CLAYTON UTZ

Brisbane City Council

BCC

Queensland Floods Commission of Inquiry

Inquiry

Seventh Statement of Rory John Kelly - 21 September 2011

Volume 1 of 4

QFCI JM

Date: 27/09/11

Exhibit Number: 639

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CLAYTON UTZ
BRISBANE CITY COUNCIL
7th STATEMENT OF RORY KELLY
VOLUME 1
540236/1

Seventh Statement of Rory John Kelly

I, Rory John Kelly, Regional Manager of Development Assessment South, Brisbane City Council, of 266 George Street, Brisbane, in the State of Queensland, state on oath as follows:

A. Attachment **RJK-105** 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 the development of aged care accommodation at 5 and 15 Cansdale Street, Yeronga (**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 regarding the Tennyson development site and the Tennyson Reach development dated 31 August 2011 (**First Statement**).

Response to the Notice

1.	**The defined flood level of the Subject Land prior to the January 2011 flood event;**

2. Based upon Council's records I am aware that prior to the January 2011 flood event, the defined flood level (**DFL**) of the Subject Land was 6.7 metres AHD.

[redacted] [redacted]

Witness

2.	**Whether Council's records indicate that the Subject Land was subject to surface flooding impacts during the January 2011 flood event;**

3. Based upon Council's records I am aware that the Subject Land was subject to surface flooding impacts during the January 2011 flood event.

3. What approvals (including any 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 5 and 15 Cansdale Street, Yeronga for the existing aged care accommodation;

4. 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 the waterway which traverses the adjoining land which is currently within the Sport and Recreation Area in Brisbane City Plan 2000;

iii. flood risk or the potential impact of flooding on the Subject Land and measures to address such risk or impact;

iv. the potential for flooding of access roads to the Subject Land;

v. the attributes of the intended occupants and their ability to evacuate in the event of flooding;

5. In relation to the each of the approvals, what conditions, if any, were included with respect to:

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

b. availability of access (or evacuation) routes in the event of flooding of the surrounding area.

4. It is convenient to answer requirements 3 to 5 together.

[redacted]

[redacted]

Witness

5. The first development application (and the primary development approval) for aged care accommodation was lodged by PMM Group Pty Ltd (**PMM**) on behalf of the applicant on 11 April 2005.

6. The development application was for:

   (a) a Development Permit for Preliminary Approval Overriding the Planning Scheme - Material Change of Use (Multi-Unit Dwelling (Retirement Village) and Shop, not greater than 250 m^2); and

   (b) the Reconfiguration of a Lot (one into four).

7. A copy of the development application is Attachment **RJK-106**, including a Town Planning Report prepared by PMM. Appendix H to the Town Planning Report is a report prepared by Cardno entitled "Review of Hydraulic Issues" dated 17 March 2005.

8. The Reconfiguration of a Lot component of the development application was withdrawn by letter from PMM dated 22 September 2005. A copy of the letter Attachment **RJK-107**.

9. Based on Council's files, the potential for flooding issues to arise with respect to the development application was first identified during the pre-lodgement process.

10. Council records show that three pre-lodgement meetings were held with PMM and issues relevant to flooding were identified at those pre-lodgement meetings as evidenced by the following:

    (a) A letter from PMM dated 18 October 2004, a copy of which is Attachment **RJK-108**, relevantly states that:

        "Flood - the site is currently identified as being in a waterway corridor in the City Plan. A drain runs from the River along the eastern boundary of the site. Investigations are necessary into the upgrades of the drain and water levels around the site may also be an issue."

    (b) By letter dated 9 February 2005, PMM advised that consultants had been engaged to conduct investigations into the potential hydraulic and flood issues associated with the Subject Land. A copy of the letter dated 9 February 2005 is Attachment **RJK-109**.

    (c) Council's pre-lodgement record for a third pre-lodgement meeting held on 1 March 2005, a copy of which is Attachment **RJK-110**, states, relevantly:

[redacted]

Wit[redacted]

"...

Flooding

- *Q100 flood levels 6.7m AHD, Q50 5.5m AHD, Q20 3.7m AHD*
- *Applicant indicated that they have the flood modelling data and can demonstrate that there will be no worsening*
- *Competing issue being "Flood improvement works vs Waterway Corridor works*

Waterway

- *No agreed direction given on how development should interface waterway corridor to the east*
- *Need to address waterway, wetland and biodiversity codes*

..."

11. Council's files also indicate that upstream flooding issues, specifically for Hyde Road, were raised during the pre-lodgement process. I refer to a handwritten record of conversation between [redacted] who I believe to be an ecologist for the applicant and [redacted] Ecologist, Development Assessment South dated 15 March 2005, a copy of which is Attachment **RJK-111**.

