS 4 TAILWATER LEVELS FOR CONCURRENT FLOODING IN OXLEY CREEK 5 TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS 5 RECLAMATION REQUIREMENTS OR DEVELOPMENT 6 DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 INTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 2 Rating of Long St. East Culvert.	FLOOD LEVELS AT PRESENT	3
BRISBANE RIVER FLOODING 4 TABLE 3 - BRISBANE RIVER FLOOD LEVELS 4 TAILWATER LEVELS FOR CONCURRENT FLOODING IN OXLEY CREEK 5 TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS 5 RECLAMATION REQUIREMENTS 6 DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 INTERNAL CATCHMENT FLOWS 6 INTERNAL ORAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 2 Rating of Long St. East Culvert.	LOCAL CATCHMENT RUNOFF FLOODING	3
TABLE 3 - BRISBANE RIVER FLOOD LEVELS 4 TAILWATER LEVELS FOR CONCURRENT FLOODING IN OXLEY CREEK 5 TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS 5 RECLAMATION REQUIREMENTS 6 DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 EXTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 1 Catchment Plan Figure 2 Rating of Long St. East Culvert.		
TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS 5 RECLAMATION REQUIREMENTS 6 DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 EXTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 2 Rating of Long St.East Culvert 5	BRISBANE RIVER FLOODING TABLE 3 - BRISBANE RIVER FLOOD LEVELS	4 4
DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 EXTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES 10 LIST OF FIGURES Figure 1 Catchment Plan Figure 2 Rating of Long St. East Culvert	TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS	
DRAINAGE REQUIREMENTS FOR DEVELOPMENT 6 EXTERNAL CATCHMENT FLOWS 6 INTERNAL DRAINAGE 6 PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT 7 SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES 10 Figure 1 Catchment Plan 10 Figure 2 Rating of Long St. East Culvert 10	RECLAMATION REQUIREMENTS	6
SITE FLOOD LEVELS - Q30 AND Q100 7 CROSS-SECTIONS 7 TABLE 5 - FLOOD LEVELS AND VELOCITIES 8 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES 10 Figure 1 Catchment Plan 10 Figure 2 Rating of Long St.East Culvert 10	DRAINAGE REQUIREMENTS FOR DEVELOPMENT	0
CROSS-SECTIONS	PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT	7
TABLE 5 - FLOOD LEVELS AND VELOCITIES 0 TABLE 6 - WATERWAY CROSS-SECTIONS 9 TABLE 6 - WATERWAY CROSS-SECTIONS (cont) 10 LIST OF FIGURES 10 Figure 1 Catchment Plan Figure 2 Rating of Long St.East Culvert	SITE FLOOD LEVELS - Q30 AND Q100	· .7
Figure 1 Catchment Plan Figure 2 Rating of Long St. East Culvert	TABLE 5 - FLOOD LEVELS AND VELOCITIES TABLE 6 - WATERWAY CROSS-SECTIONS	9 [.]
Figure 2 Rating of Long St. East Culvert	LIST OF FIGURES	
	Figure 2 Rating of Long St. East Culvert	

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EXISTING DRAINAGE SYSTEM AND CATCHMENT

The catchment draining through the site is shown on Figure 1. It is typical suburban residential and fully developed with a total area of 45 hectares.

This area drains via underground piped systems which discharge into the existing open channel on the site just at the rear of housing in Haldane Street.

The open channel has been artificially improved and straightened at some stage and is tidal over some of its length. An inspection of the site and levels taken where the channel crosses Long St. East indicate that the channel dimensions generally seem to agree with BCC Drawing W892/1. Although Dwg. W892 shows the pipe system extending halfway across the site, the site inspection confirmed that this pipe was never constructed. Instead the open channel has been extended right up to the Haldane St. boundary along the same alignment. The dimensions of this channel extension seem to be similar to those shown on the BCC drawings for the lower reaches with invert levels the same as for the unconstructed pipe system.

CATCHMENT RUNOFF

The runoff from the external catchment was estimated by the Rational Method as detailed in the BCC Stormwater Design Standard. The flows obtained were:

TABLE 1 - EXISTING CATCHMENT RUNOFF

Return Period (Years)	•	Q10	Q30 -	Q100
			·	-7
Runoff in cumees		7.5	10.1	13.1

The derivation of these flows (time of concentration, runoff coefficients and rainfall intensities etc.) is as follows -

CATCHMENT FLOWS FOR Q10 RAINFALL :

Time of Concentration :

Location (Fig. 1)	Туре	Slope Vel. Length m/s m	Time min
Inlet	•	· · ·	10.0 (min)
A1	Gutter	1:50 1.0 130	2.2
A2	н.	1:100 0.75 80	1.75 (Adopt 10 minutes min. to B)
B	Pipe	1:100 2.5 100	0.67
° C	•	1:70 3.0 120	0.67
· D	· #	1:30 3.0 235	1.3
E		1:50 3.0 320	1.8 -
F	*	1:150 3.0 180	1.0
G	Channel	1:180 1.5, 300	3.3
Total			18.8 mins.

Rainfall intensity I10 = 125 mm/hour

Catchment Runoff after Development

The only change to the catchment in the future is the development of the site in question from open space to residential. This alters the equivalent impervious area by a small percentage only (3%) Future runoff will therefore be virtually unchanged from present conditions.

The derivation of this change in runoff after development is as follows -

Equivalent Impervious Areas :

Gross Area	Туре	Coeff. Runoff	Impervious Equiv.Area A in ha.
ha .	••••		A in na.

Before Development :

•	,		
41.2	Residential	0.5	20.6
3. 5	Open Space	0.25	0.9
Total	·	•	21.5
	• •		

· 2 .

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ha

After Development :

43.7 1.0	Residential Open Space	0.5 0.25	•	21.85 0.25
Total				22.10 ha
			· ·	

Change in Impervious Area = 22.10/21.5 = 1.03 (+3%)

Design Flows :

Q10	÷	CA x 1	7.5	cumecs
Q30	· ·	Q10 x 1.35	10.1	
Q100	•	Q10 x 1.75	13.1	

FLOOD LEVELS AT PRESENT

Flooding on the site may be caused by local runoff from the catchment described above or by backingup of flood waters from Oxley Creek and the Brisbane River.

LOCAL CATCHMENT RUNOFF FLOODING

Flood levels from local catchment runoff through the site for existing conditions were calculated using a standard backwater model of the existing drain with the catchment flows calculated above.

Cross-sections for the backwater model were assembled using the contours shown on Figure 1 dreived from a recent accurate site survey. Cross-section locations and chainages are shown on Figure 1.

The starting water level at Long Street East for this model was obtained by rating the culvert at Long St.East assuming a tailwater level below the culvert equal to Mean High Water Spring tide level (MHWS) of RL 0.9m AHD. This rating is shown in Figure 2.

It was found that the Q30 flow would just overtop Long St.East (RL 3.03m AHD) and the Q100 flow would overtop the road by some 0.3 metres (RL 3.20m AHD).

The levels calculated by the backwater model for the existing drain are shown in Table 2 and were used for comparison with calculated levels after development to prove that the development does not worsen flooding upstream. (The levels after development are also shown in Table 2 for easy reference although their derivation is not described until later in this report.)

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TABLE 2 - LOCAL RUNOFF FLOOD LEVELS

	O30		Q100	
Chain.	Exist.	Devel.	Exist.	Devel.
· 0.0	3.030	3.030	3.200	3.200
90.0	3.182	3.159	3.327	3.335
180.0	3.287	3.299	3.433	3.480
° 225.0	: 3,357	3.341	3.510	3.518
260.0	3.438	3.422	3.593	3.591
310.0	3.573	3.560	3.742	3.722
·				

BRISBANE RIVER FLOODING

Information obtained from the BCC shows that the site is flooded at times of peak flows in the Brisbane River. The following estimated levels for design purposes were obtained from the BCC:

TABLE 3 - BRISBANE RIVER FLOOD LEVELS

Q20		RL	4.00	m AHD
Q30	· · · ·	·	5.30	
Q50	· .		6.70	· .
Q10	0.	÷	8.00	·

* Note: The Q30 level has been obtained by interpolation.

During times of peak flow in the river Long Street East will be inundated. Flood gradients in Oxley Creek and across the site due to any concurrent flows in Oxley Creek and the drain will be very flat so that it may be assumed that the levels given in Table 3 will apply over the entire area.

TAILWATER LEVELS FOR CONCURRENT FLOODING IN OXLEY CREEK

It was required that flood levels be included for cases of higher tailwater levels in Oxley Creek corresponding to the following concurrent flood flows in the creek, obtained from BCC studies of Oxley Creek.

TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS

Oxley Ck.	Flood
ARI	Level
Q2	RL 1.20
Q5	RL 1.70
Q10	RL 1.85
Q30	RL 2.70
Q100	RL 4.45

The starting water level just upstream of Long Street East (at Chainage 0.0 on Fug.1) for the backwater calculations for a typical high tailwater case was obtained by extending the rating curve for the culvert at Long Street for a tailwater level of RL 2.70.

The rating curve for this tailwater condition is shown on Figure 2. The adopted levels upstream of the culvert are RL 3.30 for the Local Q100 and RL 3.25 for the Local Q100.

It can be seen that in general the Local Catchment Q30 and Q100 water level upstream of Long Street is not greatly affected by these higher creek levels because of the restriction caused by the culvert structure.

The concurrent flood level for the Q100 flood in Oxley Creek is RL 4.45 m AHD. This level however is largely dictated not by gradients in Oxley Creek itself but by the level in the Brisbane River which was used in the Oxley Creek flood calculations and there is very little gradient between the river itself and the site since it is very close to the river.

It may be assumed therefore that flood gradients and levels in Oxley Creek are not relevant for this case and the Brisbane River levels can be taken as the controlling levels. This case is discussed earlier.

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RECLAMATION REQUIREMENTS

BCC requires that building floor levels be 0.3m above the Q100 flood levels so that floor levels of RL 8.3m will be required.

It is usually recommended that roadways, garages and storage areas be above the Q30 level which is RL 5.3m AHD. Access to the site at Long St East and Haldane St. is lower than this at RL 4.0. It will not be possible therefore to have all access into the site above RL 5.3 although this is easily possible at the third access at Baronsfield Street. The level of RL 4.00 is however equal to the Q20 flood level which is still a reasonable level of flood protection and it is proposed that access at Long St.East and Haldane be accepted at these existing levels. Roadways etc. within the development should otherwise be above RL 5.30.

Recreation areas and parks and gardens could be at lower levels than RL 5.3.

DRAINAGE REQUIREMENTS FOR DEVELOPMENT

EXTERNAL CATCHMENT FLOWS

Council requires that external catchment flows be carried through the site via pipes, channels or floodways designed to carry the Q30 flow and that an easement be provided of sufficient width to contain these Q30 flows. Easements must be wide enough to allow vehicle access maintenance purposes.

It is also required that the Q100 flow be investigated and an overland flow path be available to carry any part of the Q100 flow which surcharges the Q30 drain system.

A further requirement is that flood levels on other properties upstream must not be increased for any flow up to the Q100 flow.

INTERNAL DRAINAGE

Internal drainage systems within the development must be designed to normal Council subdivisional stormwater standards, that is, underground piped systems to carry the Q10 runoff with overland flow paths or roadways sufficient to carry Q30 flows safely.

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PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT

The Council requirements given above virtually require that the existing open floodway through the site be retained (although regrading, realignment and improvements are possible).

This is necessary to allow for an overland flow path for external catchment flows from the Haldane St. area where existing housing is at a level of RL 4.00.

Channel banks only would be regraded to slopes of 1:4 from a bank edge of RL 1.5 approx. This will compensate for reclamation of the site outside an easement of 20 metres width. This regrading is shown on Figure 3.

Table 2 shows Q30 and Q100 flood levels for this scheme. They are less than for existing conditions and the Q30 flows are contained within a 20 metre width.

SITE FLOOD LEVELS - Q30 AND Q100

Flood levels throughout the site were recalculated using the backwater model for the regraded drain for both the Q30 and Q100 local flood flows of 10.1 cumees and 13.1 cumees respectively.

The existing conditions along the waterway were compared with flood levels after development assuming the floodway is regraded as shown on the Figure 3 to compensate for the proposed reclamation.

The results for the tailwater level of 0.90 are tabulated in Table 5.

There will be no worsening of flood levels upstream and in fact the proposed regrading results in a small lowering of flood levels.

Table 5 can be used to predict flood levels throughout the site area itself.

Table 5 also shows the velocities in the channel. In general velocities are low and grassed banks should suffice to protect against erosion.

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CROSS-SECTIONS

Details of the cross-sections used in these calculations are shown in Table 6.

TABLE 5 - FLOOD LEVELS AND VELOCITIES

Q100	13.1	cumecs TWL	RL 0.9:			* '	
		Existing			After	Develo	pment
· · ,		Area	Vel	Level	Area	Vel	Level
·.	.0	23,467	.558	3.200	18.001	.728	3.200
	90.0.	23.832	.550	3.327	15.989	.819	3.353
	180.0	16.249	.806	3.433	18,793	697	3.491
	225.0	13.302	.985	3.510	13.023	1.006	3.528
	260.0	11.657	1.124	3.593	11,709	1.119	3.599
• •	310.0	13.690	.957	3.742	13.190	.993	3.727
		,					•
030	10.1	cumecs TWL	RL 0.9	;		• •	•
	• ,	Exi	sting	· .	After	Develo	pment
		Area	Vel	Level	Area	Vel	Level
•	.0	15.520	.651	3.030	15.375	.657	3.030
	90.0	19.430	520	3.182	13.644	.740	-3.178
	180.0	13.616	.742	3.287	15.873	.636	3.311
	225.0	10.777	.937	3.357	10.623	.95	3.351
	260.0	9.408	1.074	3.438	9.377	1.077	. 3.429
	310.0	11.221	.900	3.573	11.122	.908	3.564
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TABLE 6 - WATERWAY CROSS-SECTIONS

Given as (Offset, Level) pairs in metres from right bank to left bank.

EXISTING CHANNEL CONDITIONS:

Chainage 0.0 -54.0,4.0,-37.0,3.0,-6.4,3.0,-5.2,2.5 -3.8,2.0,-2.8,1.5,-2.2,1.0,-1.3,0.5 -0.2,0.0,0.0,-0.1,0.3,0.0,0.8,0.5 1.0,1.0,1.3,1.5,2.0,2.0,2.8,2.5 3.7,3.0,21.5,3.5

Chainage 90.0 -89.4,5.5,-80.5,5.0,-52.0,4.0,-35.0,3.5 -17.5,3.0,-14.0,2.5,-8.0,2.5,-3.0,2.0 0.0,0.9,0.3,1.0,2.5,3.0,9.0,4.0 15.5,5.0,22.0,5.5

Chainage 180.0 -41.0,5.0,-23.0,4.5,-14.0,4.0,-7.5,3.0 -3.0,2.0,0.0,1.3,1.5,2.0,4.0,3.0 15.5,4.0,27.5,5.0

Chainage 225.0 -49.0,6.0,-40.5,5.5,-31.3,5.0,-20.0,4.0 -4.5,3.0,-2.5,2.0,0.0,1.6,1.5,2.0 3.3,3.0,8.0,4.0,21.0,5.0

Chainage 260.0 -55.5,6.0,-42.5,5.0,-14.0,4.0,-3.5,3.0 -1.3,2.0,0.0,1.7,1.5,2.0,3.0,3.0 8.0,4.0,20.0,5.0

Chainage 310.0 -46.1,5.5,-37.4,5.0,-25.4,4.5,-16.4,4.0 -7.2,3.5,-6.1,3.0,-5.0,2.5,-1.8,2.0 0.0,1.8,0.4,2.0,1.2,2.5,2.0,3.0 2.8,3.5,8.0,4.0,15.6,4.5

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TABLE 6 - WATERWAY CROSS-SECTIONS (cont...)

AFTER DEVELOPMENT AND REGRADING OF BANKS:

Chainage 0.0 -10.0,5.30,-7.7,3.0,-6.4,3.0,-5.2,2.5 -3.8,2.0,-2.8,1.5,-2.2,1.0,0.0,0.9 1.0,1.0,1.3,1.5,1.4,1.6,7.80,3.15 10.0,5.30

Chainage 90.0 -10.0,5.3,-7.1,2.4,-3.0,2.0,0.0,0.9 0.3,1.0,2.0,2.5,8.6,3.95,10.0,5.30

Chainage 180.0 -10.0,5.3,-7.75,3.0,-7.5,3.0,-3.0,2.0 0.0,1.3,1.0,1.75,8.0,3.35,10.0,5.3

Chainage 225.0 -10.0,5.3,-8.0,3.2,-4.5,3.0,-2.5,2.0 0.0,1.6,1.5,2.0,3.3,3.0,8.0,4.0 8.75,4.0,10.0,5.3

Chainage 260.0 -10.0,5.3,-8.1,3.4,-3.5,3.0,-1.3,2.0 0.0,1.7,1.5,2.0,3.0,3.0,8.0,4.0 8.75,4.1,10.0,5.3

Chainage 310.0 -10.0,5.3,-8.3,3.55,-7.2,3.5,-6.1,3.0 -5.0,2.5,-1.8,2.0,0.0,1.8,0.4,2.0 1.2,2.5,2.0,3.0,2.8,3.5,8.0,4.0 8.7,4.0,10.0,5.3

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		(2) 253 31/1-1067/9 PA X.REF -1 KOV 1996
Ralph Free	Estun and A CIVIL AND STRUCTURAL ENGINEERS	SSOCIATES
wn Clerk	RECEIVED 220CT 1992 PLANNENS BRENCH	20 October, 1992
ne City Council reet NE OLD 4000	ATTN:	

The Town Cler Brisbane City Ann Street BRISBANE QLD 4000

11th Floor, B.A.C.

Dear Sir,

3/6 9257: LONG STREET EAST, GRACEVILLE PROPOSED SUB-DIVISION

Please find enclosed preliminary copies of our drawings numbered 9257/1,2 showing details of the proposed waterway. The cross sections show:

- Existing levels 1.
- Proposed levels in waterway. These have been adjusted so that the Q100 flood level will be no higher at the 2. upstream end than it is at present.
- Proposed profile at the edge of the waterway. We have 3. attempted to keep the heights of any retaining walls to a minimum. In general, the cross-sections have been located in the worst places from the point of view adjoining levels.

Could you please ring me after you have studied the plans, with your comments.

Yours faithfully,

253 /31/1-1667 /91

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Ralph Freestun and Associates

CIVIL AND STRUCTURAL ENGINEERS

9137 : PROPOSED ATTACHED HOUSING 3/6 LONG STREET EAST, GRACEVILLE MEETING 18 MARCH 1993 AT B.A.C.

Present:

2.

4

Hydraulic Engineer, BCC

SUMMARY OF CONCLUSIONS

- 1. Drawings presented by together with his verbal advice resulted in adoption of Manning's n = .06 for flood study. If more detailed study indicates n = .06being exceeded, landscaping and creek profile can be adjusted to reduce n to assumed value.
 - General proposals by second re types of vegetation on banks acceptable. Heavy understorey planting confined to steep banks on edge of floodway, generally above Q100 level.
- Client happy to provide safety rails along banks if Council requires.
 - Use concrete lowflow channel. Broomed finish preferred with n as low as possible (use .015), This is to increase velocity and decrease sedimentation. suggested a width of 1.5m minimum - then depth of flow approximately .4m for flow of .45 cumecs.
 - Re-build road at "Barron Street" entrance. Change to private driveway with footpath crossing. Keep maximum level of road at approximately 4.37 (which is level at intersection with Haldane Street) for a distance of about 10m past the rear boundary of No. 45. This will improve flooding problems for No. 45. Proposals to be shown on engineering plans. Suggested that there could be problems with shape of courtyard of corner unit and with S-bend in road. This to be checked by

Ground Poor Peners Harre 2 Reman Sheet Tonwood O. MM. P.O. Roy 827 Tonwood O. 2011

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to now develop drawings in conjunction with flood study and landscaping proposals so that all three can be submitted to Council in near future.