Assessment of the development application relevant to flood impacts and Council's consideration of flooding

12. I note from the file that Roger Greenway, Urban Planner, Development Assessment South, was Council's "assessment manager" who had initial carriage of the assessment of the development application until the assessment of the application was transferred to Deborah Mangu, Senior Town Planner, Development Assessment South.

13. An email from Bruce McArthur, Senior Engineering Officer, Development Assessment South to Roger Greenway dated 10 May 2005, a copy of which is Attachment **RJK-112**, identified the following flooding and stormwater issues with the development application:

There is an overland flow path through the south-eastern corner of the site, which has been identified in the Yeronga Local Stormwater Management Plan. The applicant is proposing to fill the affected area and divert it into the road reserve. I have discussed the situation with Bob Adamson [Principal Engineering Officer, Technical Specialist Team] *in major projects and this is not to occur as they are redirecting stormwater and worsening the situation. Hence the proposal (figure 6, proposed drainage strategy) does not comply with the Stormwater Management Code, 4.2 Flooding:*

> *P1 (The proposed stormwater management system or site works must not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site.*
>
> *P4 Any channel works that are part of the development, major drainage works or flood mitigation works must maintain and/or enhance the environmental values of the waterway or drainage corridor. (A4 states that the design and construction of channel works incorporate water sensitive design features which will comply with Council's Subdivision and Development Guidelines and where applicable any SMP, LSMP or WMP prepared by Council).*

I would also say that P2 & P3 have not been met but the above are the greatest concern. (I do not have a problem with the proposed Habitable and Non Habitable floor levels - River Flooding).

14. A memorandum from Geoff Ahmet, Program Officer, City Planning Branch, to Roger Greenway dated 12 May 2005, a copy of which is Attachment **RJK-113**, states in relation to flooding:

> *"The proposal has not adequately addressed river and local flooding as the site is subject to Q100 river flooding and a section is subject to Q100 local overland flow. Relocation of the storm water channel to the adjacent parkland will result in a loss of public parkland and is not supported. Council intends to retain the open channel and are not supportive of piping the flow as stated in the report."*

15. Based on my understanding of Council's assessment process, Geoff Ahmet's role at the time was to coordinate strategic advice from other branches of Council, in particular Water

[redacted] [redacted]

Witnes[redacted]

Resources, Urban Management Division, who would have provided the statement referred to above.

16. As the development application was for a preliminary approval under section 3.1.6 of the *Integrated Planning Act 1997,* the information request for the development application was coordinated by the then Queensland Government Department of Local Government, Planning, Sport and Recreation. A copy of the information request dated 21 June 2005 is Attachment **RJK-114**.

17. The information request required the following, amongst other things:

> *"2. Demonstrate that the proposal:*
>
> *(i) demonstrate that the proposed stormwater management system or site works do not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site.*
>
> *(ii) complies with section 4.2 PI of the Stormwater Management Code. Specifically, complies with section 4.2 P2 of the Stormwater Management Code. Specifically, demonstrate that the drainage network provides adequate capacity to safely convey stormwater run-off resulting from relevant design storm events taking into account increased run-off from roof drainage.*
>
> *(iii) complies with section 4.2 P3 of the Stormwater Management Code. The development design must reduce property damage and, where applicable, ensure public safety by ensuring that the development levels are set above the relevant design flood level or storm surge level.*
>
> *(iv) complies with section 4.2 P4 of the Stormwater Management Code. Demonstrate that the channel works, major drainage works and flood mitigation works maintain and/or enhance the environmental values of the waterway corridor or drainage corridor.*
>
> *In addition, there is an overland flow path through the south-eastern comer of the site, which has been identified in the Yeronga Local Stormwater Management Plan."*

18. On 3 August 2005, I gave a presentation to Council's Development Assessment Committee, a copy of which is Attachment **RJK-115**. Page 7 of the presentation handout identifies "8 KEY

[redacted]

Wi[redacted]

ISSUES" including "Hydraulic (overland flow, flooding, lawful point of discharge)". A recommendation was made that the Development Assessment Committee endorse a recommendation to give in-principle support for the application, subject to the applicant providing sufficient information to consider all impacts of the development. The Development Assessment Committee supported this recommendation.

19. A response to the information request was provided by PMM by letter dated 27 September 2005, a copy of which is Attachment **RJK-116**. In Appendix C of PMM's response is a Cardno Hydraulic Analysis dated 26 September 2005 which presents the results of flood modelling investigations as requested by Council.

20. The Cardno Hydraulic Analysis dated 26 September 2005 was referred to Council's Technical Specialist Team (which includes specialist engineers) for assessment of the hydraulic issues. I note that Bob [Robert] Adamson, Principal Engineering Officer, Technical Specialist Team identified specific issues in relation to flooding as outlined in a memorandum dated 17 October 2005, a copy of which is Attachment **RJK-117**.