6.







DEPARTMENT OF WORKS

PLANNING BRANCH

DCC: JAN

TO:MANAGER, DEPARTMENT OF DEVELOPMENT AND PLANNINGATTENTION:STPSWFROM:MANAGER, DEPARTMENT OF WORKSFILE NO.:(0) 253/31/1-1667/91SUBJECT:RE:DRAINAGE AND FILLING REQUIREMENTS
316 LONG STREET EAST, GRACEVILLE
LOT 57 ON RP 85586
(U.P.R.N. 000/0316^06217)DATE:13 JANUARY, 1992

PURPOSE

Attached Housing

SITE CHARACTERISTICS

The site is outlined in orange on the attached Intergraph map and 1:2500 orthophoto plan.

Information on river flooding is contained on the attached sheet.

The site is not affected by an Interim Regulation Line.

Records indicate that an open channel traverses the site over which an easement is required.

Records indicate drainage in the area as shown on the attached Intergraph Plan.

RECOMMENDED CONDITIONS AND REQUIREMENTS

The applicant to be advised as follows:-

- Relevant flooding information per the attached sheet.
- Records indicate a drainage system traversing the site in the approximate position shown on the attached plan.

(One copy of plan to be forwarded to the applicant).

 The point at which vehicular access to or from the site is required, a heavy duty reinforced concrete industrial crossing is to be constructed in accordance with Standard Plan WMS 25C.

PBWS (A: JEN 223)

Four (4) copies of any plans required for approval of the Manager, Department of Works should be submitted directly to the Supervising Engineer (Developments) 11th Floor of the Brisbane Administration Centre, quoting the Council file reference.

PRIOR TO CONSENT BEING GRANTED

 Lodge a detailed Hydraulic report outlining how it is proposed to provide for drainage of the development so as to avoid aggravation of the drainage problems in the area to the satisfaction of the Manager, Department of Works. Such report is to provide calculations for Q30 in overland flow and Q100 flood levels and show the effect of any filling to provide building platforms above Q100 flood level. The conditions and requirements recommended below to be reviewed after this information is received.

PRIOR TO OR AT THE TIME OF LODGING THE BUILDING APPLICATION

 Provide written agreement to grant the drainage easements required by the Manager. Department of Works.

PRIOR TO BUILDING WORK COMMENCING

- 3. Lodge adequate drainage plans (generally in accordance with Standard Plan W6322/1B) showing the manner in which it is intended to deal with the roof and surface drainage and point of discharge of the site and obtain approval for such plans from the Manager, Department of Works.
- 4. Lodge adequate drainage plans showing the manner in which it is intended to deal with any runoff concentrated on the site from external rainfall catchments and obtain approval for such plans from the Manager, Department of Works.

PRIOR TO THE COMMENCEMENT OF USE

5. Adequate drainage easements, free of cost to the Council, are to be granted over any overland flow path, open drain or floodway of such system to the satisfaction of the Manager, Department of Works.

PRIOR TO THE COMMENCEMENT OF THE USE AND THEREAFTER MAINTAINED AT ALL TIMES THE DEVELOPMENT REMAINS IN EXISTENCE

- At all times while the use continues adjacent properties shall be preserved from ponding of stormwater or nuisance from discharge of stormwater off the site.
- The above stormwater drainage works are to be carried out and to remain to the satisfaction of the Manager, Department of Works.

MISCELLANEOUS

8. No Certificate of Classification pursuant to the Building Act and the standard Building By-Laws as amended from time to time will be issued or plans sealed pursuant to the Building Units and Group Titles Act as amended from time to time until all conditions listed hereunder have been complied with in full.

PBWS (A: JEN 223)

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All habitable floor levels within the development are to be above the greater of either E.L. 8.0 m A.H.D or the Q100 local flood level.

MANAGER

PBWS (A: JEN 223)



LOOD ENQUIRY	-	Reference No.	
ease Cross Applicable Box Th	nus 🕱	295/06/00	
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Driginal Portion No.	Parish	Area	
 		Signature of Applicant	
To be Collected	Mail to Applicant		1 1
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River Flooding The estimated 1974 flood level in th this estimated that the Wivenhoe Da Elevation	his area is Elevation am has reduced a Q.100 river floc	10.95 m of at this location to	,
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River Flooding The estimated 1974 flood level in th It is estimated that the Wivenhoe Da Elevation	his area is Elevation am has reduced a Q.100 river floo which higher than the actual 1974 floo in this area from	Image: Original and the second strain of	he

The Above Information is Offered Subject to the Warning and Information Notes on the Heverse side of the

CC6127a (M12 8/91)

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	IDJ	RAINAGE & IFIILILING IRIEIPORT
		: 316 Long St East, Graceville RID NO.: CATION] DATE: FILE NUMBER : 253/31/1-1667/0
		WORKS DEPOT ORTHOPHOTO NUMBER 4 CHAIN MAP NUMBER
YES	NO	DRAINAGE EASEMENTS Underground/Overland Flow Easements on site. If YES, relevant Plan numbers :
		Underground/Overland Fiow Easements on adjacent site If YES, relevant Plan numbers :
YES	NO	FLOODING AND REGULATION LINES Is site subject to River or Creek Flooding.
	R	Regulation Line traverses or borders property.
YES	NO	DRAINAGE Are there any drains within the property. If YES, relevant Plan numbers :;;



Ralph Freestun and Associates CIVIL AND STRUCTURAL ENGINEERS

19 December, 1991

The Town Clerk Brisbane City Council Ann Street BRISBANE QLD 4000

ATTN

DEPARTMENT OF WORKS 11TH FLOOR, B.A.C.

Dear Sir,

Proposed attached Housing at 316 Long Street East, Graceville on land described as Lot 57 on RP 35586, Parish of Oxley.

A Town Planning Consent Application has been submitted to the Council for construction of attached houses on the above site. In discussion on 18 December, 1991 raised various engineering aspects which have to be sorted out in conjunction with environmental and planning requirements. Since these all impact on one another we agreed that a meeting should be held in the New Year with representatives of the various parties involved so that communications can be improved and the approval process expedited.

While writing a Flood Report for the site in May and June 1990 we had several meetings and discussions with hydraulic engineers from the Council and yourself. Various options for treatment of the creek were discussed. The option adopted and incorporated into our Flood Report was to leave the creek bed virtually untouched. Regrading of the banks was done to improve the efficiency of flow of water - in effect there was some excavation of the steep banks adjacent to the creek bed to compensate for filling of the floodway further away from the creek bed. We found that a 20 metre wide reserve would be sufficient to satisfy the drainage requirements. We now have more accurate survey information and it will be necessary to re-calculate the flood levels using the more accurate information. However, the principle should remain the same.

Level 3, Toowong Tower, 9 Sherwood Road, Toowong, Q. 4066. P.O. Box 897, Toowong, Q. 4066. Telephone (07) 870 2325 Fax No. (97)-37639.3043



-2-

Drawing No. 90.971 WD2 submitted by John Giles Associates Pty Ltd, Architects and Town Planners, as part of the Town Planning Application, shows a floodway twenty metres wide minimum. It is intended to construct this floodway in accordance with the Flood Report. To assist in understanding and to illustrate the geometry, we have plotted cross sections through the creek. Also shown are possible cut and fill lines. Enclosed are copies for your information.

Yours faithfully,



cc John Giles and Associates Pty Ltd

TIMER GO.	(8) 491/62187
::??R 70.	FL (]
DATE ATT.	11











2.6

Proposed Attached Housing and Shop (Ancillary Caretaker's Residence) - 316 Long Street East, Graceville: (0)253/31/1-1667/91

An application was submitted by John Giles & Associates for town planning consent to use the land and erect and use a building or other structure on the land at 316 Long Street East, Graceville, described as Lot 57 on Registered Plan No. 85586, Parish of Yeerongpilly, containing an area of 34,823 square metres, for the purpose of attached housing and shop (ancillary caretaker's residence). The site was located in the Residential "A" Zone.

No Statutory Declaration was received at the time the application was considered, and no objections had been received to date.

After carefully considering the application, the Committee formed the opinion that it was opposed to the proposal from a planning point of view as:

- there was general non-compliance with the Town
 Plan in relation to Section 7.6, R1 development
 requirements, in particular, the gross floor area;
- (ii) plans submitted were not to a recognisable scale that enabled proper assessment;
- (iii) the elevation provided from Long Street East did not sufficiently describe or represent the proposed development to enable assessment. Elevation from all residential boundaries should have been provided;
- (iv) minimal consideration had been given to the impact of the proposed buildings on neighbouring allotments and character of the area. The long walls and lengthy unbroken roof lines exceeded 30 metres and were not in accordance with Planning Policy No. 7.01 of the Town Plan. The seven design characteristics mentioned within this policy should have been incorporated within the proposal plan;
- (v) the location of the recreation facilities were likely to adversely affect adjoining residential homes. These facilities should be located within the centre of the site to minimise any loss of amenity;
- (vi) the shop/caretaker's flat was located so as to encourage kerbside parking which was undesirable / from a planning point of view. This facility should be located within the centre of the site;



THE MINUTE OF THE ASSESSMENT COMMITTEE MEETING HELD ON TUESDAY 17 DECEMBER 1991

- (vii) landscaping of the subject site was not in accordance with Planning Policy No. 19.15 (Attached Housing) in that minimal landscaping had been provided on-site and did not minimise the usual intrusion to adjacent sites and adjoining residents or lessen the impact of the bulkiness of the buildings proposed, particularly when viewed from adjoining residential properties or minimise overlooking and intrusion into the adjacent neighbours private outdoor living areas;
- (viii) provision of adequate building setbacks to adjacent residential boundaries had not been provided;
- (ix) the location and treatment of service areas did not comply with Planning Policy No. 7.11 in that no areas had been nominated for refuse collection;
- no provision has been made to enable accessible and safe pedestrian access across the drainage channel to the recreation facilities provided on-site;
- (xi) insufficient provision had been made for the manoeuvring of refuse vehicles at the end of Beaconsfield Street. The provision of a cul-de-sac or turnaround area was required and this area would be dedicated as road;
- (xii) provision of satisfactory on-site visitor car parking in accordance with Section 18 of the Town Plan had not been provided for the proposed uses. 1 visitor bay per unit and 3 spaces per 50 square metres of gross floor area for the proposed shop should have been provided;
- (xiii) the proposal did not comply with Planning Policy No. 18.06 in that:
 - (a) the crossovers to the subject site were not Type "B" 6.5 metres wide;
 - (b) a 12 metre queue length had not been provided at all access points;
 - (c) aisle widths had not been nominated;
 - (d) gradients of all roadways had not been illustrated;
 - (e) car parking bay dimensions were not shown;
- (xiv) insufficient information had provided to assess any adverse or detrimental impacts of the proposal on adjoining lands in terms of flooding, ponding of water or any overland flow. Information that should have been provided included:

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THE MINUTE OF THE ASSESSMENT COMMITTEE MEETING HELD ON TUESDAY 17 DECEMBER 1991

- (a) existing and finished contour levels over the entire site and all adjoining properties;
- (b) provision of a metes and bounds description indicating the area of site to be filled;
- (c) cross sections of the overland flow drain that clearly showed the profile of the drain and any proposed works;
- (d) cross sections of the subject site and adjacent residential properties at the adjoining property boundary;
- (e) details of the proposed treatment of the overland flow drain including an engineer's report, construction details of the drain, any landscaping proposed within the drainage reserve and the treatment to the banks of the drain;
- (f) details of how it was intended to obtain and maintain regular maintenance of access along the full length of the overland flow drain.

Furthermore, the applicant should be advised that the site, given the topographical features and drainage problems, was considered unsuitable for the development of town houses at the proposed density.

The proposal was considered to constitute Attached Housing and Shop (Ancillary Caretaker's Residence).

RECOMMENDATION:

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That from a planning point of view the proposal be opposed for the reasons outlined above.

FORMAL APPLICATION UNDER SECTION 24.2 CONSENT OF COUNCIL 8Y **RECOMMENDATION:** NO Date: Housing E Shop (an ullary curetakers residence) Proposed Hacharl Owner: File No:(0)253/3/ An application was submitted by John Giles & Associate for town planning consent to use the land and erect a building. on the other structure Gracemelle land at 316 Long Strept East described as lot 57 on RP 85586 R23 m_{s} containing an area of 34Parish of Y' Ally Attached Housing & Shop Canullary caretake for the purpose of ____ The site was located in the Residential. R.D.A. Zone with an No Statutory Declaration was received at the time the application was considered, and no objections had been received to date. - 0R The Statutory Declaration had been submitted and yes/ng objection/s was/were-received-to-the-proposal. After carefully considering the application and? the objection/s received, the Committee formed the opinion that it, was opposed to the proposal from a planning point of view as: see attached she The proposal was considered to constitute **RECOMMENDATION:** That from a planning point of view the proposal be opposed for the reason/s outlined above. BCC.061.8055

RECOMMENDATION:

in relation to compliance with Town an the (a) ฟิกา in particular requiremen development Scenon OOY arca recognisable scale that are no nutte anennen Monex East does not NOM the elevation panu (c)development CARDE residential him 7m vandee sea unpad (dspients ming ntun IN C houla CU res Nere 2 ninune rable hina Na So as S mnt unh centre. U0 uthin matter was considered the Dept fo D & P on The recommendation is supported. MANAGER

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RECOMMENDATION:

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RECOMMENDATION:	Date:
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"In Planning Policies with (Non compliance) 10.12. 9 anti-an prove & anarcos months a syderical 7.01 Pondential Buildings 3 Sor more residential Turing units, Jundding tuilk · little consideration on the impact of the and to a lener degree the character of the area o long walls (external) lengthing roof lines unbroken exceeding 30 metres · the reven design criterias to have not been subsfactorily addressed PP. 7.11 "Location & treatment of reruice areas" · No plans on how refuse is to be removed from Abe ute have been nominated. . Screening of clothes driging areas? PP 19.15 Landscapung" (Attached Housing Duplex House) -minimal Landscaping - deficient provinion to protect usual inhansion to adjacent sites & adjourng rendent tenen the impact of the tutte of the hundings particularly when used from adjoining remain pruate and will be overlocked.

PP. 21.01 "Accen Ways. Attached Housing development." Cant be properly anened until a nutable plan at a recognizable reale man been lodged Notes and the second the contract of the second states and the second states with the second states and the s a second a contract of the second of the Stand the second sec the state of the proversity of the again of the state of the s and the second and a second and the property of the state o A service of the serv BCC.061.8062
Works. Existing & finished contour levels over the entire site and all adjoining properties Tousion of a nucles & bounds description indicating the area of the site to be filled. · Cron sections of the overland flows drain clearly showing the proposed works Cooss sections of the rite & adjacent residents properties at the adjoining property boundaries · Details of the proposed treatment of the overland flow drain including an engineer's report, the lining details the the clain to be consta the tining details to the drain to be a and any landscaping within the proposed drainage chanel. to be constructed . Hyperso Details of how it is intended to obtain Emaintain regular maintenance accen along the full lestofh of the overland flow chain. BCC.061.806

BRISBANE CITY COUNCIL		·
APPLICATION FOR TO	<u>DWN</u>	13.
Consent	THIS APPLICATION LING DET	
Brisbare City Contractment of Development & Planning	AND FOUND ADEQU	
LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT	6 12 91	EMENT
LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT SECTION 4.12	DATE CH	*********
SECTION 4.12	UF UF	HOLR OF
		FILE NUMBER OH
		91 01001
		91 0100r
Application is hereby made to Brisbane City Council for the	RECEIVED	OFFICE USE ONLY
issue of:	Department of Development Unit	House Sufx. Street
A town planning consent permit to carry out the following	and Planning No.	No. Suix. Code
	Date 6/12/91	316 627
HOUSES + ANCHEARY WORKS + SHOP	Fee Paids 13552	
DOES THIS APPLICATION FORM PART OF A COMBINED		
	Receipt No. 60 79051	
Yes V No		
If yes, which other Applications accompany this one?	& is correct	

PARTICULARS OF APPLICATION		
A. Site		
1. Real Property Description (Include original Portion Number	LOT 57 ON RP 85	586)
Parlsh OXLEY	County STANLEY	
2. Area (If more than one allotment give area of each and tota	70 027 2	

3. Rate Assessment Number 180 1495~	District OXLE	~
4. Postal Address - Number 316 Street LONG. ST. 1	EAST SUBURD GRACEVILL	
5. Length of frontage (if more than one, show separately) L-O		15.08m
6. The zoning of the subject premises <u>RESIDENTIAL</u>		
7. Is there an existing easement over the site?		•
L Yes V No		·
If yes, provide details.		
	<u></u>	
8. Is there any relignment or notice of resumption affecting the	site? _ RPD oles	
	RPD	6
	• • • •	•
B. Applicant		
Name JOHN GILES ASSOCIATES F	TYLTD. Tolochan	AND 2362811
		B NO
l acknowledge that under Section 8.5 of the Local Government (Planning and Environment) Act 1990, a pers	on who furnishes a document
that is false or misleading in a material particular, whether by wa this Act.	y vi a statement merein or omission therefron	n, commus an orience against
Signature		4 112191.
Basis of Signature ARCHITECT / TOWN P	- LANNER + ACENT AT A	
C. Consent of Owner/s		
1/We EDWIN FRANK S	7) YLF	
		0i
Address 30 BURROWS RD.	MAYNE QLD 40	00
hereby consent to this application.		
Basis of own	from the Crown etc. <u>REGISTER</u>	ED PROPRIETOR.
Signature/s		4/12/91
CC3002/1 (E2 5/9:	-	BCC.061.

-2-	2
D. Present Use	
1) what the current use of the site? VACANT	·····
2. Describe any building or structure erected on the site and the use of this building or structure.	
3. What materials is the building or structure constructed from? <u>NIL</u>	
E. Proposed Use	
A (to be completed for all proposed development)	
1. What is the desired use of the site? RESIDENTIAL (ATTACHED HOUSING)+	SHOP
2. Is the proposed use for a major shopping centre? Yes V No	
3. What is the desired use of any building or structure erected or proposed to be erected on the site?	
RESIDENTIAL HOUSING	
4. What materials is the proposed building or structure to be constructed from?	
MASONRY, TIMBER & SHEET METAL ROOF	
5. Provide the following details in relation to any existing or proposed building or structure.	
	2
Dimensions 6.9×12.6m Floor Area 173.88m ² Gross Floor Area 8705 m ¹ (PER HOUSE) (PER HOUSE) (TO TAL)	0.01.010.00
NOTE: There are significant differences in the definition for gross floor area between the Act and the Town Plan. The gross floor should be in accordance with the definition in The Town Plan.	oor area on
6. What is the maximum height and the number of storeys of the proposed building or structure?	
Height 5.2m Storeys 2	
7. What percentage of the site is to be covered by building/s or structure/s? 27% (9464.7 m ²)	
8. How many people will be engaged in the proposed use?	
9. Describe the nature of machinery to be used in the proposed use. NIC	
10. What is the total connected load of any mechanical power to be employed in the proposed use?	
11. What is the anticipated daily water consumption? NORMAL FOR RESIDENTIAL USES	
12. Provide brief details of any industrial wastes involved and the intended method of disposal. <u>NIC</u> .	
13. How many spaces have been allocated for motor vehicle parking?165	
 14. Is it proposed to store any goods on site which are of a sufficient quantity as to constitute development for the purpose of dangerous goods store? Yes No 	I a toxic or
NOTE: Applications for a major shopping centre must be accompanied by an Economic Impact Assessment.	
B (to be completed where proposed development relates to a building containing rooming units or more than one dwelling	unit)
1. What is the total number of units proposed?	
Dwelling units Rooming units	
2. What is the Plot Ratio? 1:4-	
3. What residential building type (RDA R1, R2 etc.) is proposed? (If applicable) <u>RESIDENTIAL A.</u>	<u>.\.</u>
4. What is the number of dwelling units in each of the following categories? (if applicable)	
Bed sitter units Single bedroom units 2 bedroom units	
3 bedroom units 30 more than 3 bedrooms	
5. What area is allocated for landscape and recreation? (excluding clothes drying area) 20 470 m ² For 5	ME
6. What area is allocated for clothes drying?4-1.4-m ²	
7. Is it proposed in due course to register a group titles plan or a building units plan in relation to the site?	