21. Council's files also contains a memorandum from [redacted] Principal Program Officer, Natural Environment and Sustainability Branch dated 17 October 2005 which outlines an assessment of the design for the open waterway corridor and drainage improvement works proposed along the eastern boundary of the site as described in the response to the information request. A copy of the memorandum is Attachment **RJK-118**.

22. A memorandum on Council's files from [redacted], Product Manager, Stormwater Planning and Investigation, Water and Environment, City Design, dated 21 December 2005, a copy of which is Attachment **RJK-119**, identifies a number of flooding issues based on the assessment of the information provided to support the development application, including that:

(a) the results of the applicant's XPStorm model differ from the Council's LSMP;

(b) the proposed entertainment area is set to be at RL 4.1m AHD which does not meet the flood immunity standard of 100 year ARI Brisbane River Flood (RL 6.7 m AHD);

(c) the proposal relocates the proposed drainage system into the adjacent Council owned parkland.

23. The memorandum recommends that the development application be rejected, pending the provision of a revised hydraulic report, layout, details and drawings.

[redacted] [redacted]

Witness

24. By letter to the applicant dated 2 February 2006, Council requested information on further issues relevant to flooding, which incorporated the recommendations from Bob Adamson, Graham Phegan and Neville Gibson as outlined above, a copy of which is Attachment **RJK-120**.

25. A number of revisions of the Cardno Hydraulic Analysis were subsequently received by Council, being the following:

(a) by letter dated 28 March 2006, PMM provided to Council a draft "Cardno Hydraulic Report" dated 22 March 2006. See Attachment **RJK-121**.

(b) by letter dated 3 April 2006, PMM provided to Council "Hydraulic Analysis" by Cardno dated 31 March 2006. See Attachment **RJK-122**.

(c) by letter dated 25 May 2006, PMM submitted to Council "Hydraulic Analysis" by Cardno dated 23 May 2006. See Attachment **RJK-123**.

26. The Cardno Hydraulic Analysis report dated 31 March 2006 was referred to the Technical Specialist Team for review. Attachment **RJK-124** is a memorandum from Andrew Blake, Hydraulic Engineer in the Technical Specialist Team, dated 8 August 2006, which states in relation to the report:

> *"2.0 COMMENTS:*
>
> *2.1 The proposed development and associated filling of the site does not extend into the Q100 inundation extents of the waterway passing through the eastern part of the property. Therefore the proposed development will not increase flood levels.*
>
> *2.2 Rehabilitation of the waterway is proposed...however the waterway will remain approximately the same so as not to affect the existing flood levels."*
>
> *2.3 Stormwater drainage works required.*
>
> *Stormwater drainage upgrades are required as stated in Section 6.3 of the Cardno report and as shown on Figure 7 (Stormwater Pipe Locations).*
>
> *2.4 Overland flow easement required.*
>
> *An overland flow easement is required incorporating Q100 inundation extents.*
>
> *2.5 Underground drainage easements required.*

[redacted]

Witne[redacted]

Underground drainage easements are required for the proposed stormwater pipes in the North-West and South-East corners of the site.

3.0 RECOMMENDATIONS

3.1 The Hydraulic Analysis Report is acceptable to form conditional approval.

3.2 Development conditions are required to address comments 2.3 to 2.5."

27. Based on the Council files, I note that Mr Blake appears to have commented on the penultimate hydraulic analysis and not the final report dated 23 May 2006. I am not sure what the explanation is for that, but Mr Blake has considered the hydraulic analysis dated 23 May 2006 and advised me that from the perspective of the hydraulic issues that he raises in his memorandum dated 8 August 2006, the hydraulic analysis has not changed. Mr Blake has advised me that in practice he would have considered the 23 May 2006 report and discussed that report with relevant officers. The main difference between the hydraulic analysis reports is the inclusion of landscaping works which Mr Blake has told me would have no effect on the views he expressed in his memorandum. I note that the development approval references the hydraulic analysis dated 23 May 2006. See Attachment **RJK-132**.

Public submissions

28. Council's files indicate that 23 submissions were received in relation to the development application, with flooding being among the issues raised by the submitters.

29. A letter from the applicant PMM dated 18 January 2006 summarises the grounds of submissions and provides a response in relation to the issues raised in those submission, a copy of which is Attachment **RJK-125**.

30. It is normal practice for Council to prepare its own summary of submissions and in a note to file prepared by Deborah Mangu, Senior Town Planner in Development Assessment South, dated 27 September 2006, the submissions are summarised. A copy of the note to file is Attachment **RJK-126**.

Development approval

31. On 25 September 2006 a presentation was made to Council's Establishment and Coordination (Planning Guidance) Committee (**PGC**), a copy of which is Attachment **RJK-127**. Although I do not specifically recall doing so, I would have helped Deborah Mangu prepare and present

[redacted] [redacted]

Witness

this power point presentation at the PGC meeting. Page 8 of that presentation states "8 KEY ISSUES Resolved", one of which is "Hydraulic (overland flow, flooding, lawful point of discharge)". It also states "Removal of buildings from the waterway corridor". The presentation makes a recommendation that the PGC endorse the approval, subject to conditions including "a height of 5 storeys above a minimum habitable flood level (podium level)."

32. A report by [redacted] dated 28 September 2006 notes the following about hydraulic issues associated with the proposed development:

> *"The site is affected by flooding from an overland flow path and from Brisbane River flooding. Advice from Councils hydraulic engineers is that their assessment uses a risk management approach to the development of flood prone land. Flood prone land is that land is inundated in a Probable Maximum Flood (PMF). Flood ways are land that has a one-percent chance of being inundated every year Council adopts the 1 in 100 year "Annual Recurrence Interval" as the development standard, and anticipates there is a 1 in 100 chance of it being exceeded every year. This is standard practice for floodplain management in Australia. In addition Council asks for a freeboard of 500mm above the 1 in 100 year "Annual Recurrence Interval" flood level for habitable floor levels. This requirement results in an anticipated flood immunity that is higher than the 1 in 100 year Annual Recurrence Interval.*
>
> *Consequently the approval has been conditioned to:*
>
> - *manage flood impacts by setting minimum habitable floor levels in accordance with the 1 in 100 year recurrence; and*
> - *upgrades to the current stormwater drainage system along the eastern and southern boundaries; and*
> - *upgrades to the current stormwater drainage system along the western and northern boundaries; and*
> - *provide easements for Council maintenance."*
>
> A copy of the report is Attachment **RJK-128**.

33. After submission to the PGC, the development application is considered by the Urban Planning & Economic Development Committee (**UPED Committee**) whose role it is to

recommend the approval or refusal of a development application. In the ordinary course, a report and recommendation on the development application is prepared by Council officers for the UPED Committee and ultimately for Council. I refer to a document titled "Recommendation to Urban Planning & Economic Planning Committee" prepared Deborah Mangu and Peter Button and dated 3 October 2006, a copy of which is Attachment **RJK-129**. As is my practice, I would have reviewed and critiqued the recommendation. While I do not specifically recall doing so, I must have been satisfied with the contents of the document before it was finalised and sent to Peter Button. A copy of the presentation made to the UPED Committee on 3 October 2006 is Attachment **RJK-130**.

34. Council approved the development application on 3 October 2006. The decision is Attachment **RJK-131**.

35. The decision notice was issued to the applicant on 10 October 2006, a copy of which is Attachment **RJK-132**.

36. The conditions on the development approval relevant to this Notice include following:

(a) conditions 1 and 2 which condition the location of the buildings and access and changes the level of assessment where the applicant seeks to vary the location of the same;

(b) condition 3 which requires setback from the overland flow (parkland) along the eastern boundary;

(c) condition 9 which requires the transfer of some land within the waterway corridor to the Crown with Council as the Trustee;

(d) condition 11 which sets the minimum habitable floor levels; and

(e) condition 12 which relates to external stormwater, rehabilitation and easements.

37. Council records indicate (derived from flood studies (Yeronga Local Stormwater Management Plan 2003)) that the Subject Land is affected by flooding from two sources: the Brisbane River and an overland flowpath. The proximity to the Subject Land from each flood source is only partially relevant in determining the highest source of flooding.

[redacted]

[redacted]

38. All sources of flooding are relevant at the time the development application is lodged, to ensure that there are no adverse impacts upstream or down stream of the site or on any neighbouring properties.

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

40. In relation to the consideration that was given to the waterway which traverses the adjoining land, I refer again to Attachments RJK-108, RJK-110, RJK-112, RJK-117, RJK-118, RJK-120, RJK-124, RJK-127, RJK-128.

41. It appears that no conditions were imposed in relation to access or evacuation routes in the event of flooding.

Subsequent approvals

42. Subsequent to the preliminary approval, a number of development approvals have since been issued and subsequent changes to approvals given for the Subject Land.

43. Based on my review of the files, the relevant approvals for the aged care accommodation (excluding those for building work or operational work), the date of those approvals and considerations and conditions relevant to this Notice are set out below.