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F. Whe	ere Site is within a Development Plan
1	rover following details:
	a) In what precinct/s is the site located?N/A
(1	b) In what special area/s, if any, is the site located?N/A
(0	c) In what overlapping area, if any, is the site located?N/A
	What design code, if any, applies to the proposed development?
NOTE:	If variations are sought, this application is to be accompanied by a submission outlining the extent and range of these variations are sought, this application is to be accompanied by a submission outlining the extent and range of these variations are sought, this application is to be accompanied by a submission outlining the extent and range of these variations are sought, this application is to be accompanied by a submission outlining the extent and range of these variations are sought, this application is to be accompanied by a submission outlining the extent and range of these variations are sought, the extent and the extent are source as the extent are sourc
G. In th	e case of an Application under Section 3.1(2)
1 0	Does this application rely upon an approved non-conforming use?
_	
_	Yes No
H	i yes, what was the date of the approval?N/A .
2. If	the non-conforming use has not been approved, what grounds are relied upon to establish the fact that it is an existing conforming use?
_	N/A.
3. V	What is the period, if any, for which the existing non-conforming use has been discontinued?N/A
	tas the building or structure relating to the existing non-conforming use been demolished, destroyed or substantially damag
_	Yes V No
5. A	Are any repairs to this building or structure proposed?
Г	Yes V No
-	
	f yes, provide the following details:
(4	a) The date and particulars of damage, if any, to the <i>building</i> , or <i>structure</i> to be repaired; <u>N/A</u>
	and
(1	b) The particulars of the repairs. N/A .
H. Site	Plan and Layout
The	Site Plan (on page 4) is required to be drawn to scale, either 1:200 or 1:1000 and should show:
	the boundaries of the site including their lengths in metres and their bearings;
	any street/s which abut the site;
	the size and location of all existing buildings, structures and works (shown in black);
• •	the size and location of all proposed buildings, structures and works (shown in red);
	the distance in metres from the nearest point of every existing and proposed building, structure and works to a boundary o site;
(vi)	If the site is comprised of part of an allotment or part of more than one allotment, show the boundaries of these allotments inclu their lengths in metres and their bearings;
(vii)	the regulation line (if any);
(* • • • •	
• •	the location of any feature of special significance on or adjacent to the site;

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H. Site Plan and Layout:	• .					
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1:1000 (Delete whichever inapplicable)

CC3002/4 (E1 2/91)

BCC.061.8093 • ۰.

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I. Environmental and Heritage Factors	-
The the parameters of a type or activity, or located within an area listed in the State Government List of Design contained in the Local Government (Planning and Environment) Regulations 1990?	nated Development
Yes V No	
If yes, note the Designated Development type,	
Is the proposed development of a type or activity, or located within an area listed in the Brisbane City Council's Development contained in Planning Policy No. 19.18?	List of Designated
If yes, note the Designated Development type.	
3. If the answer to either questions 11 and 12 is yes, has an Environmental Impact Statement been lodged with this ap	plication?
Tyes No N/A	
4. Has the Terms of Reference for the Environmental Impact Statement been approved by the Department of F Government?	lousing and Local
Yes No N/A	
5. Please tick the features below, which are located on or adjacent to the site.	
Rivers, creeks and/or watercourses	
Wetlands/swamps	
Parks and/or Reserves	
Bushland and/or natural vegetation areas	
Individual trees of special significance	
Buildings, structures or items of heritage significance	
6. Provide details of how this proposal takes into account any of the features ticked in 15 (above)OVERLA	ND
FLOW PATH WILL REMAIN AS EXISTING AND NOT BE AFFE	ECTED
BY THE CONSEQUENCES OF THIS PROPOSAL.	
NOTE: Pursuant to Section 8.2(2) of the Act, if this application is for a Designated Development it must be accompanied b Impact Statement. The Council cannot accept this application if it does not include such a Statement.	y an Environmental

BCC.061.8094



The Town Clerk Brisbane City Council 69 Ann Street BRISBANE 4000 <u>Attention: Mr B Johnstone</u> <u>B.C.C. Town Planning Section</u>

(1)397/12-843/90; (0)397/12-918/89; (1)397/12-966/88; (1)460/75/60(0/P2); (0)397/12-30/89; (9)397/12-1279/90 TPA/5158; /5246; /5248; /5259; /5263; /5291; /5308; /5494 CM:SA Enquiries: Extension: Minutes and Publications (07) 237 1858

Dear Sir,

With reference to previous correspondence, I am directed to inform you that His Excellency the Governor in Council today gave approval to Orders in Council amending the Town Plan for the City of Brisbane by the rezoning of certain lands situated at 118 Chaprowe Road, The Gap; <u>316 Long Street East</u>, Graceville; 1991 Wynnum Road, Wynnum West; <u>266 & 270 Kelvin</u> Grove Road, Kelvin Grove; 80,86 & 92 Enoggera Road, Newmarket; 523-549 Trouts Road, Chermside; 343, 349 & 355 Bracken Ridge Road, Bracken Ridge and 275 and 287 Preston Road, Wynnum West.

A copy of each Order in Council, which will be published in the Government Gazette on the 17th August, 1991 is enclosed for your information.

The scheme maps referred to in the Orders in Council, which scheme maps have been signed for identification by the Clerk of the Executive Council, are also enclosed.

Yours faithfully,

Director of Local Government.



Address Correspondence to: The Director-General PO Box 31 North Quay Brisbane 4002 Telephone: (07) 237 1328 Telex: QLGOV 42391 Facsimile: (07) 237 1265 Incorporating the Queensland Housing Commission and the Local Government Department. 108

Clerk of the Council

ORDER IN COUNCIL

At the Executive Building, Brisbane, the lifteenth day of August, 1991

Present:

His Excellency the Governor in Council

HIS Excellency the Governor, acting by and with the advice of the Executive Council and in pursuance of the provisions of the Local Government (Planning and Environment) Act 1990-1991 and the City of Brisbane Town Planning Act 1964-1990, in relation to applications to amend the Town Plan for the City of Brisbane made by Brisbane City Council under the City of Brisbane Town Planning Act 1964-1990 (being matters that, under section 8.10 of the Local Government (Planning and Environment) Act 1990-1991 are to be dealt with as if that last-mentioned Act had not commenced), hereby notifies the approvals of the amendments of the the Town Plan set out in the Schedule.

And the Honourable the Deputy Premier, Minister for Housing and Local Government is to give the necessary directions herein accordingly.

		The Schedule		
Town Planning Scheme	Date of Notification of Approval of Town Planning Scheme	Description of Land Rezoned	Zone from which said Land Excluded and Zoning Maps Affected	Zone in which said Land Included and Zoning Maps Affected
	13th June, 1987	Part of Lot 1 on R.P. 128814, parish of Enoggera	Partiy Future Urban Zone and partly Residential A Zone as shown on Scheme Maps Z/87-J10, Z/87-K10 and Z/87- K10/1	Rural Residential Zone at shown on Scheme Maps Z/87-J10/6 and Z/87-K10/5
		Lot S7 on R.P. 85586, parish of Oxley	Future Urban Zone as shown on Scheme Map Z/87-P13	Residential A Zone a shown on Scheme May Z/87-P13/1
		Lot 1 on R.P. 153835, parish of Tingaipa	Future Urban Zone as shown on Scheme Map Z/87-L23	Particular Developmen Zone as shown o Scheme Map Z/87-L23/
		Part of Lot 1 on R.P. 20347 and part of Lot 60 on R.P. 20344, parish of Enoggera		Partly Particula Development Zone an partly Inner Residentia Zone as shown o Scheme Ma Z/87-K14/6
		Lots 4 to 6 on R.P. 227661, parish of Enoggera	Business Zone as shown on Scheme Map Z/87-K14	Special Uses Zone a shown on Scheme Ma Z/87-K14/7
		Lot 200 on R.P. 225007 and part of Lot 1 on R.P. 810901, parish of Kedron		Residential A Zone a shown on Scheme May Z/37-F14/22 an Z/87-G14/7
		Lot 164 on R.P. 209734, Lot 166 on R.P. 209733 and Lot 170 on R.P. 209732, parish of Nundah	Future Industry Zone as shown on Scheme Maps Z/87-B16, Z/87-C15 and Z/87-C16	Future Urban Zone shown on Scheme Ma Z/87-B16/2, Z/87-C15 and Z/87-C16/2

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BCC.061.8449

DEVELOPMENT AND PLANNING Committee's Recommendation of 30TH NOVEMBER, 1990.

Presented to Council: 4TH DECEMBER, 1990.

GRACEVILLE -

Ad.

PROPOSED	REZONING	_0F	-LAND	-	316	LONG	STREET	

(0)397/12-918/89

156. The Manager, Department of Development and Planning, reports that an application has been submitted by John Giles Associations Pty. Ltd., for the rezoning from the Future Urban Zone to the Residential "A" Zone, of land in the ownership of E. Stoyle, at 316 Long Street East, Graceville, described hereunder, containing an area of 3.4823 hectares. He adds that objections to the proposal have been received.

157. Continuing, the Manager states that the application was considered on 27th November, 1990, and it was recommended that the Council propose to take action to rezone the land as requested subject to a satisfactory agreement concerning developmental requirements.

158. On 26th November, 1990, the Establishment and Co-ordination Committee decided that the applicant's offers contained in the letter dated 22nd November, 1990, be accepted.

159. Accordingly, the Manager recommends that the Council propose to approve the application and your Committee concurs.

160. RECOMMENDATION: (i) That it be and is hereby resolved that whereas:-

- (a) application was made on or about 26th April, 1989, to the Council pursuant to Subsection (1) of Section 8 of the City of Brisbane Town Planning Act 1964-1989 to exclude land situated at 316 Long Street East, Graceville, described as lot 57 on registered plan No. 85586, Parish of Oxley, containing a total area of 3.4823 hectares, from the Future Urban Zone under the Town Plan for the City of Brisbane and to include the land so excluded in the Residential "A" Zone thereunder;
- Section 22 of the said Act applies with respect to such application;
- (c) pursuant to the said Section 22 -
 - public notice of such application is required to be given, and other notice of such application served, in accordance with Subsections (1), (2), (2A) and (3) of that section; and
 - (2) the provisions of Subsections (4) and (4A) of that section are to be complied with in respect of such application;

before the determination of that application by the Council;

- (d) pursuant to a purported compliance with Subsections (1), (2), (2A) and (3) of the said Section 22 in respect of such application, objections thereto which objections are now tabled and marked "A", "B" and "C" have been made and lodged as prescribed by Subsection (5) of Section 22;
- (e) the Council is required by Subsection (5A) of the said Section 22 to forthwith consider those objections referred to in (d) for the purpose of deciding such application and such objections are summarised to be:
 - the site has been and is likely to be the subject of inundation of flood waters and has significant drainage problems which cannot be resolved without detriment to adjoining residences;

representations on the objections are:

the applicant has submitted a drainage report which has been assessed by Council's Department of Works and subject to a number of conditions being complied with, which are incorporated in the Rezoning Deed, development of the site will not cause any detriment or drainage problems to adjoining sites;

in respect of such application the Council is required by Subsection (5) of the said Section 8, amongst other things, to take into consideration the matters set forth in that subsection;

the Council -

(f)

- (A) is satisfied that with respect to such application the provisions of Subsections (1), (2), (2A), (3), (4) and (4A) of Section 22 of the City of Brisbane Town Planning Act 1964-1990 have been complied with; and
- (B) upon a consideration of such application and for that purpose those objections referred to in (d) and those matters set forth in Subsection (5) of Section 8 of the City of Brisbane Town Planning Act 1964-1990, considers that as ~
 - (a) the development stated by the applicant as proposed on the land the subject of the application following rezoning would provide residential development;
 - (b) the exclusion of that land the subject of the application for rezoning from the Future Urban Zone would not materially affect the availability of land so zoned within the City;

it is appropriate and desirable that subject to the applicant's entering into agreement with the Council making provision for development of the land to which the application relates in accordance with the offers as made by the applicant in letter dated 22nd November, 1990, and accepted by the Council's Gelegate on 26th November, 1990, and executing the appropriate form of agreement, the said land be excluded from the Future Urban Zone under the Town Plan and included thereunder in the Residential "A" Zone.

(ii) Whereas the Council resolves as in (i) hereof, the Council considers the application referred to in (a) of (i) hereof should be approved subject to the following conditions:

- (a) before the exclusion from the Future Urban Zone and inclusion in the Residential "A" Zone of the land is effected, the applicant shall enter into an agreement with the Council providing for compliance with those requirements set out at (i)(B) above;
- (b) before the exclusion from the Future Urban Zone and inclusion in the Residential "A" Zone of the land is effected, the applicant shall give to the Council security in the form of a bank guerantee for compliance with the requirements as agreed to by the applicant in letter dated 22nd November, 1990, and accepted by the Council's Delegate on 26th November, 1990.

Total amount to be secured - \$255,356.00.

(iii) Whereas:-

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- (a) the Council resolves as in (ii) hereof; and
- (b) those objections referred to in (d) of (i) hereof having been made and lodged, such application may not be determined until the time limited under Subsection (11) of Section 22 of the City of Brisbane Town Planning Act 1964-1990 has expired;

THE COUNCIE HEREBY DETERMINES THAT IT PRESENTLY PROPOSES ID GRANT THE APPLICATION referred to in (a) of (i) hereof by approving it subject to those conditions set out in (a) and (b) of (ii) hereof. 48



DATED

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NATIONAL AUSTRALIA BANK

AND:

BRISBANE CITY COUNCIL

UNDERTAKING

City Solicitor, Brisbane Administration Centre, 69 Ann Street, BRISBANE.

JC (16) (0)397/12-918/89 THIS DEED is made the day of One thousand nine hundred and ninety one BETWEEN I

of 59 Whitehill Road, Eastern Heights Ipswich, Queensland (hereinafter with his successors and assigns called "the Applicant") of the one part AND BRISBANE CITY COUNCIL a body corporate created by and under the City of Brisbane Act 1924 as amended (hereinafter called "the Council") of the other part

WHEREAS:

2

(a) The Applicant,

(i) is the registered proprietor, or

(ii) has entered into a Contract with or is

This is the Form of Agreement marked "A" referred to in Clause "H" of the Development and Planning Committee Report dated 21st May, 1991, presented to the Council at its meeting held on 28th May, 1991. .tled by exercising an option to chase from, the present registered prietor, or

or will be nominated as purchaser er a Contract with the present istered proprietor

TOWN CLERK 08 ay be, of an estate in fee simple in all that land the address at shown in the correspondence hereinafter mentioned and more particularly firstly described in the First Schedule hereto.

(b) Application has been made to the Council to have the Town Plan for the City of Brisbane amended by excluding the land as is secondly described in the said Schedule under the heading "Land to be rezoned" from the Zone in which the said land is now situated or included and including it in a Residential "A" Zone in order that the said land



may be used for a purpose for which it may be used under the said Town Plan in the case of land in a Residential "A" Zone. The land so secondly described in the said Schedule is hereinafter called "the said land".

- (c) Subject to the requirements \mathbf{of} the City of Brisbane Town Planning Act in relation to objections and appeals thereunder it is intended to refer the application mentioned in recital (b) hereof to the Council for the decision required by Act in relation Section 8 of that to the application to the Minister (as defined by the Act) for the necessary amendment of the Town Plan.
- (d) The Applicant has agreed to enter into this Deed on the covenants and conditions hereinafter set forth.

NOW THIS DEED WITNESSETH and the Council and the Applicant covenant and agree as follows:-

1. The Second Schedule hereto is a photostat copy of certain correspondence wherein an offer was made to the Council concerning the application mentioned therein (being the application referred to in Clause 2 hereof) and as such that Schedule sets out in principle some of the conditions upon which that application was in the first instance to be subject but such correspondence having been followed by the execution of this deed in formal terms, the said Schedule and the remaining parts of this Deed shall be read and construed together as one instrument. Without affecting the

generality of any of the foregoing provisions of this clause, if any of the contents of the said Schedule are the short effect of or refer or allude to the subject matter of any provision set out elsewhere in this Deed, the two shall be read together but the lastmentioned provision shall prevail in determining the full effect of the obligation concerned.

In consideration of and on the faith of the 2. covenants and agreements hereinafter contained on the part of the Applicant to be observed and performed and provided the Deed(s) and document(s) constituting or required with respect to the security referred to in Clause 5 hereof have been delivered to the Council the application referred to in recital (b) hereof will be referred to the Council and subject to the compliance by it of its obligations under the provisions of the City of Brisbane Town Planning Act 1964 as amended and any other obligations imposed by law the Council shall determine the matter in accordance with the provisions of Section 8 of that Act and should the Council in so determining determine the application as provided for by paragraph (a) or paragraph (c) of subsection 4 of Section 8 of that Act the Council will forthwith make application in accordance with the provisions of Section 6 of that Act to exclude the said land from the Zone in which it is presently included and include the said land in a Residential "A" Zone.

3. In the event of the Governor-in-Council approving the application lastmentioned in Clause 2 hereof the Applicant will at the cost and expense of the Applicant:-

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- pay the amounts or contributions specified in Part (i) I of the Third Schedule hereto within fourteen (14) days after the date of receipt by the Council the Applicant of \mathbf{of} notification by the Applicant's intention to commence works associated the subdivision of the said land with (the Applicant hereby acknowledging that, in accordance with the provisions of the City of Brisbane Town Planning Act, the Applicant will give to the Council not less than fourteen (14) days' notice the Applicant's intention to commence of the the event that works aforesaid works). In associated with the subdivision of the said land have been commenced and the Applicant has failed to give to the Council notice of intention to commence such works within the stipulated period, then the aforesaid amounts or contributions shall be deemed to have become due and payable to the Council on the date of commencement of such works.
- (ii) execute and provide or cause to be executed and provided the works and pay the amounts or contributions set out and specified in Part II of the Third Schedule hereto
 - (a) where the number of allotments into which the said land is being subdivided is not more than 300 within a period of three (3) years, or
 - (b) where the number of allotments is more than300, within a period calculated by adding to

three years a period of one year for every 100 allotments or part thereof exceeding 300 allotments

from the date of the approval of the Governor-in-Council unless approval has sooner been applied plan for proposal the for or given to а said land or any stage subdivision of the development or part thereof in which event the works to be executed or provided or the amounts or contributions to be paid which the Council decides or the Manager determines should be completed or paid before the Council's consent is endorsed on any plan of subdivision of the said land or any stage development or part thereof shall be so completed or paid before the Council's consent is endorsed on that plan.

- make application (iii) forthwith and execute and complete and do all other deeds documents acts matters and things necessary including separate applications for each proposed stage development if stage development is proposed to obtain approval for the subdivision of the said land generally in accordance with
 - (a) a proposal plan which is satisfactory to the Council to be submitted by the Applicant within thirty days after the date of the approval of the application lastmentioned in Clause 2 hereof with or without alterations

approved or required by the Council (if not sooner submitted) or

- (b) a substituted or an amended proposal plan satisfactory to the Council (to be submitted to the Council within the time stipulated by the Council when requesting such a plan) if the Council does not approve of the proposal plan (with or without alterations) originally submitted, or
- (c) a proposal plan caused to be prepared by the Council at the cost and expense of the Applicant if the Applicant does not submit a proposal plan or a substituted or an amended one within the stipulated time or submits one

which is not satisfactory to the Council and on approval being granted the Applicant will proceed with the subdivision of the said land in accordance with the proposal plan approved and the covenants and conditions hereof and the conditions imposed in granting such approval and where appropriate and if so permitted by the Council in accordance with the conditions stages ín of approval for such subdivision and the order of development approved by the Council and complete such subdivision within such period provided in subclause (11) of this clause as shall be applicable to the circumstances but in doing so, will observe any time limits placed on the completion of any stage development or part of the

proposed subdivision by the Council and in or about such subdivision will within the same period and time limits in addition to any other requirements which may be imposed by law or by the Council when approving the proposal plan execute and provide the works and pay the amounts or contributions set out and specified in the Fourth Schedule hereto.

- (iv) undertake, carry out, do and perfect or cause to be undertaken, carried out, done and perfected the deeds, documents, transactions, matters and things set out and specified in the Fifth Schedule hereto in the manner and within the times in that Schedule set forth.
 - obtain from Telecom Australia or the appropriate (v) Government Authority or instrumentality charged the supply or provision of with telegraphic writing services an agreement in that a11 telegraphs to and within the said land shall be laid underground at no cost to the Council and shall provide the Council with a stamped copy of such Agreement prior to the endorsement of the Council's consent on the relevant Plan of Survey or the relevant plan of survey upon which the Council is first prepared to endorse its consent if more than one plan of survey has or will be submitted for endorsement of the Council's consent and the expressions "telegraphic services" and "telegraphs" shall have the respective meanings

attributed to them in the Post and Telegraph Act, 1901 as amended.

obtain from The South East Queensland Electricity (vi) Board or the appropriate Government Authority or instrumentality charged with the supply and/or provision of electricity an agreement in writing that all electricity reticulation of the said land allotment created to and for each by the subdivision of the said land shall be laid underground at no cost to the Council and shall provide the Council with a stamped copy of such agreement prior tothe endorsement of the Council's consent on the relevant plan of survey or the relevant plan of survey upon which the Council is first prepared to endorse its consent if more than one plan of survey has or will be submitted for endorsement of the Council's consent AND FURTHER transfer all necessary easements and ground transformer sites required by The South East Queensland Electricity Board including three link strips along the frontage of any such ground transformer sites on any footpaths on the said land AND FURTHER provide an undertaking that the Applicant will advise each and every proposed purchaser of allotments created by the subdivision of the said land of his responsibility for the connection of electricity supply from the street supply.

4. (a) The Council will execute and provide the works, if any, set out and specified in the Sixth Schedule hereto.

The Council shall not be obliged to execute or (b) any works agreed to be executed or provide provided by it pursuant to the provisions of Item(s) A and/or B of the Fourth Schedule hereto until the earthworks have been completed by the Applicant and all survey marks are and remain in their correct position in accordance with the relevant plan of subdivision and the continuance of the said works thereafter to completion by the undertaken by the Council Council shall be progressively development as the of the subdivision proceeds and with such speed as such development and all other circumstances affecting the Council's ability or capacity to carry out the said works, will allow.

5. (1) To secure to the Council -

fulfilment (i) the due performance and by the Applicant of the Applicant's obligations under these presents with respect to such of the amounts or contributions required to be paid and such of the works required to be executed and provided by the Applicant pursuant to Clause 3 hereof as are included in the Third and Fourth Schedules hereto and are specified in the Second Schedule hereto as those for which security is required or is to be provided and subject as is hereinafter provided

(ii) such of the works, amounts, contributions, matters and things which the Applicant is required to execute and provide or pay or comply with under the Fourth Schedule hereto other than those referred to in the previous paragraph (i) of this subclause and as well under and pursuant to any obligation imposed by any relevant Statute, rule of law, regulation, bylaw, Order-in-Council and Proclamation and the City of Brisbane Ordinances and conditions of approval upon the Applicant on receiving approval for the subdivision of the said land or any part thereof but only to the extent and in the circumstances specified and set out in subclause (2) of this clause, and

(iii) for the purposes of the security required:-

by provision (b) of Section 20.3.1.13 of the Town Plan for the City of Brisbane against any defects in material or construction in respect of road and drainage works which may develop or become apparent during the period of three (3) months after receipt of the certificate referred to in Section 20.3.1.12 of the said Town Plan, and

by provision (b) of Section 20.3.2.5 of the said Town Plan against any defects in material or construction in respect of water supply and sewerage works which may develop or become apparent during the period of six (6) months after receipt of the certificate referred to in Section 20.3.2.4 of the said Town Plan

but only to the extent and in the circumstances specified and set out in subclause (2) of this clause.

The Applicant will obtain at the Applicant's own cost (a) and expense in favour of the Council and in form approved by the Council an Undertaking (hereinafter called "the Security") by a financial institution acceptable to the Council (which financial institution is hereinafter with its successors and assigns called "the Obligor") providing for the payment to the Council by the Obligor of TWO HUNDRED AND FIFTY FIVE THOUSAND THREE HUNDRED AND FIFTY SIX DOLLARS (\$255,356.00) or so much thereof as shall be owing or payable by the Applicant to the Council under these presents at any time or times forthwith upon receipt by the Obligor of a certificate signed by the Town Clerk or Deputy Town Clerk or City Solicitor for the time being of the Council that a sum of money to be set out therein is payable by the Applicant to the Council pursuant to the provisions of this deed.

The said Security duly completed and, if necessary, stamped shall be delivered to the Council by the Applicant at the time of delivery to the Council of this Deed duly executed by the Applicant and, if necessary, stamped.

(b) Subject to the provisions hereof the Security shall be held and retained by the Council until the completion

by the Applicant of its obligations under this Deed the performance of which is secured as herein provided.

(2)The security above referred to shall primarily operate and stand as security for the performance and fulfilment of such of the Applicant's obligations under Clause 3 hereof as are included in the Third and Fourth Schedules hereto and are specified in the Second Schedule hereto as those for which security is required or is to be provided but if and when the total sum of the said amounts and contributions and the cost of the said work remaining to be paid or completed as the case may be shall be less than the sum so specified as aforesaid, such security shall also (to the extent by which the amount available for recourse to the Obligor or the Applicant by the Council thereunder exceeds the amount required by the Council as security for the said amounts or contributions and the said work remaining to be paid and completed as the case may be) operate and stand as security for either or both of the purposes or partly one and partly the other of the purposes set out in paragraphs (ii) and (iii) of subclause (1) of this clause as shall at the sole and absolute discretion of the Manager be approved and permitted by him from time to time

BUT IT IS HEREBY COVENANTED AND DECLARED that nothing hereinbefore contained or implied shall be construed as requiring that the consent of the Council shall be endorsed on any plan of survey for the subdivision or proposed subdivision. of the said land or any stage development or part thereof (without the Applicant being

required to provide such additional security as the Council of the works, payments, when the cost may require) contributions, matters and things the Applicant is required to execute and provide or comply with under Clause 3(iii) hereof for which adequate security has not been provided and still remain to be completed or complied with by the Applicant (whether in respect of that Plan of Survey or any other Plan or Plans of Survey on which the Council has already endorsed its consent) as estimated by the Manager exceeds the amount available for recourse to the Obligor or the Applicant by the Council from time to time under the security held from time to time by the Council AND IT IS HEREBY FURTHER COVENANTED AND DECLARED by and between the parties hereto that the estimates made by the Manager under and by virtue of this Clause shall be final and binding on all parties.

(3) If and so long as the total sum of the estimated cost of completing the said works and the sum of the said amounts or contributions unpaid from time to time is less than the amount which is available to the Council for recourse under the security in its favour at any time or times, of which the Manager shall be the sole judge, the Applicant shall be at liberty to apply to the Manager as the execution and provision of the said works and the payment of the said amounts or contributions progresses and proceeds but not more frequently than at twelve monthly intervals for a reduction in the amount secured by the Security. On making any such application the Applicant shall produce to the Manager such information as he may require including

limiting the generality of the foregoing, without particulars of quantities and costs and after considering the application and all information at his disposal the Manager shall estimate the cost of completing the said works any thereto the sum of amounts or and shall add On notifying the Applicant and contributions still unpaid. the Obligor of such sum the liability of the Obligor under the Security shall be deemed to be reduced to the amount of the said estimate.

6. Should the Applicant fail to duly perform and fulfil the Applicant's obligations under these presents with respect to the works and amounts and contributions hereinbefore in Clause 3 hereof referred to the Council may at the election of the Council have recourse to the security provided hereunder or to the Applicant or partly to that security and partly to the Applicant -

- (a) to the extent of such amounts or contributions not paid by the Applicant and/or
- (b) to the extent of such sum as the Manager certifies as representing the fair estimated cost of completing the said works which cost shall include the Council's charges for design, supervision, administration and overhead.

7. The Council shall be at liberty to apply at such time or times as it shall in its absolute discretion determine any sum or sums received by it pursuant to Clause 6 hereof as far as the said sum or sums shall extend in or towards all or any one or more of the following purposes -



- (b) carrying out work not executed or provided by the Applicant under this Deed within the time stipulated herein or prescribed or any extension or extensions thereof;
- (c) altering or amending any improperly completed or partly completed work executed or provided by the Applicant under this Deed;
- development (d) carrying out such other work or (including any addition or extension to any work or development then executed or provided by the Applicant) whether within or outside or partly within and partly outside the perimeter of the said land as the Council may consider necessary to mitigate the effects \mathbf{of} any uncompleted or improperly completed or partly completed work of the Applicant or to make any such uncompleted or improperly completed or partly completed work in the opinion of the Council more effective or useful;
- (e) reimbursing itself for any damages suffered by it.

If the sum or sums at any time or times received by the Council from the Applicant or the security will not in any case or cases extend to complete the carrying out or altering, or amending such work in accordance with the requirements of or under this Deed, the Council shall be at liberty to carry out, alter or amend such work at its discretion when expending or utilising the moneys received by it pursuant to Clause 6 hereof.

16.

For the purposes in this Clause contained, the Council its members, officers, agents, servants, contractors and servants of its agents subcontractors and and contractors and subcontractors and others whether of the class just mentioned or not authorised by the Council shall have the full and free right and liberty to enter upon the said land with all necessary vehicles plant and equipment.

Subject to the granting of the approval of the 8. Governor in Council to the application lastmentioned in Clause 2 hereof the obligations of the Applicant hereunder in full force and effect and remain continue shall notwithstanding that the Applicant shall not become or be entitled to become the registered proprietor of the said land or any part thereof or subject to Clause 10 hereof that the Applicant shall at any time cease to be the registered proprietor of the said land or any part thereof or shall for any reason whatsoever be precluded from benefiting either wholly or partly from the amendment of the Town Plan approved consequent upon the application hereinbefore referred to including without prejudice to the generality of the foregoing provisions the inability to use the said land or any part thereof for a purpose for which it may be used only with consent of the Council or its delegate.

9. In the event of the Applicant performing and fulfilling the obligations, works, payments, contributions, matters and things set forth and referred to in Clause 5 hereof and to which the security given under that Clause



refers the Council will certify in writing under the hand of the Town Clerk or Deputy Town Clerk or City Solicitor for the time being to that effect to the Applicant and the Obligor and immediately thereupon the security shall be discharged.

If the said land or any part thereof is sold, 10. transferred or alienated or agreed to be sold, transferred or alienated (other than in the ordinary course of entering into agreements to sell allotments which conform to a design approved by the Council and shown on a registered plan of survey for the subdivision of the said land consented to by the Council) prior to the performance and fulfilment of the provisions of this Deed or any of them on the part of the Applicant to be performed and fulfilled and as relate to the land sold, transferred or alienated or agreed to be sold, transferred or alienated any such sale, transfer or alienation or agreement to sell, transfer or alienate shall be made subject to compliance with the provisions of this Deed or such of them as remain unperformed or unfulfilled on the part of the Applicant and as relate to the land sold, transferred or alienated or agreed to be sold, transferred or alienated and to the proposed purchaser, transferee or alienee being bound contractually by deed with the Council for the performance and fulfilment of the provisions of this Deed on the part of the Applicant to be performed and fulfilled or such of those provisions as shall remain unperformed or unfulfilled at the date of sale, transfer or alienation and as relate to the land sold, transferred or alienated or agreed to be sold, transferred or alienated and

until the proposed purchaser, transferee or alienee becomes personally bound to the Council or in default of any such sale, transfer or alienation being made in compliance with the foregoing provisions of this clause the Applicant shall remain liable for the performance and fulfilment of the provisions of this Deed and shall at the cost and expense of the Applicant sign, seal and do all such documents, deeds, acts, matters and things as shall be necessary to comply with and fulfil such of the provisions of this Deed as have not been complied with and fulfilled and on the part of the Applicant to be performed and fulfilled and as relate to the land sold, transferred or alienated or agreed to be sold, transferred or alienated at such time or times as the Council shall require notwithstanding that the time or times appointed for such compliance and fulfilment shall not have then arrived PROVIDED HOWEVER that notwithstanding anything in this Clause 10 contained in the event of the Applicant selling, transferring or alienating part of the said land or agreeing to sell, transfer or alienate part of the said land the Applicant shall be and remain responsible to the Council and liable for the performance and fulfilment of those provisions of this Deed which relate to the balance of the said land.

18.

11. In the event of the Governor-in-Council approving the application lastmentioned in Clause 2 hereof and the Applicant is not then registered proprietor of an estate in fee simple in the said land the Applicant will forthwith thereafter do sign seal and deliver all such acts, deeds and matters as shall be necessary or desirable to have the Applicant registered as such proprietor as soon as practicable thereafter and will in all cases take all such action necessary to enforce (by legal process, if necessary) the Applicant's rights and remedies under any contract or option or other document entered into or given in favour of the Applicant in order to become registered as proprietor of an estate in fee simple in the said land as soon as practicable after the granting of such approval.

12. All moneys payable to the Council in pursuance of this Deed shall be payable at the office of the Finance Division of the Council, Brisbane Administration Centre, 69 Ann Street, Brisbane aforesaid, free of all deductions.

Any certificate, demand or notice by or from the 13. Council to or upon the Applicant under these presents shall sufficiently made, given or served if left at or be forwarded by post in an envelope addressed to the Applicant or any of them (where there are more persons or corporations than one comprehended under the term Applicant) at his, its or their or any of their addresses or registered offices as the case may be or his, its or their or any of their places of business in Queensland last known to the Council. Such certificate, demand or notice if sent by post shall be deemed to have been made, given or served at the time when in due course of post it would be delivered at the address to which it is directed, whether or not it is actually received, and in proving service by post it shall only be necessary for the Council to prove that the certificate, demand or notice was properly enclosed in an envelope and addressed and put into the post.

14. The Applicant will not assign either absolutely or by way of security the interests, rights or obligations of the Applicant under this Deed without the prior consent of the Council under the hand of the Town Clerk or Deputy Town Clerk which consent shall not be unreasonably withheld if the conditions of Clause 10 hereof are complied with and the Council if and when granting consent may impose conditions for the giving of such consent not inconsistent with the provisions of this Deed.

20.

Upon completion and acceptance by the Council of 15. the works to be undertaken and provided by the Applicant the same will vest in the Council and thereafter the Council shall be responsible for the maintenance thereof. In the event of the said land being developed in stages the provisions of this clause shall apply mutatis mutandis to so such are included in each stage much works as of For the purpose of this clause such works development. shall be deemed to have been accepted by the Council when they have been completed in a proper and workmanlike manner and to the satisfaction of the Manager.

16. No waiver of any breach by the Applicant of any of the provisions of this Deed shall be implied or be effective unless the same shall be in writing under the hand of the Town Clerk or Deputy Town Clerk for the time being of the Council and no laches or delays by the Council at any time or times in enforcing any of its rights and powers hereunder shall prejudice or affect those rights or powers.

17. Nothing herein contained shall affect prejudice or derogate from the requirements of any Statute, Proclamation,

Order-in-Council, rule, regulation, ordinance or bylaw or from the rights, powers and authorities of the Council under the provisions of any Statute, Proclamation, Order-in-Council, rule, regulation, ordinance or bylaw.

The Applicant shall have no right to monetary 18. compensation nor to a claim for damages nor any cause of action in respect of any loss it suffers by reason of any delay or default by the Council in commencing, proceeding with or completing any works, matters or things which the Council or the Manager is obliged to carry out, perform or observe hereunder caused or resulting from any legal restraint upon the Council or its agents servants or contractors or any agency or cause whatever beyond its or their control including without prejudice to the generality of the foregoing provisions of this clause, the neglect, failure, negligence or the acts of the Applicant or any other person or any government body or authority or the failure on the part of any party in contractual relationship the Council carrying with in out any contractual obligation.

19. All designs and specifications for those works which the Applicant is obliged to execute and provide under or by virtue of this Deed shall be prepared by the Applicant at its own cost and shall be submitted to the Manager for the Council's approval thereof and where necessary the approval of any other authority or instrumentality having jurisdiction and required in that behalf and no such works shall be commenced by the Applicant before the Applicant has obtained the said approval or approvals in each and every

Such of the designs and specifications as are instance. required to be prepared by the Applicant shall be compiled and submitted for the necessary approvals so as to provide for the work to be performed expeditiously and continuously and the Applicant shall at all times supply details as to when the designs and specifications that are required to be prepared by the Applicant will be completed and submitted for the necessary approval PROVIDED HOWEVER that subject to the Applicant at all times furnishing all appropriate and necessary details and information the Council shall with all due expedition after lodgment with the Council by the Applicant of all designs and specifications proceed to consider the same and will with all due expedition advise the Applicant of its decision thereon and if the Council shall not approve of any or all of the said designs and specifications the Council shall with all due expedition advise the Applicant of its requirements to enable the Applicant to obtain the Council's approval.

In all cases where by agreement certain designs and specifications for certain works are to be prepared by the Council, the Council shall prepare the same at the cost of the Applicant with due expedition.

20. All works which the Applicant is obliged to execute and provide under or by virtue of this Deed shall be executed and provided to the requirements and satisfaction of the Manager and under his supervision and to the requirements and satisfaction of any Governmental Authority or instrumentality having jurisdiction with respect thereto

and the Applicant will apply for any necessary approvals from the last-named authorities or instrumentalities.

21. The Applicant hereby indemnifies and agrees to keep the Council at all times harmless and indemnified against all actions, proceedings, claims, demands, costs, losses, damage or expense by or at the instance of any person in relation to or in connection with the making providing construction or existence of any of the works executed and provided by or on behalf of the Applicant in accordance with this Deed or any injury or accident or damage arising therefrom prior to the acceptance of same by the Council and the Applicant hereby releases and discharges the Council its members, servants and agents from any such action, proceeding, claim, demand, cost, loss, damage or expense which but for the provisions hereof might be brought or made upon the Council by the Applicant.

22. Notwithstanding any other provisions herein contained in the event of the Governor-in-Council approving of the application lastmentioned in Clause 2 hereof in part only the obligations of the Applicant and of the Council, if any, under this Deed shall respectively be varied so that the Applicant and the Council respectively shall only be bound to observe and carry out such obligations so far as and to the extent to which they relate, apply or pertain to or are capable of relating, applying or pertaining to that part of the said land in respect of which approval to amend the Town Plan has been given of which the Manager shall be the sole judge and if the Manager in his absolute and unfettered discretion so determines the amount of the

security to be provided by the Applicant hereunder shall on notification to that effect by the Town Clerk to the Applicant be reduced to an amount determined by the Manager as being reasonably sufficient to secure the performance of the Applicant's obligations as varied by this clause but subject only to the variations in this clause contained and such other alterations (if any) as may be necessary to make this clause consistent with the other provisions herein contained such provisions shall remain in full force and effect.