[redacted]

	Date	Approval	Relevant considerations	Relevant conditions
1.	28/06/2007	Reconfiguration of a Lot (1 Lot into 2 and Park) (A001637428)	None on file	See Attachment **RJK-133** (conditions 14, 18, 20, 25).
2.	25/07/2007	Material Change of Use - Retirement Village with Ancillary Shop and Office (Stage 1) (A001637427)	None on file	See Attachment **RJK-134** (negotiated conditions, 15, 35, 51, 52, 63, 64).
3.	09/09/2008	Material Change of Use - Retirement Village (Stage 2) (A001946377)	See Attachments **RJK-135** to **RJK-139**	See Attachment **RJK-140** (conditions 6, 16, 39, 41, 42, 47, 48).
4.	17/04/2009	Material Change of Use - Multi-Unit Dwelling, Aged Care Accommodation (Stage 3) (A002049510)	See Attachments **RJK-141** to **RJK-144**	See Attachment **RJK-145** (negotiated conditions 40, 44).
5.	13/11/2008	Modification of a Development Approval (A002153605) This approval modified approval A001946377 by allowing Stage 2 to	None on file	See Attachment **RJK-146** (Stage 1 conditions 6, 17, 40, 42, 43, 48, 49 and Stage 2 - conditions 77, 79, 102, 104, 105, 110, 111)

[redacted] [redacted]

Witness

	Date	Approval	Relevant considerations	Relevant conditions
		be sub-staged.		
6.	26/03/2009	Modification of a Development Approval (A002288285) This approval modified approval A001946377 in relation to landscaping works.	None on file	See Attachment **RJK-147** (Stage 1 conditions 6, 17, 40, 42, 43, 48, 49 and Stage 2 conditions 77, 79, 102, 104, 105, 110, 111)
7.	09/06/2011	Material Change of Use Preliminary Approval, Retirement Village (A003045011) This approval raises the height of Buildings 3, 4, 5, and 6 in accordance with the Interim Residential Flood Level in the Temporary Local Planning Instrument - Brisbane Interim Flood Response.	See Attachment **RJK-148**	See Attachments **RJK-149** (conditions 1, 2, 3, 11, 12)
8.	16/06/2011	Modification of a Development	None on file	See Attachments **RJK-150** (conditions 40, 44)

[redacted]

Witnes[redacted]

	Date	Approval	Relevant considerations	Relevant conditions
		Approval (A002471974) This approval modified approval A002049510 condition 16 in relation to infrastructure charges.		
9.	06/09/2011	Material Change of Use - Retirement Village (Multi-Unit Dwelling) (A003115631) This approval raised the height of the floor levels for Sub-Stage 1 of Stage 2 (Building 3) in accordance with the Interim Residential Flood Level in the Temporary Local Planning Instrument - Brisbane Interim Flood Response.	See Attachment **RJK-151**	See Attachment **RJK-152** (Sub-Stage 1 of Stage 2 conditions 6, 17, 40, 42, 43, 48, 49 and Sub-Stage 2 of Stage 2 conditions 77, 79, 102, 104, 105, 110, 111)

[redacted] [redacted]

Witness

44. Approved plan 0648TP-05a dated 1 June 2008 (Attachment **RJK-145**) shows that the entrance to the basement car park at the aged care accommodation is at 7.2 metres AHD (Q100 flood immunity) and approved plan DA-200-02 rev O dated 24 April 2008 (Attachment **RJK-134**) shows the surface level at 7.2 metres AHD which is equivalent to the defined floor level and consistent with the Subdivision and Development Guidelines that applied at the time of the approval in Chapter 1, section 2.2:

> *"Basement carparks can be constructed to below the specified levels provided that suitably waterproofed perimeter walls, air vents, and entry/exit ramps at the carpark entrance are above the 100 year ARI flood levels for all flooding sources including the Brisbane River."*

Similar provisions are contained in the current version of the Subdivision and Development Guidelines.

45. There are two access roads to the Subject Land: Cansdale Street and Venner Road. The road pavement level at the Cansdale St entrance is approximately 5.5 metres (Q50 flood immunity, river flooding), whilst the road pavement level at the Venner Road entrance is approximately 4.25m (Q20 flood immunity).

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

Dated 21 September 2011

Signed and declared by Rory John Kelly at
in the State of Queensland
this 21 day of September 2011
Before me:

[redacted]

Signature of person before whom the declaration is made

[redacted] - Lawyers

whom the declaration is made

Dedicated to a better Brisbane

6 September 2011

COUNCIL DELEGATE DECISION MADE ON
06/09/2011

COPY OF SPA EXTRACT SENT WITH LETTER

The Village at Yeronga Pty Ltd
C/- RPS
Attn: [redacted]
PO Box 1559
FORTITUDE VALLEY QLD 4006

Permit Type: DA - SPA - Material Change of Use, DA - SPA - Material Change of Use
Description of Proposal: Request to change exisitng approval under SPA s369 - Multi-Unit Dwelling (Retirement Village - 36 Units)
Multi-Unit Dwelling (Retirement Village - 49 Units)
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A003115631

Dear [redacted]

RE: Decision Notice under Section 376 of the *Sustainable Planning Act 2009*

Your request made on 30th June 2011 to change the Development Application decided on 17th June 2008, has been approved. Please find enclosed the new approval package applicable to this Development Approval. The previously issued package should now be disregarded.

This notice is accompanied by a copy of the decision notice for the original application showing the relevant changes.

Included is an extract from the *Sustainable Planning Act 2009* advising you of your right to appeal to the Planning and Environment Court or Building and Development Committee.

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

Yours sincerely

[redacted]

[redacted]

Senior Urban Planner, Development Assessment
Development Assessment South
07 3407 0657
Development Assessment Branch

Permissible Change - Decision Notice Details
(Section 376 of the *Sustainable Planning Act 2009*)

INTRODUCTION:
The decision to approve the request made on 30th June 2011 to change the original Development Application decided on 17th June 2008 was made by the Principal Urban Planner, Development Assessment as the delegate appointed by the Council to determine the application and as the sub-delegate of the Central SEQ Distributor-Retailer Authority

NATURE OF CHANGES:
The Council's delegate amended the original development approval as follows:

- Drawing and Documents Table amended as follows:

Drawings Superseded/Deleted	**Drawings Added**
Basement Level	Basement Level A 2-B1 C
Building Section	Sections A 4-01 C
South & North Elevations Building 3	Elevations A 3-00 C
East & West Elevations Building 3 & 4	Elevations A 3-01 C
North & South Elevations Building 4	Elevations A 3-02 C
Elevations A SD 300-03 A	
Landscape Plan – Sheet 1 (Part Superseded)	Landscape Works – Building 3 Master Plan (ground level) Landscape Works – Building 3 Master Plan (Level 1)
	Landscape Works - Planting Palette CP05 Building 3
	Landscape Works – Materials & Finishes CP06 Building 3
Level 4	Level 4 A 2-04 C
Level Four: Landscape Plan	Building 3 – Level 5 DA 23 G
Level 1-3	Site Plan – Podium A 2-01 C Level 1 A 2-02 C Levels 2-3 A 2-03 C
Location Plan SD 000-02 C	Location Plan A 0-02 C
Planting Plan – Sheet 1 (Part Superseded)	
Roof Plan	Level 5 A 2-05 C & Roof A 2-06 C
Site Plan (Ground Level) SD-200-01 Rev D	Site Plan – Podium Level A 2-01 C
Staging Plan	Staging Plan A 0-03 C
Landscape Sections Sheet 1 (Part Superseded)	
Landscape Sections Sheet 2 (Part Superseded)	
	Landscape Works – Building 3 Section AA
	Landscape Works – Building 3 Section

	BB
	Building 3 – Podium Level DA 20 J
	Building 3 – Level 1 DA 21 I
	Building 3 – Levels 2-4 DA 22 G
	Building 3 – Roof DA 24 G
	Building 3 – Elevations DA 40 G
	Building 3 – Elevations DA 41 G
	Building 3 – Section A-A DA 50 G
	Building 3 – Section B-B DA51 G

- Condition 8 – Plan reference changed
- Condition 13 (c) – Number of car parking spaces updated
- Condition 13 (g) – Height reference updated to 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element
- Condition 17 (i) – Plan reference changed to A 2-01 C dated 24/06/11
- Condition 17 (ii) – Plan reference changed to A 2-01C dated 24/06/11
- Condition 24 – Timing changed to say "Prior to lodging an application for Building Works (excluding excavation and filling)"
- Condition 27 – Timing changed to say "Prior to building work commencing (excluding excavation and filling)"
- Condition 27 (a)(ii) – The maximum height is not to exceed 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element
- Condition 31 – Timing changed to say "Prior to building work commencing (excluding excavation and filling)"
- Condition 41 (iii) - Parking on site for 41 cars which includes 5 tandem spaces
- Condition 42 (a) – Minimum habitable floor levels are to achieve a minimum of 8.3 metres AHD. Essential services are to be located above 8.3 metres AHD. Non-habitable floor levels are 7.0 metres AHD excluding the ramp up for the existing basement in Stage 1.
- Condition 69 – Plan reference changed
- Condition 79 (i) – Plan reference changed to A 2-01 C dated 24/06/11
- Condition 79 (ii) - Plan reference changed to A 2-01 C dated 24/06/11

APPLICANT DETAILS:

The Village At Yeronga Pty Ltd
C/- RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

SITE:

Address of Site:
15 Cansdale St Yeronga Qld 4104

Real Property Description:
Lot(s) 1 on Registered Plan 150512

City Plan Area Classification:
CP-LI

Name of Owner:
YV Unit Trust

Name of Ward:
Tennyson

APPLICATION:

Aspects of development and development approvals sought:

- SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling)
- SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling)

Description of Proposal:
Request to change exisitng approval under SPA s369 - Multi-Unit Dwelling (Retirement Village - 36 Units)
Multi-Unit Dwelling (Retirement Village - 49 Units)

Lodgement date:
30 June 2011

TYPE OF APPROVAL:

- SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling)
- SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling)

CONDITIONS:

This approval is subject to the Assessment Manager conditions included in the attached Approval Package. These conditions replace those included in the original decision notice dated 17th June 2008.