23. Nothing contained in Clause 3(iv) hereof shall be construed as imposing any obligation upon or as requiring the Council to undertake, carry out or do any works or expend any money in relation to the matters referred to in the Fifth Schedule hereto.

The Applicant shall permit the Council and its 24. agents, officers, servants, contractors members, and subcontractors, and agents and servants of its contractors and subcontractors and others whether of the class just mentioned or not authorised by the Council at all times during the operating of these presents to enter into and upon the said land for the purposes of examining and inspecting the state and condition thereof and any works or preparation therefor or the site thereof on the said land or on land adjacent thereto and of ascertaining whether the obligations of the Applicant under these presents or otherwise are being duly observed performed and fulfilled and of making good at-the cost and expense of the Applicant any breach of such obligations or any defect in such works

and of performing any works which the Council has agreed to perform.

25. The Applicant hereby acknowledges and undertakes that:

- land shall be to the (a) access to the said Manager and shall be satisfaction of the determined upon lodgement of the application for development;
- (b) a bikeway or signage for a bikeway may be required on the said land and will be negotiated in association with the subdivisional application;
- should an application for development for duplexes (C) and/or attached houses be approved then an application under Section 24.2 of the Town Plan required, comply will be which must with Residential Development Area Rl density requirements, together with all other requirements of the Town Plan and Planning Policies.

26. Time shall in all cases be of the essence of the contract.

27. To the intent of making certain for the purpose of these presents and to facilitate or expedite the recording of the agreement between the parties (a) without herein incorporating full specifications or details of the acts and works agreed to be performed undertaken carried out executed provided or done or the amounts or contributions to be paid by either party or (b) by the incorporation of the contents of correspondence herein by the operation of Clause 1 hereof and the Second Schedule hereto, or (c) for any other reason
whatever it is agreed that if either party shall allege or contend that the meaning or effect of any provision hereof is doubtful or if these presents or any provision thereof is by either party alleged or contended to be uncertain and extent void or of no effect or therefore to any unenforceable then the alleged or contended matter of doubt or uncertainty shall on the written reference of either party a copy of which reference shall be served on the opposite party be referred for the final decision of the Manager who shall give his decision in writing on the matter of such alleged or contended doubt or uncertainty so as to such alleged or contended doubt or settle or remove uncertainty and to make certain by the terms of his decision what is contended to be doubtful or uncertain as an expert and not an arbitrator and may in giving his decision without limiting in any way the discharge of his function hereunder and the utilization of his expert knowledge skill and experience refer to and use his knowledge and experience of the Act the Town Plan and the Ordinances and the terms of arrangements and agreements and conditions of approvals consents and refusals and reasons therefor and policy adopted from time to time by the Council generally in relation to applications for rezoning or subdivision of land the common or usual or other requirements or and of standards or any new or any variation in requirements or standards adopted or proposed from time to time of acts or works agreed imposed required performed undertaken carried out provided or done on or in relation or applicable to lands in the City and the development and use of such lands

and no action or proceedings in relation to such matter of alleged doubt or uncertainty shall be instituted by either party hereto unless and until the matter shall have been so referred and the decision of the Manager obtained and any decision of the Manager under this clause shall bind both parties hereto and for all purposes be deemed to have formed part of and been incorporated herein as from the date of these presents and shall be held to be in no way any variation or alteration of the terms of these presents.

Notwithstanding the provisions of Clause 3 hereof 28. or any other provision in this Deed the Manager may in his in respect discretion determine that of any absolute particular stage or stages of development of the said land the Applicant shall only be obliged to execute and provide or cause to be executed and provided so much of the work matters and things and pay so much of the amounts or contributions set out and specified in the schedules hereto as are in the opinion of the Manager applicable to that or those particular stage or stages of development and the endorsement of the Council's consent on any plan or any plans of survey of any stage of development and/or subdivision of the said land shall be subject to compliance by the Applicant with the conditions of approval imposed by the Council or its delegate and the completion observance and performance by the Applicant of all works matters and things for which the Applicant is responsible under the terms of this Deed or so much thereof as may be determined by the Manager as being applicable to that or those particular stage or stages of development and/or subdivision

pursuant to the provisions of this clause or the Ordinances of the Council or otherwise by law and the payment by the Applicant at the appropriate time of all amounts or contributions for which the Applicant is liable or so much thereof as may be determined by the Manager as being applicable to that or those particular stage or stages of development and/or subdivision pursuant to the provisions of this Clause but the Council may nevertheless in its absolute discretion and subject to the other provisions of this deed the Ordinances or any Statute or rule of law endorse its consent on a plan or plans of survey in respect of any stage of development and/or subdivision notwithstanding that the Applicant may not have completed the development of that section or stage of development and/or subdivision in accordance with the terms of this Deed PROVIDED HOWEVER that if the Council endorses its consent on any stage plan of survey then the Council may without prejudice to any other remedy that the Council may have under this Deed or at law or otherwise howsoever refuse to endorse its consent on any succeeding stage or plan of survey if the Applicant has not completed that part of its obligations under the provisions of this Clause as shall be appropriate to that part of the said land which was subdivided in the preceding stage of development and/or subdivision.

29. In the interpretation of these presents unless the .contrary intention appears herein -

(a) the term "the Applicant" means the party of the
 first part hereinbefore named and the respective
 executors administrators or successors and assigns

of that party and if that party consists of more than one person then of each person constituting that party from time to time

- (b) the term "Manager" means the permanent Head of the unit of administration of the Council charged with the administration of the laws and Ordinances relating to the particular work in respect of which the term is used
- (c) the term "the Council" includes its successors and in respect of any matter delegated by the Council or by any Ordinance to any officer or board or delegate of the Council includes such officer board or delegate in relation to that matter
- (d) the "Town Plan" means the Town Plan for the City of Brisbane
- (e) the "Act" means the City of Brisbane Act 1924 as amended the City of Brisbane Town Planning Act 1964 as amended and the Metropolitan Water Supply and Sewerage Act 1909 as amended
- (f) the "Ordinances" means the City of Brisbane Ordinances and any subordinate legislation under the Act and as amended from time to time
- (g) words importing the singular number include the plural number and vice versa and words importing any gender include the other genders and words importing only persons include corporations and/or associations and/or bodies and vice versa in each respective case

- whenever more persons than one constitute the (h) all covenants, agreements, the Applicant restrictions and provisoes herein conditions, contained or implied shall be read and construed as joint and several and as including each such respective executors person and their administrators or successors as the case may be and assigns jointly and severally
- (i) the term "the said land" shall mean and include the land as is secondly described in the First Schedule hereto to the intent that notwithstanding that any part or parts of the said land are required to be transferred to the Council those part or parts shall be comprehended in the said term.

30. The Applicant shall pay all costs, charges and expenses of and incidental to the preparation, execution, stamping and completion of this Deed and of any other document required hereunder and all duplicates thereof and of all advertisements required by law or otherwise to be made relating to an amendment of the said Town Plan.

31. This Deed shall in all respects be interpreted in accordance with the law of the State of Queensland.

IN WITNESS WHEREOF the execution hereof by the parties hereto on the days respectively hereinafter appearing.

31.

THE FIRST SCHEDULE HEREINBEFORE REFERRED TO (Description of land for recital (a) hereof)

In the County of Stanley, Parish of Oxley, City of Brisbane

Certificate Volume	of Title Folio	Description	Area
4483	198	Lot 57 on R.P. 85586	8 acres 2 roods 16.8 perches

LAND TO BE REZONED

(Description of land for recital (b) hereof)

In the County of Stanley, Parish of Oxley, City of Brisbane

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Certificate Volume	of Title Folio	Description	Area
4483	198	Lot 57 on R.P. 85586	8 acres 2 roods 16.8 perches

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO

P.O. Box	7019,
Riverside	Centre,
BRISBANE,	Q. 4001

PHONE: 07 832 2222 FAX: 07 832 3331

November 22nd, 1990

The Town Clerk, Brisbane City Council, Brisbane Administration Centre, 69 Ann Street, BRISBANE, O. 4000

Dear Sir,

Re: Proposed Rezoning at 316 Long Street East, Graceville Council File No: (0) 397/12-918/89

I refer to discussions by my Architect and Town Planner, **Sector** of John Giles Associates Pty. Ltd. with **Sector** on Wednesday November 21st, 1990 and advise that in support of this application I make the following offers:

1. LEGAL

 Authorise the preparation by Council of a Deed of Agreement and any associated documents incorporating the matters in respect of which offers are made. The estimated cost of such documents being \$1,935.00 is enclosed. I agree to pay any additional cost forthwith upon notification.

2. GENERAL

- i) Provide asphaltic concrete surfacing or similar to all vehicle movement areas.
- ii) Provide evidence of a legal point of discharge for stormwater drainage when submitting engineering designs for approval.
- iii) Acknowledge that no plan of layout has been assessed, and that:
 - a) If the land is to be subdivided following re-zoning, then the subdivision layout is to be satisfactory to the Manager of Department of Development and Planning and Manager of Department of Works;
 - b) If the land is proposed to be developed for duplexes and/or attached houses, following re-zoning, then an application under Section 24.2 of the Town Plan will be required, which must comply with Residential Development Area RI density requirements, together with all other requirements of the Town Plan and Planning policies (this in no way construes that approval will be given for attached houses and/or duplexes).

32A. THE SECOND SCHEDULE HEREINBEFORE REFERRED TO (CONTD)

- iv) Acknowledge that access to the site must be to the satisfaction of the Traffic Planning Branch and will be determined once a further application is lodged for development, following re-zoning of the land.
- v) Acknowledge that a bikeway or signage for a bikeway may be required through the site and will be negotiated in association with the subsequent application.
- vi) Be responsible for any costs incurred by the Council in protecting, altering or diverting the existing water and sewerage mains, services and/or installations to meet the requirements of the Manager of Department of Water Supply and Sewerage.

3. ROADWORKS AND DRAINAGE

- i) External construction of Baronsfield Street. Construct a 7 metre wide pavement with concrete kerb and channel on both sides.
 Secured Amount - \$3,500.00
- Carry out filling of the site to provide flood-free access and minimum habitable floor levels of detached houses, duplexes and attached houses 300mm above the Q100 flood level to the satisfaction of the Manager of Department of Works

Secured Amount - \$100,000.00

- iii) Filling of the site to be carried such that residences can be built with garages and storage areas on the ground floor and with living areas on the first floor being at a minimum of RL 8.3m AHD.
- iv) Filling of the site with the exception of the egress point and graded drive on Haldane Street, to be such that access to each building site is kept above the 30 year Design Flood level that is RL 5.3m A.H.D.
- v) Filling of the site shall be such as to provide access from each lot on the site to the access street that is least affected by flooding.
- vi) Filling of the site shall be appropriately contoured to ensure that ponding of stormwater or nuisance from stormwater run-off on the adjacent properties to the subject site does not occur.
- vii) Filling of the site shall be such as to tie in neatly with the existing surface levels on the adjoining properties and to be sympathetic to the outlook of the adjacent properties and not have any adverse visual impact. This may require a buffer area between the development and adjoining properties.
- viii) Carry out storm water drainage through the site generally in accordance with the report by Ralph Freestun and Associates and to the satisfaction of the Manager of Department of Works

Secured Amount - \$50,000.00

32B.

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO (CONTD)

4. SEWERAGE

i) Contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The rate is currently assessed at \$10,915.00 per hectare and amounts to \$38,009.00 (Treatment Headwork component \$12,080.00 and System Headworks Component \$25,929.00) for the total area of 3.4823 hectares

Secured Amount \$38,009.00

- ii) Be responsible for the costs of construction of a sewerage reticulation system necessary to provide a sewerage connection to each allotment.
- iii) Obtain permission to build over the sewer from the Sewerage Operations Branch before any building work is commenced. Alternatively, relocate the sewers at no cost to the Council.
- iv) Agree to construct internal sewerage reticulation to the satisfaction of the Manager of Department of Water Supply and Sewerage.

5. WATER SUPPLY

i) Contribute towards the cost of water supply headworks at the rate prevailing at the time payment is made. The rate is currently assessed at \$8,335.00 per hectare and amounts to \$29,024.00 (Treatment Headwork Component \$15,910.00 and System Headwork Component \$13,114.00) for the total area of 3.4823 hectares.

Secured Amount - \$29,024.00

- ii) Be responsible for the cost of construction of a water supply system, necessary to provide a connection to each allotment.
- iii) Be responsible for the cost of a water service and meter to each allotment (not secured).
- iv) Agree to construct internal water reticulation to the satisfaction of the Manager of Department of Water Supply and Sewerage.

6. PARK AND FOOTPATH TREES

i) Payment of \$10,000.00 per hectare to Council as a park contribution Secured Amount - \$34,823.00

7. UNDERGROUND SERVICES

i) <u>Electricity</u>

- a) Produce documentary evidence prior to sealing plans of subdivision by Council or prior to commencement of any use of the land that a contract has been entered into with SEQEB to provide underground electricity and street lighting to the development.
- b) Transfer free of cost any easements and ground transformer sites to SEQEB and any associated .3m access restriction strips to Council.

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO (CONTD)

- *
- c) Advise any purchaser of property of their responsibility regarding connection from street supply.

ii) <u>Telecom</u>

Obtain an undertaking from Telecom that all its services will be underground.

8. PAYMENTS

Acknowledge:

- i) Amounts for cost of road and footpath works, drainage, water supply and sewerage construction are estimates and agree to pay to Council, for any such work carried out by Council, the current rate at time of payment.
- ii) Rates at time of payment will apply for water supply and sewerage headworks.

9. PAYMENTS

i) Agree all payments and works to be completed within three (3) years of gazettal of the new zoning or prior to sealing a plan of subdivision or (if no further subdivision) prior to building approval or (if no building approval) prior to commencement of use, whichever is the sooner.

10. SECURITY AND BONDING

- i) Total amount to be secured \$255,356.00
- ii) Form of Security

The security will be provided in the form of a bank guarantee drawn on the National Australia Bank, Albion.

Yours faithfully,



THE THIRD SCHEDULE HEREINBEFORE REFERRED TO

33.

PART I

ITEM A - SEWERAGE HEADWORKS

In respect of the cost of providing for the said land a sewerage service other than a system of internal sanitary sewers within the boundaries of the said land the payment to the Council of such amount as is specified or as is ascertained by calculation in accordance with the formula or other method of reckoning expressed in the Second Schedule hereto and applicable to such sewerage service.

ITEM B - WATER SUPPLY HEADWORKS

In respect of the cost of providing for the said land a water supply service other than the reticulation of the said land the payment to the Council of such amount as is specified or as is ascertained by calculation in accordance with the formula or other method of reckoning expressed in the Second Schedule hereto and applicable to such water supply service.

PART II

ITEM C - DEDICATION AS ROAD

The dedication as public road without cost to the Council of a strip of land of that width and along that frontage of the said land as is specified in the Second Schedule hereto and to this end arrange for the necessary plan of survey to be prepared and signed forthwith by the registered proprietor of the said land and lodged with the Council when requested

by it, together with the necessary application form and fees, appropriate registration fees and undertakings from the solicitors for the registered proprietor of the said land to produce the relevant Title Deed when so requested by the City Solicitor for the time being of the Council or in the alternative at the discretion of the City Solicitor conclude and lodge with the Council contemporaneously with the delivery to the Council of this Deed such binding agreement in writing between the Council and all other interested or affected parties (including without prejudice to the generality of the foregoing a caveat forbidding registration of any dealing prior to that of the said plan consented to by the registered proprietor) as shall be required by the City Solicitor to ensure that the said Title Deed is lodged when required by the City Solicitor at the Titles Office to enable registration of the said plan in accordance with the provisions hereof. The said survey plan shall be held by the Council and may be lodged at any time at the office of the Registrar of Titles after the date hereof.

ITEM D - EXTERNAL ROAD WORKS

The construction along the full length of the frontage of the said land to that or those public road or roads external to the said land named or otherwise identified in the Second Schedule hereto of such works as are specified in the said Schedule to be executed and provided by the Applicant in relation to such road or roads (including associated stormwater drainage) in accordance with the provisions and

requirements set out in Section 20.3 of the Town Plan for the City of Brisbane to the design and specification as prescribed from time to time by the Manager and to his requirements and directions and complete satisfaction.

ITEM E - KERB AND CHANNELLING AND FORMATION OF FOOTPATHS The construction in that or those public road or roads external to the said land named or otherwise identified in the Second Schedule hereto of concrete kerb and channelling as specified in the Second Schedule hereto in accordance with the requirements of and to the design and specification as prescribed from time to time by the Manager and to his complete satisfaction and the formation of a footpath along the full length of the frontage of the said land to the aforesaid road or roads to such width as the Manager shall determine and in accordance with his requirements and hís complete satisfaction and the directions and to construction of concrete strip footpaths to dedicated roads fronting the said land as is specified in the Second Schedule hereto in accordance with the requirements (including inter alia position or positions) of and and to the design and specifications as prescribed from time to time by the Manager and to his complete satisfaction.

ITEM F - DRAINAGE WORKS

The construction of all drainage works as are specified in the Second Schedule hereto to be executed and provided by the Applicant in accordance with the directions and requirements and to the satisfaction of the Manager.

ITEM G - ADDITIONAL COST OF STORMWATER DRAINAGE The payment to the Council of the amount specified in the Second Schedule hereto which represents the estimated additional cost of the construction through the said land of stormwater drainage referred to in Item D of the Fourth Schedule hereto exceeding a cross-sectional area of 0.79 square metres. Such sum shall be held by the Council (without limit as to time) until the said land is subdivided and the stormwater drainage is constructed.

ITEM H - SEWERAGE/WATER SUPPLY - EXTERNAL CONSTRUCTION In respect of the provision and construction by the Council of external sewers/water mains as specified in the Second Schedule hereto a payment or contribution in such amount as is specified or as is ascertained by calculation in accordance with the formula or other method of reckoning expressed in the said Schedule.

THE FOURTH SCHEDULE HEREINBEFORE REFERRED TO

ITEM A - SEWERAGE RETICULATION

The provision or carrying out of the work of constructing a system of internal sanitary sewers within the boundaries of the said land for the purpose of providing a sewerage service to each proposed allotment delineated on the relevant plan or plans of survey in accordance with the engineering plans and specifications prepared by and at the expense of the Applicant and previously approved by the Manager and to his requirements and satisfaction. The Applicant may at its option request the Council to carry out the work of constructing a system of internal sanitary sewers for the purpose of providing a sewerage service as aforesaid and if agreed to by the Council such work shall be carried out at a cost to the Applicant amounting to the sum specified or as is ascertained by calculation in accordance with the formula or other method of reckoning expressed in the Second Schedule hereto or at such other cost to the Applicant as the Manager may from time to time determine as the Council's then current usual contribution or price or relevant ruling flat rate fee for the provision or carrying out by the Council of constructing a system of internal sanitary sewers within the boundaries of the said land The Applicant shall be the greater. whichever is responsible for obtaining permission to build over the sewer from the Sewerage Operations Branch before any building work is commenced or alternatively be responsible for all costs incurred by the Council in protecting altering or diverting existing mains, services and/or installations to meet the requirements of the Manager as set out in the Second Schedule hereto and the Applicant shall ensure that all sewerage supply works are provided and constructed to the satisfaction of the Manager as set out in the Second Schedule hereto.