RIGHTS OF APPEAL:

In accordance with Section 376(4), attached is an extract from the *Sustainable Planning Act 2009* that details your appeal rights and the appeal rights of any relevant entity.

DECISION BY DELEGATE OF COUNCIL AND SUB-DELEGATE OF THE CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY

SUBMISSION BY Mark Connellan

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 23,400 sqm **Area Classification:** CP-LI **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling) SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling) **Description/Purpose of Proposal:** Request to change exisitng approval under SPA s369 - Multi-Unit Dwelling (Retirement Village - 36 Units) Multi-Unit Dwelling (Retirement Village - 49 Units) **Applicant:** The Village At Yeronga Pty Ltd C/- RPS PO Box 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A003115631 **Lodgement Date:** 30 June 2011

DECISION on development application (distributor-retailer)

1. Having considered the application detailed above, I am satisfied that the request for a permissible change accords with relevant standards and the *Sustainable Planning Act 2009* where applicable and as such approve the following changes to the development approval:

    - Drawing and Documents Table amended as follows:

Drawings Superseded/Deleted	Drawings Added
Basement Level	Basement Level A 2-B1 C
Building Section	Sections A 4-01 C
South & North Elevations Building 3	Elevations A 3-00 C
East & West Elevations Building 3 & 4	Elevations A 3-01 C
North & South Elevations Building 4	Elevations A 3-02 C
Elevations A SD 300-03 A	
Landscape Plan – Sheet 1 (Part Superseded)	Landscape Works – Building 3 Master Plan (ground level) Landscape Works – Building 3 Master Plan (Level 1)
	Landscape Works - Planting Palette

	CP05 Building 3
	Landscape Works – Materials & Finishes CP06 Building 3
Level 4	Level 4 A 2-04 C
Level Four: Landscape Plan	Building 3 – Level 5 DA 23 G
Level 1-3	Site Plan – Podium A 2-01 C Level 1 A 2-02 C Levels 2-3 A 2-03 C
Location Plan SD 000-02 C	Location Plan A 0-02 C
Planting Plan – Sheet 1 (Part Superseded)	
Roof Plan	Level 5 A 2-05 C & Roof A 2-06 C
Site Plan (Ground Level) SD-200-01 Rev D	Site Plan – Podium Level A 2-01 C
Staging Plan	Staging Plan A 0-03 C
Landscape Sections Sheet 1 (Part Superseded)	
Landscape Sections Sheet 2 (Part Superseded)	
	Landscape Works – Building 3 Section AA
	Landscape Works – Building 3 Section BB
	Building 3 – Podium Level DA 20 J
	Building 3 – Level 1 DA 21 I
	Building 3 – Levels 2-4 DA 22 G
	Building 3 – Roof DA 24 G
	Building 3 – Elevations DA 40 G
	Building 3 – Elevations DA 41 G
	Building 3 – Section A-A DA 50 G
	Building 3 – Section B-B DA51 G

- Condition 8 – Plan reference changed
- Condition 13 (c) – Number of car parking spaces updated
- Condition 13 (g) – Height reference updated to 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element
- Condition 17 (i) – Plan reference changed to A 2-01 C dated 24/06/11
- Condition 17 (ii) – Plan reference changed to A 2-01C dated 24/06/11
- Condition 24 – Timing changed to say "Prior to lodging an application for Building Works (excluding excavation and filling)"
- Condition 27 – Timing changed to say "Prior to building work commencing (excluding excavation and filling)"
- Condition 27 (a)(ii) – The maximum height is not to exceed 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element

- Condition 31 – Timing changed to say "Prior to building work commencing (excluding excavation and filling)"
- Condition 41 (iii) - Parking on site for 41 cars which includes 5 tandem spaces
- Condition 42 (a) – Minimum habitable floor levels are to achieve a minimum of 8.3 metres AHD. Essential services are to be located above 8.3 metres AHD. Non-habitable floor levels are 7.0 metres AHD excluding the ramp up for the existing basement in Stage 1.
- Condition 69 – Plan reference changed
- Condition 79 (i) – Plan reference changed to A 2-01 C dated 24/06/11
- Condition 79 (ii) - Plan reference changed to A 2-01 C dated 24/06/11

And direct that:

2. Applicant be advised of the decision;

3. Local Councillor, Cr Nicole Johnston be advised of the decision;

Dated the 6th day of September 2011

[redacted]

Roger Greenway
Principal Urban Planner, Development Assessment
Development Assessment South
Development Assessment Branch
As DELEGATE of Council and
As SUB-DELEGATE of the Central SEQ Distributor-Retailer Authority