ITEM B - WATER SUPPLY RETICULATION

The provision or carrying out of the work of installing water mains as part of a water supply reticulation for the said land (such reticulation to include as well as the installation of all water mains within and throughout the said land the installation of a service pipe and water meter to serve each allotment) and the payment to the Council of the cost of installing service pipes and water meters for the purpose of providing a water supply service to each proposed allotment delineated on the relevant plan or plans of survey in accordance with the engineering plans and specifications prepared by and at the expense of the Applicant and previously approved by the Manager and to his requirements and satisfaction. The Applicant may at its option request the Council to carry out the work of installing such water mains and if agreed to by the Council such work shall be carried out by the Council at a cost to the Applicant amounting to the sum specified or as is ascertained by calculation in accordance with the formula or other method of reckoning expressed in the Second Schedule hereto or at such other cost to the Applicant as the Manager may from time to time determine as the Council's then

current usual contribution or price or relevant ruling flat rate fee for the provision or carrying out by the Council of supply reticulation whichever ís the water internal All service pipes and water meters shall be greater. installed by the Council at the cost of the Applicant after payment thereof to the Council prior to the commencement of such installation by the Council and such cost shall be the relevant ruling flat rate fee at the time of installation as Applicant shall Manager. The be the determined by responsible for all costs incurred by the Council in protecting altering or diverting existing mains, services and/or installations to meet the requirements of the Manager as set out in the Second Schedule hereto and the Applicant shall ensure that all water supply works are provided and constructed to the satisfaction of the Manager as set out in the Second Schedule hereto.

ITEM C - ROAD DRAINAGE

The construction in the roads named or identified in the Second Schedule hereto of road drainage (including street gullies, manholes and inlets, if so required by the Manager) to the design, specifications, dimensions and size and in positions determined or approved by the Manager, such works to be carried out in accordance with his requirements and directions and to his complete satisfaction.

ITEM D - STORMWATER DRAINAGE

The construction of all stormwater drainage in and through the land proposed to be subdivided in a position generally

accordance with the report by Ralph Freesteen anđ in Associates and to be determined or approved by and ín accordance with the directions and requirements and to the satisfaction of the Manager and shall prior to such construction submit to and have approved by the Manager plans, designs, schedules, specifications, estimates and calculations for the construction thereof. The Applicant shall ensure that any stormwater drainage required in association with the development of the said land shall be carried to a point at which it may be lawfully discharged without causing nuisance or annoyance to any person.

ITEM E - ROADS

The construction of all roads within the said land in accordance with the provisions and requirements set out in Section 20.3 of the Town Plan for the City of Brisbane together with concrete kerb and channelling along both sides of the full length of the frontage of each road so constructed to the design and specification as prescribed from time to time by the Manager and to his satisfaction and the formation of footpaths along both sides of the full length of the frontage of each of the roads so constructed in accordance with the requirements and directions and to the satisfaction of the Manager.

ITEM F - ROOF WATER DRAINAGE

The construction and provision of roof water drainage reticulation to and for such allotment or allotments, as determined by the Manager created or proposed to be created

by subdivision of the said land in a position or positions to be determined or approved by the Manager and in accordance with his directions and requirements and to his satisfaction.

ITEM G - CONCRETE FOOTPATH STRIP The construction by the Applicant at the Applicant's cost and expense of a concrete strip seven metres in width (where such a strip is not already provided) to the specifications and in a position determined by the Manager over and along the full length of the footpath in that road named or otherwise identified in the Second Schedule abutting any allotment or allotments created by subdivision of the said land.

ITEM H - PARKS

ITEM

A contribution for the provision of parks amounting to the sum specified or as is ascertained in accordance with the formula or other method of reckoning expressed in the Second Schedule hereto.

Although no proposed Plan of Layout has been approved by Council, the Applicant acknowledges that upon approval of any subdivision of the said land, the said land shall be developed in accordance with a Plan of Layout previously approved by the Council.

ITEM J - FILLING

-/LAYOUT

The Applicant shall carry out filling of the said land, in accordance with the requirements and directions and to the satisfaction of the Manager, and in particular without limiting the generality of the foregoing in accordance with the following:

- (a) to provide flood-free access and minimum habitable floor levels of detached houses, duplexes and attached houses 300mm above the Q100 flood level to the satisfaction of the Manager (such work is presently estimated to cost \$100,000.00);
- (b) such that residences can be built with garages and storage area on the ground floor and with living areas on the first floor being at a minimum of RL 8.3m AHD;
- (c) with the exception of the egress point and graded drive on Haldane Street, to be such that access to each building site is kept above the 30 year design flood level, i.e. RL 5.3m AHD;
- (d) to provide access from each lot on the said land to the access street that is lease affected by flooding.
- (e) appropriately contoured to ensure that ponding of stormwater or nuisance from stormwater runoff on the adjacent properties to the said land does not occur.
- (f) such as to tie in neatly with the existing surface levels on the adjoining properties and to be sympathetic _ to the outlook of the adjacent properties and not have any adverse visual

impact to the satisfaction of the Manager.
(This may require a buffer area between the
said land and adjoining properties.)

43.

BCC.061.8521

THE FIFTH SCHEDULE HEREINBEFORE REFERRED TO

ITEM A - TRANSFER OF EASEMENTS TO THE COUNCIL Grant and transfer to the Council any drainage, water supply, sewerage or right of way easement or easements or other easement or easements considered necessary by the Council or the Manager in terms satisfactory to the City Solicitor for the time being of the Council, having a width and length determined by the Manager and in a position or positions determined by the Manager and the preparation of a plan or plans of survey of the said easements and the signing, sealing, delivering and doing of all such deeds and documents (duly stamped), acts, matters and things and the payment of all fees and duties necessary to obtain registration of the aforesaid easement or easements in the office of the Director of Freehold Land Titles prior to the expiration of the respective times specified in Clause 3(ii) hereof or upon registration at the Office of the Director of Freehold Land Titles of the relevant plan of survey (or each plan of survey if more than one) whichever shall occur the sooner and to hand to the Council all deeds and documents required to give effect to the foregoing provisions at such times as the Council or the Manager shall determine or request from time to time.

ITEM B - TRANSFER OF LAND TO THE COUNCIL

Hand over to the Council prior to the expiration of the respective times specified in Clause 3(ii) hereof free of all expense to the Council together with all registration

fees payable thereon a stamped Transfer in favour of the Council of an unencumbered estate in fee simple in the land identified in the Second Schedule hereto as to be transferred to the Council together with any necessary plan of survey to be prepared and signed by the registered proprietor of the said land together with the necessary application form \mathbf{or} forms and fees and appropriate and undertakings from the registered registration fees proprietor mortgagee or encumbrancee of the said land or other the person having or being entitled to possession or control of the relevant title deed or title deeds to produce or cause to be produced the relevant title deed or deeds on request by the City Solicitor for the time being of the Council to do so.

ITEM C - TRANSFER OF LAND TO THE COUNCIL AS TRUSTEE

Hand over to the Council prior to the expiration of the respective times specified in Clause 3(ii) hereof free of all expense to the Council together with all registration fees payable thereon a stamped Nomination of Trustee in duplicate in favour of the Council as Trustee for Town Planning purposes of an unencumbered estate in fee simple in the land identified in the Second Schedule hereto and being land required to be transferred to the Council as Trustee for Town Planning purposes together with any necessary plan of survey to be prepared and signed by the registered proprietor of the said land together with the necessary application form orforms and fees and appropriate registration fees and undertakings from the registered

proprietor mortgagee or encumbrancee of the said land or other the person having or being entitled to possession or control of the relevant title deed or title deeds to produce or cause to be produced the relevant title deed or deeds on request by the City Solicitor for the time being of the Council to do so.

ITEM D - TRANSFER AND SURRENDER OF LAND TO THE CROWN Hand over to the Council prior to the expiration of the respective times specified in Clause 3(ii) hereof free of all expense to the Council together with all registration fees payable thereon a stamped Transfer and Surrender in favour of the Crown of an unencumbered estate in fee simple in the land identified in the Second Schedule hereto and being land required to be provided by the Applicant for the purpose of park and public recreation and all documents ancillary thereto, together with any necessary plan of and signed the registered survey to be prepared by proprietor of the said land together with the necessary application form or forms and fees and appropriate registration fees and undertakings from the registered proprietor mortgagee or encumbrancee of the said land or other the person having or being entitled to possession or control of the relevant title deed or title deeds to produce or cause to be produced the relevant title deed or deeds on request by the City Solicitor for the time being of the Council to do so.

THE SIXTH SCHEDULE HEREINBEFORE REFERRED TO

ITEM

- (a) On payment to the Council of the amount referred to in Item A of the Third Schedule hereto such work, if any, to the design and specifications determined by the Manager necessary to dispose of sewage from the internal sanitary sewer system referred to in Item A of the Fourth Schedule hereto.
- (b) On payment to the Council of the amount referred to in Item B of the Third Schedule hereto such work, if any, to the design determined by the Manager necessary to provide the part of the water supply service other than the reticulation of the said land.

SIGNED SEALED AND DELIVERED by the) this 22 saíd) 1991 in the) day or) presence of: 1 A Justice of the Peace. The Seal of BRISBANE CITY COUNCIL) was hereunto affixed this 23 naugust day of me I being the proper officer to affix such Seal, in the presence of: Α

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1397/12-918/89

MEMORANDUM:

Town Clerk, for Establishment and Co-ordination Committee.

Application for Rezoning of Land - 316 Long Street East, Graceville

An application was submitted by John Giles Associates for rezoning of land at 316 Long Street East, Graceville, described as lot 57 on registered plan No. 85586, Parish of Oxley, and having an area of 3.4823 hectares, from the Future Urban Zone to the Residential "A" Zone. The purpose of the application was to permit residential development of the land.

The Department considers that the Council propose to take action to rezone the land subject to a satisfactory agreement concerning developmental requirements.

by letter dated 22nd November, 1990, advised as

"I refer to discussions by my Architect and Town Planner, second of John Giles Associates Pty. Ltd. with second of Nednesday, November 21st, 1990, and advise that in support of this application I make the following offers:

1. LEGAL:

follows:

Authorise the preparation by Council of a deed of agreement and any associated documents incorporating the matters in respect of which offers are made. The estimated cost of such documents being \$1,935.00 is enclosed. I agree to pay any additional cost forthwith upon notification.

2. GENERAL:

- Provide asphaltic concrete surfacing or similar to all vehicle
 movement areas.
- (ii) Provide evidence of a legal point of discharge for stormwater drainage when submitting engineering designs for approval.
- (iii) Acknowledge that no plan of layout has been assessed, and that:
 - (a) If the land is to be subdivided following rezoning, then the subdivision layout is to be satisfactory to the Manager of Department of Development and Planning and Manager of Department of Works;

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- 2 -If the land is proposed to be developed for duplexes (b) and/or attached houses, following rezoning, then an application under Section 24.2 of the Town Plan will be required, which must comply with Residential Development Area R1 density requirements, together with all other requirements of the Town Plan and Planning Policies (this in no way construes that approval will be given for attached houses and/or duplexes). Acknowledge that access to the site must be to the satisfaction V } of the Traffic Planning Branch and will be determined once a further application is lodged for development, following rezoning of the land. Acknowledge that a bikeway or signage for a bikeway may be (v) required through the site and will be negotiated in association with the subsequent application. Be responsible for any costs incurred by the Council in (vi) protecting, altering or diverting the existing water and sewerage mains, services and/or installations to meet the requirements of the Manager of Department of Water Supply and Sewerage. ROADWORKS AND DRAINAGE: З. External construction of Baronsfield Street: (i)Construct a 7 metre wide pavement with concrete 3,500.00 kerb and channel on both sides. Carry out filling of the site to provide flood-free (ii)access and minimum habitable floor levels of detached houses, duplexes and attached houses 300mm above the Q100 flood level to the satisfaction of the Manager \$100,000.00 of Department of Works. Filling of the site to be carried such that (iii) residences can be built with garages and storage area on the ground floor and with living areas on the first floor being at a minimum of RL 8.3m AHD. Filling of the site, with the exception of the egress (iv)point and graded drive on Haldane Street, to be such that access to each building site is kept above the 30 year design flood level, i.e. RL 5.3m AHD. Filling of the site shall be such as to provide (v) access from each lot on the site to the access street that is least affected by flooding.
- (vi) Filling of the site shall be appropriately contoured to ensure that ponding of stormwater or nuisance from stormwater runoff on the adjacent properties to the subject sites does not occur.
- (vii) Filling of the site shall be such as to tie in neatly with the existing surface levels on the adjoining properties and to be sympathetic to the

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Secured Amount

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outlook of the adjacent properties and not have any adverse visual impact. This may require a buffer area between the development and adjoining properties.

Carry out stormwater drainage through the site generally in accordance with the report by Ralph Freestun and Associates and to the satisfaction of the Manager of Department of Works.

SEWERAGE:

(i)

- Contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The rate is currently assessed at \$10,915.00 per hectare and amounts to \$38,009.00 (Treatment Headworks Component \$12,080.00 and System Headworks Component \$25,929.00) for the total area of 3.4823 hectares.
- Be responsible for the costs of construction of a sewerage reticulation system necessary to provide a sewerage connection to each allotment.
- (iii) Obtain permission to build over the sewer from the Sewerage Operations Branch before any building work is commenced. Alternatively, relocate the sewers at no cost to the Council.
- (iv) Agree to construct internal sewerage reticulation to the satisfaction of the Manager of Department of Water Supply and Sewerage.
- 5. WATER SUPPLY:
- (i) Contribute towards the cost of water supply headworks at the rate prevailing at the time payment is made. The rate is currently assessed at \$8,335.00 per hectare and amounts to \$29,024.00 (Treatment Headwork Component \$15,910.00 and System Headwork Component \$13,114.00) for the total area of 3.4823 hectares.
- (ii) Be responsible for the cost of construction of a water supply system, necessary to provide a connection to each allotment.
- (iii) Be responsible for the cost of a water service and meter to each allotment (not secured).
- (iv) Agree to construct internal water reticulation to the satisfaction of the Manager of Department of Water Supply and Sewerage.
- 6. PARK AND FOOTPATH TREES:
- Payment of \$10,000.00 per hectare to Council as a park contribution.

\$ 38,009.00

\$ 50,000.00

\$ 29,024.00

\$ 34,823,00

BCC.061.7250

UNDERGROUND SERVICES:

(a)

Electricity:

- Produce documentary evidence prior to sealing plans of subdivision by Council or prior to commencement of any use of the land that a contract has been entered into with SEQEB to provide underground electricity and street lighting to the development.
- (b) Transfer free of cost any easements and ground transformer sites to SEQEB and any associated .3 metre access restriction strips to Council.
- (c) Advise any purchaser of property of their responsibility regarding connection from street supply.
- (ii) <u>Telecom</u>:

Obtain an undertaking from Telecom that all its services will be underground.

8. PAYMENTS:

Acknowledge:

- Amounts for cost of road and footpath works, drainage, water supply and sewerage construction are estimates and agree to pay to Council, for any such work carried out by Council, the current rate at time of payment.
- (ii) Rates at time of payment will apply for water supply and sewerage headworks.

9. PAYMENTS:

- (i) Agree all payments and works to be completed within three (3) years of gazettal of the new zoning or prior to sealing a plan of subdivision or (if no further subdivision) prior to building approval or (if no building approval) prior to commencement of use, whichever is the sooner.
- 10. SECURITY AND BONDING:
- (i) Total amount to be secured \$255,356.00.
- (ii) Form of Security:

The security will be provided in the form of a bank guarantee drawn on the National Australia Bank, Albion."

The offers contained in the letter dated 22nd November, 1990, satisfy Council's developmental requirements and Council will not be involved in any expenditure providing services, including water supply and sewerage to the subject property. - 5 -

ECOMMENDATION:

The offers contained in the letter dated 22nd November, 1990, be ccepted subject to the developer at the time of executing the rezoning deed providing a bond in a form acceptable to the City Solicitor securing the obligations of the deed for an amount of \$255,356.00.

BCC.061.7252

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Ralph Freestun and Associates

CIVIL AND STRUCTURAL ENGINEERS

LOT R57 - LONG STREET EAST, GRACEVILLE FLOOD STUDY

CONTENTS

SUMMARY EXISTING DRAINAGE SYSTEM AND CATCHMENT CATCHMENT RUNOFF CATCHMENT RUNOFF AFTER DEVELOPMENT FLOOD LEVELS AT PRESENT LOCAL CATCHMENT RUNOFF FLOODING: BRISBANE RIVER FLOODING OXLEY CREEK FLOODING RECLAMATION REQUIREMENTS DRAINAGE REQUIREMENTS FOR DEVELOPMENT : EXTERNAL CATCHMENT FLOWS INTERNAL DRAINAGE PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT

APPENDIX A - CATCHMENT 'RUNOFF APPENDIX B - DRAINAGE SCHEME WITH LAKE

LIST OF FIGURES

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FIGURE 1	CATCHMENT	PLAN			
FIGURE 2	RATING OF	LONG	STREET	EAST	CULVERT
FIGURE 3	DRAIN CROS	SS-SEC	CTIONS		

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18th June, 1990

BCC.061.8595

LOT R57 - LONG STREET EAST, GRACEVILLE FLOOD STUDY

SUMMARY

This study describes the flooding and drainage characteristics of a site in Long Street East, Graceville comprising some 3.5 hectares of undeveloped open space adjacent to Oxley Creek.

It has been found that a major constraint to development of the land for housing is the need to provide for runoff from an external catchment area to the west which drains through the site into Oxley Creek.

It is recommended that this external runoff be carried through the site by maintaining the existing creek as a floodway through the development. The location of this floodway is also constrained by the position of existing trunk sewers running through the site. An easement 20 metres wide is recommended for the floodway.

Regrading of this floodway where necessary will ensure that flood levels upstream are not increased and housing external to the site is not affected by reclamation required by the development.

EXISTING DRAINAGE SYSTEM AND CATCHMENT

The catchment draining through the site is shown on Figure 1. It is typical suburban residential and fully developed with a total area of 45 hectares.

This area drains via underground piped systems which discharge into the existing open channel on the site just at the rear of housing in Haldane Street.

artificially improved The open channel has been and straightened at some stage and is tidal over some of its length. An inspection of the site and levels taken where the channel crosses Long St. East indicate that the channel dimensions generally seem to agree with BCC Drawing W892/1. Although Dwg.W892 shows the pipe system extending halfway across the site, the site inspection confirmed that this pipe Instead the open channel has been was never constructed. extended right up to the Haldane St. boundary along the same alignment. The dimensions of this channel extension are similar to those shown on the BCC drawings for the lower reaches with invert levels the same as for the unconstructed pipe system.

CATCHMENT RUNOFF

The runoff from the external catchment was estimated by the Rational Method as detailed in the BCC Stormwater Design Standard. The flows obtained were:

TABLE 1 - EXISTING CATCHMENT RUNOFF

Return Period (Years)	Q10	Q30	Q100
Runoff in cumecs	7.5	10.1	13.1

The derivation of these flows (time of concentration, runoff coefficients and rainfall intensities etc.) is shown in Appendix A.

CATCHMENT RUNOFF AFTER DEVELOPMENT

The only change to the catchment in the future is the development of the site in question from open space to residential. This alters the equivalent impervious area by a small percentage only (3%) Future runoff will therefore be virtually unchanged from present conditions.

The derivation of this change in runoff after development is also shown in Appendix A.

FLOOD LEVELS AT PRESENT

Flooding on the site may be caused by local runoff from the catchment described above or by backing-up of flood waters from Oxley Creek and the Brisbane River.

LOCAL CATCHMENT RUNOFF FLOODING :

Flood levels from local catchment runoff through the site for existing conditions were calculated using a standard backwater model of the existing drain with the catchment flows calculated above.

Cross-sections for the backwater model were assembled using the contours shown on Figure 1 and the dimensions for the drain channel shown on Dwg. W892. Cross-section locations and chainages are shown on Figure 1.

The starting water level at Long Street East for this model was obtained by rating the culvert at Long St.East assuming a tailwater level below the culvert equal to Mean High Water Spring tide level (MHWS) of RL(0.9m) AHD. This rating is shown in Figure 2.

It was found that the Q30 flow would just overtop Long St.East (RL 2.85m AHD) and the Q100 flow would overtop the road by some 0.3 metres (RL 3.15m AHD).

The levels calculated by the backwater model for the existing drain are shown in Table 2 and were used for comparison with calculated levels after development to prove that the development does not a worsen flooding upstream. (The levels after development are also shown in Table 2 for easy reference although their derivation is not described until later in this report.)

Manning's "n" values used were:

Lower Channel	0.08
Upper Channel	0.04
Overbanks	0.04

-

Manning's "n" values of 0.06 and 0.12 were also tested for channel and overbank respectively. This gave water levels some 200 mm higher than the adopted "n" values. This shows that in general the floodway behaviour is not sensitive to "n".

TABLE 2 - LOCAL RUNOFF FLOOD LEVELS

Distance from Long St.East in metres	Existing Drain		After Development	
TH MACLAR	Q30	Q100	Q30 Q100	
0	2.85	3.15	2.85 3.15	
50	2.90	3.19	2.88 3.18	
100	2.97	3.25	2.93 3.21	
160	3.06	3.32	2.97 3.25	
250	3.33	3.57	3.12 3.37	
310	3.52	3.71	3.23 3.46	

BRISBANE RIVER FLOODING

Information obtained from the BCC shows that the site is flooded at times of peak flows in the Brisbane River. The following estimated levels for design purposes were obtained from the BCC:

TABLE 3 - BRISBANE RIVER FLOOD LEVELS

	Q20	RL	4.00	m	AHD
*	Q30		5.30		
	Q50		6.70		
	Q100		8.00		

Note: The Q30 level has been obtained by interpolation.

During times of peak flow in the river Long Street East will be inundated. Flood gradients in Oxley Creek and across the site due to any concurrent flows in Oxley Creek and the drain will be very flat so that it may be assumed that the levels given in Table 3 will apply over the entire area.

OXLEY CREEK PLOODING

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The only estimated design flood level available from the BCC for Oxley Creek is a level of RL 4.45 m AHD for the Q100 flood in Oxley Creek. This level however is largely dictated not by gradients in Oxley Creek itself but by the level in the Brisbane River which was used in the Oxley Creek flood calculations and there is very little gradient between the river itself and the site since it is very close to the river.

It may be assumed therefore that flood gradients and levels in Oxley Creek are not relevant and the Brisbane River levels can be taken as the controlling levels.

RECLAMATION REQUIREMENTS

BCC requires that building floor levels be 0.3m above the Q100 flood levels so that floor levels of RL 8.3m will be required.

It is usually recommended that roadways, garages and storage areas be above the Q30 level which is RL 5.3m AHD. Access to the site at Long St.East and Haldane St. is lower than this at RL 4.0. It will not be possible therefore to have all access into the site above RL 5.3 although this is easily possible at the third access at Baronsfield Street. The level of RL 4.00 is however equal to the Q20 flood level which is still a reasonable level of flood protection and it is proposed that access at Long St.East and Haldane be accepted at these existing levels. Roadways etc. within the development should be above RL 4.0.

Recreation areas and parks and gardens could be at lower levels than RL 4.0.

DRAINAGE REQUIREMENTS FOR DEVELOPMENT

EXTERNAL CATCHMENT FLOWS

Council requires that external catchment flows be carried through the site via pipes, channels or floodways designed to carry the Q30 flow and that an easement be provided of sufficient width to contain these Q30 flows. Easements must be wide enough to allow vehicle access maintenance purposes.

It is also required that the Q100 flow be investigated and an overland flow path be available to carry any part of the Q100 flow which surcharges the Q30 drain system.

A further requirement is that flood levels on other properties upstream must not be increased for any flow up to the Q100 flow.
INTERNAL DRAINAGE

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Internal drainage systems within the development must be designed to normal Council subdivisional stormwater standards, that is, underground piped systems to carry the Q10 runoff with overland flow paths or roadways sufficient to carry Q30 flows safely.

PROPOSED DRAINAGE SCHEME FOR THE DEVELOPMENT

The Council requirements given above virtually require that the existing open floodway through the site be retained (although regrading, realignment and improvements are possible).

This is necessary to allow for an overland flow path for external catchment flows from the Haldane St. area where existing housing is at a level of RL 4.00.

Channel banks only would be regraded to slopes of 1:4 from a bank edge of RL 1.5. This will compensate for reclamation of the site outside an easement of 20 metres width. This regrading is shown on Figure 3.

Table 1 shows Q30 and Q100 flood levels for this scheme. They are less than for existing conditions and the Q30 flows are contained within a 20 metre width.

It would be possible under this scheme to enlarge and deepen the waterway into ponds or small lakes provided the indicated waterway areas were preserved. The ponds or lakes could be made freshwater by constructing low weirs to high tide level (RL 1.00) at selected locations.

Road access could be constructed across the floodway at say RL 3.5 with flood flows carried through two box culverts 2.0 metres high x 2.4 metres wide.

APPENDIX A

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CATCHMENT FLOWS FOR Q10 RAINFALL :

TIME OF CONCENTRATION :

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Location (Fig.1)	Туре	Slope	Vel. m/s	Length m	Time min	3
Inlet	_	_		-	(10.0 (min)	*
Al	Gutter	1:50	1.0	130	2.2	
A2	и	1:100	0.75	80	1.75	
			(Adop	t 10 minu	tes min. to B)	
В	Pipe	1:100	2.5 -	100	0.67	
С	'n	1:70	3.0	120	0.67	
D	Ħ	1:30	3.0	235	1.3	
E	н	1:50	3.0	320	1.8	
e F	*1	1:150	3.0	180	1.0	
G	Channel	1:180	1.5	300	3.3	
				Total	18.8 mins.	っ
RAINFALL INT	ENSITY 110	= 125 mm	/hour		top of in	· ·
EQUIVALENT D	MPERVIOUS A	REAS :			- 12 th the man	
Gross Area ha	Туре		Coeff. Runoff		Impervious Equiv.Area CA in ha.	
Before Devel	opment :					

41.2	Residential	0.5	20.6
3.5	Open Space	0.25	0.9
	-1 -1	Total	21.5 ha
After Devel	lopment :		
43,+7	Residential	0.5	21.85
1.0	Open Space	0.25	0.25
	- •	Total	22.10 ha

Change in Impervious Area = 22.10/21.5 = 1.03 (+3%)

DESIGN FLOWS :

Q10 = CA x I = 7.5 cumecs Q30 = Q10 x 1.35 = 10.1 Q100 = Q10 x 1.75 = 13.1

$$\frac{15}{10}, \frac{100}{10}, \frac{1}{6} = \frac{210}{12.9}$$

$$\frac{10}{10} = \frac{191}{10}, \frac{1}{10} = \frac{191}$$

APPENDIX B

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DRAINAGE SCHEME WITH LAKE

The attached sketch shows an alternative scheme with a lake incorporated in the overland flow path.

The lake water level will be RL 2.70. Overflows will be controlled by a weir 11 metres long. This will ensure that flood levels during the Q30 and Q100 upstream are not worsened.

Flows into the lake will be carried under the road access via three 1500 high by 1800 wide box culverts. These will discharge into a channel extension of the lake approximately 8 to 10 metres wide.







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FIG. 2 BCC.061.8605



SECOND SCHEDULE HEREINBEFORE REFERRED TO

	Box 7019,	
Rivers	ide Centre,	
BRISB.	ANE, Q. 4001	
PHONE:		
FAX:		

November 22nd, 1990

The Town Clerk, Brisbane City Council, Brisbane Administration Centre, 69 Ann Street, BRISBANE, O. 4000

Dear Sir,

Re: Proposed Rezoning at 316 Long Street East, Graceville Council File No: (0) 397/12-918/89

I refer to discussions by my Architect and Town Planner, Mr. John Giles of John Giles Associates Pty. Ltd. with Rita Saletta on Wednesday November 21st, 1990 and advise that in support of this application I make the following offers:

1. LEGÀL

i) Authorise the preparation by Council of a Deed of Agreement and any associated documents incorporating the matters in respect of which offers are made. The estimated cost of such documents being \$1,935.00 is enclosed. 1 agree to pay any additional cost forthwith upon notification.

2. GENERAL

- i) Provide asphaltic concrete surfacing or similar to all vehicle movement areas.
- ii) Provide evidence of a legal point of discharge for stormwater drainage when submitting engineering designs for approval.
- iii) Acknowledge that no plan of layout has been assessed, and that:
 - a) If the land is to be subdivided following re-zoning, then the subdivision layout is to be satisfactory to the Manager of Department of Development and Planning and Manager of Department of Works;
 - b) If the land is proposed to be developed for duplexes and/or attached houses, following re-zoning, then an application under Section 24.2 of the Town Plan will be required, which must comply with .Residential Development Area RI density requirements, together with all other requirements of the Town Plan and Planning policies (this in no way construes that approval will be given for attached houses and/or duplexes).

BCC.061.7239

32'A. THE SECOND SCHEDULE HEREINBEFORE REFERRED TO (CONTD)

- iv) Acknowledge that access to the site must be to the satisfaction of the Traffic Planning Branch and will be determined once a further application is lodged for development, following re-zoning of the land.
- v) Acknowledge that a bikeway or signage for a bikeway may be required through the site and will be negotiated in association with the subsequent application.
- vi) Be responsible for any costs incurred by the Council in protecting, altering or diverting the existing water and sewerage mains, services and/or installations to meet the requirements of the Manager of Department of Water Supply and Sewerage.

3. ROADWORKS AND DRAINAGE

i) External construction of Baronsfield Street. Construct a 7 metre wide pavement with concrete kerb and channel on both sides.

Secured Amount - \$3,500.00

 ii) Carry out filling of the site to provide flood-free access and minimum habitable floor levels of detached houses, duplexes and attached houses 300mm above the Q100 flood level to the satisfaction of the Manager of Department of Works

Secured Amount - \$100,000.00

- iii) Filling of the site to be carried such that residences can be built with garages and storage areas on the ground floor and with living areas on the first floor being at a minimum of RL 8.3m AHD.
- iv) Filling of the site with the exception of the egress point and graded drive on Haldane Street, to be such that access to each building site is kept above the 30 year Design Flood level that is RL 5.3m A.H.D.
- v) Filling of the site shall be such as to provide access from each lot on the site to the access street that is least affected by flooding.
- vi) Filling of the site shall be appropriately contoured to ensure that ponding of stormwater or nuisance from stormwater run-off on the adjacent properties to the subject site does not occur.
- vii) Filling of the site shall be such as to tie in neatly with the existing surface levels on the adjoining properties and to be sympathetic to the outlook of the adjacent properties and not have any adverse visual impact. This may require a buffer area between the development and adjoining properties.
- viii) Carry out storm water drainage through the site generally in accordance with the report by Ralph Freestun and Associates and to the satisfaction of the Manager of Department of Works

Secured Amount - \$50,000.00

BCC.061.7240

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32B. THE SECOND SCHEDULE HEREINBEFORE REFERRED TO (CONTD)

SEWERAGE

i)

Contribution towards the cost of sewerage headworks at the rate prevailing at the time when payment is made. The rate is currently assessed at \$10,915.00 per hectare and amounts to \$38,009.00 (Treatment Headwork component \$12,080.00 and System Headworks Component \$25,929.00) for the total area of 3.4823 hectares

Secured Amount \$38,009.00

- ii) Be responsible for the costs of construction of a sewerage reticulation system necessary to provide a sewerage connection to each allotment.
- Obtain permission to build over the sewer from the Sewerage Operations Branch before any building work is commenced, Alternatively, relocate the sewers at no cost to the Council.
- iv) Agree to construct internal sewerage reticulation to the satisfaction of the Manager of Department of Water Supply and Sewerage.

5. WATER SUPPLY

i) Contribute towards the cost of water supply headworks at the rate prevailing at the time payment is made. The rate is currently assessed at \$8,335.00 per hectare and amounts to \$29,024.00 (Treatment Headwork Component \$15,910.00 and System Headwork Component \$13,114.00) for the total area of 3.4823 hectares.

Secured Amount - \$29,024.00

- ii) Be responsible for the cost of construction of a water supply system, necessary to provide a connection to each allotment.
- iii) Be responsible for the cost of a water service and meter to each allotment (not secured).
- iv) Agree to construct internal water reticulation to the satisfaction of the Manager of Department of Water Supply and Sewerage.

6. PARK AND FOOTPATH TREES

i) Payment of \$10,000,00 per hectare to Council as a park contribution Secured Amount - \$34,823.00

7. UNDERGROUND SERVICES

i) <u>Electricity</u>

- a) Produce documentary evidence prior to sealing plans of subdivision by Council or prior to commencement of any use of the land that a contract has been entered into with SEQEB to provide underground electricity and street lighting to the development.
- b) Transfer free of cost any casements and ground transformer sites to SEQEB and any associated .3m access restriction strips to Council.

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HE SECOND SCHEDULE HEREINBEFORE REFERRED TO (CONTD)

Advise any purchaser of property of their responsibility regarding connection from street supply. c)

Telecom ii)

Obtain an undertaking from Telecom that all its services will be underground.

PAYMENTS

Acknowledge:

- Amounts for cost of road and footpath works, drainage, water supply and sewerage construction are estimates and agree to pay to Council, i) for any such work carried out by Council, the current rate at time of payment.
- Rates at time of payment will apply for water supply and sewerage ii) headworks.

PAYMENTS 2.

Agree all payments and works to be completed within three (3) years i) of gazettal of the new zoning or prior to sealing a plan of subdivision or (if no further subdivision) prior to building approval or (if no building approval) prior to commencement of use, whichever is the sooner.

10. SECURITY AND BONDING

- Total amount to be secured \$255,356.00 i)
- Form of Security ii)
 - The security will be provided in the form of a bank guarantee drawn on the National Australia Bank, Albion.





BCC.061.7242

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DEPARTMENT OF WORKS

PLANNING BRANCH

CP:SM

T0:	MANAGER, DEPARTMENT OF WORKS
FROM	A/DIRECTOR, PLANNING BRANCH
FILE NO.:	(0)397/12-918/89

SUBJECT: DRAINAGE & FILL REQUIREMENTS FOR REZONING 316 LONG STREET EAST, GRACEVILLE

DATE: 19 OCTOBER, 1990

Further to this Department's rezoning report of 5 June, 1998 (Folio I7), this Department has received and considered the drainage report on the subject site by Ralph Freestun and Associates.

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The report as subsequently amended has been found to be satisfactory. However, the report did not address the matter of avoiding the ponding of water on adjacent properties caused by filling of the site to provide floodfree access and habitable floor levels 300mm above the Q100 flood level.

The report indicates that the flood levels on this site are determined largely by the Brisbane River levels and not the gradients in Oxley Creek. The post-Wivenhoe Brisbane River flood levels in this area are calculated to be R.L 8.0m AHD and Council would normally require that filling be carried out to provide habitable floor levels 300mm above this level. However, the surrounding properties have ground levels ranging from RL 4.5 to RL 10m AHD and drain towards the subject site. Filling of the site to RL 8.3m AHD would create abrupt changes in ground levels of up to 4 metres in height. Not only would this block existing overland flowpaths, but also would be adversely received by the neighbouring residents. The filling would be likely to be perceived to be creating a flooding problem for their properties and would also have an adverse aesthetic effect for which the neighbours might make a claim for injurious affection under Section 25 of the Town Plan.

The report has proposed that fill levels be such that roadways, garages and storage be above the Q30 level which is RL 5.3m AHD. Planning Policy No. 20.07 requires that for land being subdivisional for redundant purposes.

- "(i) floor levels of propose habitable rooms should be indicated as being above the level of flood waters which would achieve. a height at the Brisbane City Gauge of 3.7 metres above AHD.
- i.e.
- e. Q100 flood levels. Further more "residential allotments should contain sufficient land unaffected by flooding for the erection of anticipated residential buildings."

In order to overcome the above problems to permit some development of the site while still satisfying Planning Policy 20.07, it is proposed that the filling requirement be modified as follows:

PBWS (A: VIV 191)

Filling of the site to be carried such that residences can be built with garages and storage areas on the ground floor and with living areas on the first floor being at a minimum of RL 8.3m AHD.

Filling of the site to be such that access to each site is kept above the 30 year design flood level i.e. RL 5.3m AHD.

Filling of the site shall be such as to provide access from each lot on the site to the access street that is least affected by flooding.

Filling of the site shall be appropriately contoured to ensure that ponding of stormwater or nuisance from stormwater run-off on the adjacent properties to the subject site does not occur.

Filling of the site shall be such as to tie in neatly with the existing surface levels on the adjoining properties and to be sympathetic to the outlook of the adjacent properties and not have any adverse visual impact. This may require a buffer area between the development and adoining properties.

The effect of the above will be to set fill levels for access and building sites at R.L 5.3m AHD. This follows the approach that was adopted for the development of 95 Strickland Terrace, Graceville (Ref. (9)420/10-LH810/95) and achieves a similar result. However, the ability of Council to control the filling levels was much less in that case than in this instance.

The requirements of this Department are:

1.

2.

Carry out filling of the site to provide flood-free access and minimum habitable floor levels 300mm above the Q100 flood level to the satisfaction of the Manager, Department of Works.

\$100,000

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Carry out, stormwater drainage through the site generally in accordance with the report by Ralph Freestun and Associates and to the satisfaction of the Manager, Department of Works.

\$ 50,000

<u>Recommendation</u>

1.

That the above filling conditions be adopted.

That STPSW be advised accordingly.

and the second second

B. Ball

ACTING DIRECTOR, PLANNING BRANCH

PBWS (A: VIV 191)

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ED WILLIAMS ASSO FŔÓM

FACSIMILE MESSAGE	
Ralph Freestun and Associates of Mo Working Helephone (07) 670 2325 For Ho. (07) 371 3034	DATE 27/08/90 JOB NO. 9015 TO Brisbane City Council ATTN. FROM
LEVEL 3, KOOWONG KOWER & SHERWOOD RD., TOOWONG 4000	RE Long St. East Flood Report
MESSAGE:	NO, OF PAGES (INC. THIS ONE) 13

Addendum to Report, as discussed.

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ADDENDUM TO FLOOD STUDY LOT R57 - LONG STREET EAST, GRACEVILLE

CONTENTS :

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SUMMARY

TAILWATER LEVELS AT LONG STREET FOR CONCURRENT FLOODING IN OXLEY CREEK

SITE FLOOD LEVELS - Q30 AND Q100

CROSS-SECTIONS

-NITERMATIVE DEVELORMENT SCHEME WITH & LAKE.

TABLE 4 - CONCURRENT OXLEY CREEK FLOOD LEVELS

TABLE 5 - FLOOD LEVELS AND VELOCITIES

TABLE 6 - WATERWAY CROSS-SECTIONS

FIGURE 2 - RATING CURVE LONG ST. EAST CULVERT

FIGURE 3 - CROSS-SECTIONS

FIGURE 4 - FLOOD GRADIENTS

SUMMARY

1.

This Addendum to the flood study describes flood gradients through the site for some additional cases with concurrent flooding in Oxley Creek not included in the original report.

An alternative proposal incorporating a lake as part of the drainage waterway is also discussed. It is be shown that a lake can be included without worsening flood levels upstream for either the Q30 flow or the Q100 flow.

Details of the cross-sections used in the calculations and resulting water levels and velocities are tabulated.

A expanded rating curve for the culvert at Long Street East is included. This Figure 2 and Figure 3 are re-issued with corrected Figure numbers (These were incorrectly labelled in the original Flood Study Report).

TAILWATER LEVELS AT LONG STREET FOR CONCURRENT FLOODING IN OXLEY CREEK

The original report tabulated flood gradients for Q30 and Q100 flows from the local catchment assuming a tailwater level in Oxley Creek of RL 0.90.

It was required that flood levels be included for cases of higher tailwater levels in Oxley Creek corresponding to the following concurrent flood flows in the creek.

TABLE	4	-	CONCURRENT	OXTEA	CREEK	FLOOD	LEVELS
Oxley	Ck.	Flo	od	Level			
Q2 Q5 Q10 Q30				RL 1.2 RL 1.7 RL 1.8 RL 2.7	70 35		

The starting water level just upstream of Long Street East (at Chainage 0.0 on Fug.1) for the backwater calculations for each of these cases was obtained by extending the rating curve for the culvert at Long Street to these higher levels.

This is shown on the attached revised Figure 2 (previously marked incorrectly as Figure 3). The adopted levels upstream of the culvert for each of these cases is shown on Figure 2.

It can be seen that in general the Q30 water level upstream of Long Street is not greatly affected by these higher creek levels because of the restriction caused by the culvert structure.

The Q100 level upstream of Long Street is virtually unchanged by the level in Oxley Creek.

Add. - 2

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SITE FLOOD LEVELS - Q30 AND Q100

1.

Flood levels throughout the site were recalculated using the backwater model for these additional tailwater levels for both the Q30 and Q100 local flood flows of 10.1 cumees and 13.1 cumees respectively.

The existing conditions along the waterway were compared with flood levels after development assuming the floodway is regraded as shown on the attached renumbered Figure 3 to compensate for reclamation outside the 20 metre wide easement proposed.

The results for the low water level of 0.90 and the highest concurrent level of RL 2.70 are tabulated in Table 5 following and are shown on the attached Figure 4 for easy reference.

In all cases there will be no-worsening of flood levels upstream and in fact the proposed regrading results in a small lowering of flood levels.

Figure 4 and Table 5 can be used to predit flood levels throughout the site area itself.

Table 5 also shows the velocities in the channel. In general velocities are low and grassed banks should suffice to protect against erosion.

CROSS-SECTIONS

Details of the cross-sections used in these calculations are shown in Table 6.

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ALTERNATIVE DEVELOPMENT SCHEME WITH A LAKE

The attached layout sketch shows an alternative proposal incorporating a lake within the drainage easement.

The water level in the lake will be controlled by a fixed weir at about Chainage 50.0. A weir 11 metres long is proposed with a crest level of RL 2.70

Flood levels were recalculated for the upper reaches above Chainage 50.0 with this weir as a control. These levels are shown in Table 5 and plotted on Figure 4.

In both the Q30 and the Q100 case flood levels at the upstream boundary of the site are less than for existing conditions and upstream properties will not be affected by the weir or the lake.

Flood levels within the site will be increased and Table 5 or Figure 4 should be used in setting reclamation levels within the site.

Add. - 3



1.1

FLOW VELOCITIES IN THE LAKE

The velocities within the lake are also shown in Table 5. These velocities are low and should not cause erosion. They have been calculated using the same regraded cross-sections as adopted for the original development scheme. In fact it is likely that the lake cross-section and depth will be greater than these minimum dimensions for environmental reasons and in that case velocities within the lake will be even less than shown.

EXISTING CONDITIONS

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160.0

250.0

310.0

Q30 = 10.1 cum. Oxley Creek 0.90

Chainage	Area	Velocity	Water Level
0.0 50.0	18.482 17.073	0.546 0.592	2.850 2.903
100.0	15.088		2,971
160.0	9.373		3.060
250.0	9.213	1.096	3.325
310.0	11.188	0.903	3.520
Q30 = 10.1	cum. (xley Cree	k 2.70
0.0	25,630	0.394	3.100
50.0	21.722	0.465	3.130
100.0	18.541	0.545	3.170
160.0	11.043		3.223
250.0	10.466		
310.0	12.102	0.835	3.574
Q100 = 13.1	cum.		
0.0	28.895	0,453	3.150
50.0	23.539	• • • = =	3,191
100.0			3.246

12,366

15.135

1.059

0.866

12.765 1.026

3.317

3.565

3.731

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PROPOSED DRAINAGE SCHEME

Q30 = 10.1 cum. Oxley Creek 0.90

Chainage	Area	Velocity	Water Level
0.0 50.0 100.0 160.0 250.0 310.0	21.690 17.782 17.198 11.583 10.640 11.487	0.587 0.872 0.949	2.850 2.881 2.927 2.973 3.119 3.230
Q30 = 10.1	cum. (Oxley Cree	k 2.70
0.0 50.0 100.0 160.0 250.0 310.0	26.140 21.678 20.724 14.041 12.396 12.880	0.487 0.719 0.815	3.100 3.118 3.143 3.169 3.259 3.335
Q100 = 13.1	cum.		
0.0 50.0 100.0 160.0 250.0 310.0	27.090 22.716 21.954 15.140 13.881 14.708	0.597 0.865	3.150 3.176 3.214 3.249 3.369 3.464

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LAKE DEVELOPMENT CASE

Q30 = 10.1 cumees WL at Weir 3.33

Chainage	Area	Velocity	Water Level
50.0	25.563	0.395	3,330
100.0	24.363	0.415	3.346
160.0	16.751	0.603	3.361
250.0	14.569	0.693	3.417
310.0	14.766	0.684	3.468
Q100 = 13.1	симесв	WL at We:	ir 3.43
50.0	27.517	0.476	3,430
100.0	26.390	0.496	3,452
160.0	18.434	0.711	3,471
250.0	16.426	0.798	3,543
310.0	16.853	0.777	3,605

TABLE 6 - WATERWAY CROSS-SECTIONS

Given as offsets and levels in metres from right bank to left bank starting at the RL 5.0 contour as shown on Fig. 1.

EXISTING CHANNEL CONDITIONS:

Chainage 0.0

0.0,5.0,12.0,4.0,32.0,3.1,72.0,3.0 80.0,2.9,82.0,2.0,85.0,-0.3,86.0,-0.3 89.0,2.0,96.0,3.0,102.0,4.0,124.0,5.0

Chainage 50.0

0.0,5.0,16.0,4.0,82.0,3.0,84.0,2.0 86.0,0.07,87.0,0.07,90.0,2.0,100.0,3.0 108.0,4.0,116.0,5.0

Chainage 100.0

0.0,5.0,30.0,4.0,60.0,3.0,66.0,2.0 68.0,0.16,69.0,0.16,71.0,2.0,75.0,3.0 78.0,4.0,86.0,5.0

Chainage 160.0

0.0,5.0,25.0,4.0,46.0,3.0,48.5,0.44 49.5,0.44,52.0,3.0,61.0,4.0,72.0,5.0

Chainage 250.0

0.0,5.0,11.0,4.0,28.0,3.0,30.0,0.86 31.0,0.86,33.0,3.0,38.0,4.0,47.0,5.0

Chainage 310.0

0.0,5.0,18.0,4.0,33.0,3.0,35.0,1.13 36.0,1.13,38.0,3.0,45.0,4.0,56.0,5.0

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TABLE 6 - WATERWAY CROSS-SECTIONS (cont.)

Given as offsets and levels in metres from right bank to left bank starting at the RL 5.0 contour as shown on Fig. 1.

AFTER DEVELOPMENT AND REGRADING OF BANKS:

Chainage 0.0

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0.0,5.0,12.0,4.0,32.0,3.1,72.0,3.0 80.0,2.9,82.0,2.0,85.0,-0.3,86.0,-0.3 89.0,2.0,96.0,3.0,102.0,4.0,124.0,5.0

Chainage 50.0

0.0,5.0,16.0,4.0,82.0,3.0,84.0,2.0 86.0,0.07,87.0,0.07,90.0,2.0,100.0,3.0 108.0,4.0,116.0,5.0

Chainage 100.0

0.0,5.0,30.0,4.0,60.0,3.0,66.0,2.0 68.0,0.16,69.0,0.16,71.0,2.0,75.0,3.0 78.0,4.0,86.0,5.0

Chainage 160.0

0.0,5.0,25.0,4.0,46.0,3.0,48.5,0.44 49.5,0.44,52.0,3.0,61.0,4.0,72.0,5.0

Chainage 250.0

0.0, 5.0, 11.0, 4.0, 28.0, 3.0, 30.0, 0.8631.0, 0.86, 33.0, 3.0, 38.0, 4.0, 47.0, 5.0

Chainage 310.0

0.0, 5.0, 18.0, 4.0, 33.0, 3.0, 35.0, 1.1336.0, 1.13, 38.0, 3.0, 45.0, 4.0, 56.0, 5.0

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(0) 397/12-918/89

NG:SM

10 August, 1990

Ralph Freestun and Associates PO Box 897 TOOWONG QLD 4066

Dear Sir

RE: FLOOD STUDY LOT R57 - LONG STREET EAST GRACEVILLE

I refer to your submission for the above site and provide the following confirmation with respect to further work required which was conveyed to you in the meeting of the 8th August, 1990.

 Mean High Water Spring Tide for the area is El 1.2m AHD and not El 0.9 AHD. Refer to Table 2, Tidal Planes for Secondary Places of Department of Harbours and Marine official Tide Tables.

I am prepared to accept the El 0.9 in this instance.

- 2. It is quite feasible, due to the long duration of floods in Oxley Creek, that local flooding may occur simultaneously. Hence the proposed local drainage should be checked for the case of a coincident Q_2 flood in Oxley Creek. The water level for this flood is El 1.2m AHD.
- 3. The effect of higher levels of coincident flooding with local runoff in Oxley Creek should also be examined to ensure that local flood levels are not significantly higher than Oxley Creek. The flood events to be examined are given below with these appropriate flood levels:
 - Q5 1.7m AHD Q10 1.85m AHD
 - Q30 2.7m AHD
- 4. Submission of the data used in the Hydraulic Model is required to enable full checking of the analysis.
- 5. Submission of the proposed water velocities in the new channel is required.

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- 6. Where fill is to be above neighbouring properties, details of how ponding of water on adjacent properties is to be avoided is required.
- 7. In any lake proposal, the effect of any increased tailwater level on the existing upstream drainage system must be examined to ensure that no adversal effects occur.

In addition, any lake proposal will also need to be considered environmentally and this will need to be dealt with once the Engineering Calculations indicate the feasibility of a lake.

The proposal will be reassessed when a submission incorporating the above requirements is received.

Yours faithfully
Manager
Department of Works

PBWS(A: VIV 183)

DEPARTMENT OF WORKS

PLANNING BRANCH

PG:JH

TO:	DIRECTOR, PLANNING BRANCH
FROM:	(TECHNICAL OFFICER)
FILE NO.:	(0) 397/12-918/89
SUBJECT:	316 LONG STREET EAST, GRACEVILLE
DATE:	5 JUNE 1989

This application is for the rezoning of land described as Lot 57 on RP 85586 from Future Urban zone to Residential "A" zone as shown on Plan 1199-01-001 dated 7 April 1989.

The site fronts Long Street East and abuts Haldane Street and Baronsfield Street and falls toward a gully which traverses the site. Details of the gully can be obtained by viewing Works Plan W 8982.

Long Street East consists of a 8 metre pavement with a 6 metre footpath on the opposite side and a 5.5 metre footpath across the subject site. Both I < dc.

Baronsfield Street consists of a 7 metre pavement with a 3.5 metre footpath on the southern side of the pavement. Construction falls 4 metres short of the boundary. Consequently, construction of a 8 metre pavement with kerb and channel is required to be extended to join neatly with the proposed development.

No requirements are required for Haldane Street,

No consideration will be given to the drainage problems associated with the proposal until a Drainage Report has been submitted by the developer.

The estimated costs of this Department's requirements excluding the drainage requirements are as follows:-

ROADWORKS

· 1-ita

Extension of Baronsfield Street

1. Construct a 8 metre wide pavement with concrete kerb and channel on both sides

\$ 3,500

Soto St NO M

DRAINAGE

A Drainage Report is required from the developer.

DPDWS (A: S&R7)

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RECOMMENDATION

- 1. A Drainage Report is required to be submitted by the developer.
- 2. That the Senior Town Planner District 2 (STPD2), Department of Development and Planning be advised of the above recommendation and the estimated costs of the roadworks required for the proposal.



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BCC.061.8147

Our ref: 1704964

8 September 2011

Mr Rory Kelly Regional Manager - South Brisbane City Council GPO Box 1434 BRISBANE QLD 4001

REQUIREMENT TO PROVIDE STATEMENT TO COMMISSION OF INQUIRY

I, Justice Catherine E Holmes, Commissioner of Inquiry, pursuant to section 5(1)(d) of the *Commissions of Inquiry Act 1950* (Qld), require Mr Rory Kelly to provide a written statement, under oath or affirmation, to the Queensland Floods Commission of Inquiry, in which the said Mr Kelly gives an account of the following with respect to 316 Long Street East, Graceville:

- what approvals (including any rezoning approval under the Local Government (Planning and Environment) Act 1990 or section 3.1.6 preliminary approval under the Integrated Planning Act 1997 but excluding any development approvals for building work and/or operational work) were given to permit the development of land at 316 Long Street East, Graceville for the existing townhouses;
- 2. with respect to each of those approvals:
 - a. how potential flooding impacts were identified;
 - b. what assessment process was followed specific to flood impacts;
 - c. what consideration, if any, was given to:
 - i. the proximity of the Subject Land to the Brisbane River;
 - ii. the proximity of the Subject Land to Oxley Creek;
 - iii. the proximity of the proposed buildings to the waterway which traverses the Subject Land;
 - iv. flood risk or the potential impact of flooding on the Subject Land and measures to address such risk or impact;
 - v. the impact of the development of the Subject Land on the flood risk of neighbouring properties;
- 3. in relation to each of the approvals, what conditions, if any, were included with respect to:
 - a. protection from flooding (regardless of its source);
 - b. achieving a no-worsening of flood risk for neighbouring properties,

400 George Street Brisbane GPO Box 1738 Brisbane Queensland 4001 Australia Telephone 1300 309 634 Facsimile 461 7 3405 9750 www.floodcommission.qld.gov.au ABN 82 696 762 534 In addressing these matters, Rory Kelly is to:

- provide all information in his possession and identify the source or sources of that information;
- make commentary and provide opinions he is qualified to give as to the appropriateness
 of particular actions or decisions and the basis of that commentary or opinion.

Mr Kelly may also address other topics relevant to the Terms of Reference of the Commission in the statement, if he wishes.

The statement is to be provided to the Queensland Floods Commission of Inquiry by Tuesday, 13 September 2011.

The statement can be provided by post, email or by arranging delivery to the Commission by emailing info@floodcommission.gld.gov.au.

Commissioner Justice C E Holmes

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ADDITIONAL SHEET

Sheet of 3 7

LEVEL A

SCALE 1:250








ADDITIONAL SHEET

Sheet of 6 7

LEVEL A



Scale 1:250 - Lengths are in Metres.

50 mm

BALCONY

6m²

PART

100 mm

BALCONY

150 mm

6m2

PART

BALCONY

6m2

PART

6m² PART

BALCONY

6m²

PART

Sheet	of
7	7

57N	<i>TO</i>	ORIGIN	BEARING	DIST
1	QIP	1593119	180°07'	2.0
1	O.Screw in Kerb	ISI52921	214"34'	15-11
1	Q.GI Nail in Bil	IS145502	229°51′10*	18·676
2	O.Ram Noil in Kerb	SP/16169	227049'	18·81
3	0.Ram Nail in Sew MH	SP116169	217°25'	3.27
4	D.Ram Nall in 🗟 Conc Path	SP116169	103°42'	4-43
5	OIP	1593119	120°58'30*	2.701
6	OIP	1593/19	247019'	1.635
6	0.Str Pkt	IS152921	254003	3.146
7	O.Screw in Kerb	1593/19	119*52'	8.312
8	OIP	1593119	293°50'	1.018
9	Rom Noll in Kerb		325°35'	3.44
10	Rom Nail in Kerb		307°29'	9.115
//	Rom Noil in Conc Drive		99°58'	7-235
12	Rom Noil in Kerb		356°56'	J-66
13	Screw in Kerb		327005'	2.14
14	Screw in Kerb		245042'	6.765
15	Ram Nail in Kerb		148°59'	2.63
15	Rom Nail in Conc Drive		12°08'	1.71
17	Rom Nail in Conc Drive		135°51'	<i>5∙03</i>
18	Rom Nail in		3593.71	7.971

	PERMAN	ENT MARK	\$	
1	ORIGIN	BEARING	DIST	

PM	ORIGIN	BEARING	DIST	NO	
2~0PM 3~0PM	ISI45502 SP116169	268°31′25* 08°16′10*	180-915 168-77	32.592 71498	

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CUSTOMER AND COMMUNITY SERVICES DIVISION	
SUBDIVISION FILE NO. RS/USE/H99-673030	
ESTATENAME & Gracewille Park	CONTED IN OSCILLA
STAGE NO. 7 1 26×37 CLEARANCE SHEET FOLIO 36×37	A CONTRACTOR OF THE OWNER OWNER OF THE OWNER OWNE
PLAN CHECKED AND AUTHORISED FOR SEALING (DELEGATE SIGNATURE)	9-12-99

"Graceville Park" CTS
BRISBANE CITY LEGAL PRACTICE
SURVEY PLAN NO
APPOINTED OFFICER
DATE 9,0,99

TOTAL LOTS CREATED: 65 RESIDENTIAL LOTS CREATED: 64

71



serve and the second			Plans 1	mav be r	ns will not be accep olled. in the outer margin		
(Dealing No.)	Registered			s. Lodge	dby		
				(Include od	dress, phone number, reference	e, and Lodger Co	de)
. Certificate of Registered Owners or Lessees.		6. E	xisting		Creat	ed	
I/We PHILIP USHER CONSTRUCTIONS PT ACN 011 008 101	YLTD	Title Reference 14483198		Plan 85586	Lots 27-90,300 & Common Property	Emts A	Rood
					66mm67 + 62 6 - 7		
(Names in full)	tadicate the Public lise						
# as Registered Owners of this lond agree to this plon and a Land as shown herean in occordance with Section 50 of the # as Lessees of this land agree to this plan.	Lond Title Act 1994,						
BY ITS DILLY CONSTITUTED ATTORNED VANESSA THOMPSON UDDED EXTER OF ATTORNEY NA SUBCONT							
UNDER FOWER OF ATTORNEY No 701397097							
* Ruie out whichever is inopplicable	······································	_					
al Government Approval. BRISBANE CITY COUNCIL hereby opproves this plan in occordance with the :							
[%] INTEGRATED PLANNING ACT 1997							
		21		90,300 & on Propert	· Aa iul ua kia piuc	lical ta determi	ine, no port
		Orig	L	ots	of the building shown onto adjoining lots or	on this pian en road;	craaches
		7. Portion All				ieine it lots on	61636
Doted this	Pecember 1999	8. Map Refer	ence:)442	113	Licensed Surveyor/G *delete words not requ		/11/99 te
· · · · · · · · · · · · · · · · · · ·	ŕ	9. Locality : G	RACEVII	LLE	ia. Lodgement Fe Survey Deposit	\$	
Arminine of the set	Dianalan 444 100%	······································	ISBANE	·······························	Lodgement New Titles Photocopy	\$	·····
	(Planning & Environment) Act 1990	и. Passed &	Endorsed	:	Postoge	\$	
	4.References : Dept File :	By: Date:	26/11/	9911/	TOTAL	\$	
CMS Number : Nome :	Local Govt : Surveyor : C273	Signed : Designation	: Licensea	Sarveyor	14. Insert Plan S. Number	P11616	9















Land Title Act 1994 ; Land Act 1994 Form 21A Version 1 Sheet of 7 18

LEVEL A





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BCC.145.0658

ADDITIONAL SHEET

Land Title Act 1994 ; Land Act 1994 Form 21A Version 1

REFERENCE MARKS BEARING DIST ТО ORIGIN 57X

Sheet 18 of

18