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP.150512
Aspects of development and type of approval:	DA - SPA - Material Change of Use Development Permit - Retirement Village (Multi-unit Dwelling) DA - SPA - Material Change of Use Development Permit - Retirement Village (Multi-unit Dwelling)
Council File Reference:	A003115631 Permit Reference Number/s: DAMC250610611; DAMC252962711.
Package Status:	APPROVED - Version 3 (6th of September, 2011 4:03:28 PM)
Package Generated:	07/09/2011

PROJECT TEAM

The assessment of this application has been undertaken by:

[redacted] Senior Architect, Development Assessment Development Assessment South [redacted] (07) 3403 5819	[redacted] Senior Engineer, Development Assessment Development Assessment South andrew.tsai@brisbane.qld.gov.au (07) 3407 0366	[redacted] Principal Urban Planner, Development Assessment Development Assessment South [redacted] (07) 3403 4392
[redacted] Senior Urban Planner, Development Assessment Development Assessment South [redacted] 3403 6117	[redacted] Senior Urban Planner, Development Assessment Development Assessment South [redacted] 07 3407 0657	Roger GREENWAY Principal Urban Planner, Development Assessment Development Assessment South [redacted] 34078514

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Landscape Plan - Sheet 1	LP01 Rev B (Amended in Red 24-AUG-2011)	22-JAN-2008
Landscape Plan - Sheet 2	LP02 Rev B	22-JAN-2008
Level Four: Landscape Plan	LP03 Rev B	22-JAN-2007
Planting Plan - Sheet 1	PP01 Rev C (Amended in Red 24-AUG-2011)	14-FEB-2008
Planting Plan - Sheet 2	PP02 Rev B	22-JAN-2008
Pump Room Location	A-SD-510-01 Rev B (Amended in Red 02-JUN-2008)	30-JAN-2008
Landscape Sections, Sheet 1	LS01 Rev A (Amended in Red 24-AUG-2011)	05-SEP-2007
Landscape Sections, Sheet 2	LS02 Rev A (Amended in Red 24-AUG-2011)	05-SEP-2007
ESD Report	Q6035	17-NOV-2006
Hydraulic Analysis	3500/34	23-MAY-2006
Site Based Stormwater Management Plan	CB-0401 SBSMP-Rev B	13-FEB-2008
Location Plan	A 0-02 C	24-JUN-2011
Staging Plan	A 0-03 C	24-JUN-2011
Site Plan - Podium Level	A 2-01 C	24-JUN-2011
Level 1	A 2-02 C	24-JUN-2011
Levels 2-3	A 2-03 C	24-JUN-2011
Level 4	A 2-04 C	24-JUN-2011
Level 5	A 2-05 C	24-JUN-2011
Roof	A 2-06 C	24-JUN-2011
Basement Level	A 2-B1 C	24-JUN-2011
Elevations	A 3-00 C	24-JUN-2011
Elevations	A 3-01 C	24-JUN-2011
Elevations	A 3-02 C	24-JUN-2011
Sections	A 4-01 C	24-JUN-2011
Building 3 - Podium Level	DA 20 J	24-JUN-2011
Building 3 - Level 1	DA 21 I	24-JUN-2011
Building 3 - Levels 2-4	DA 22 G	24-JUN-2011
Building 3 - Level 5	DA 23 G	24-JUN-2011
Building 3 - Roof	DA 24 G	24-JUN-2011
Building 3 - Elevations	DA 40 G	24-JUN-2011
Building 3 - Elevations	DA 41 G	24-JUN-2011
Building 3 - Section A-A	DA 50 G	24-JUN-2011
Building 3 - Section B-B	DA 51 G	24-JUN-2011
Landscape Works - Building 3 Master Plan (ground level)	CP01 (Amended in Red 24-AUG-2011)	24-JUN-2011
Landscape Works - Building 3 Master Plan (level 1)	CP02 (Amended in Red 24-AUG-2011)	24-JUN-2011
Landscape Works - Building 3	CP03 (Amended in Red 24-AUG-	17-JUN-2011

Section AA	2011)	
Landscape Works - Building 3 Section BB	CP04 (Amended In Red 24-AUG-2011)	24-JUN-2011
Landscape Works - Planting Palette	CP05 (Amended In Red 24-AUG-2011)	24-JUN-2011
Landscape Works - Materials & Finishes	CP06 (Amended In Red 24-AUG-2011)	24-JUN-2011

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Retirement Village (Multi-unit Dwelling)
Stage:	Sub-Stage 1 of Stage 2: Building 3 Yeronga Village Retirement Village - 36 Units

General/Planning Requirements

	Timing
1) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
2) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
3) Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development;	As indicated

(b) Make provision within the building and on the site for the following:

- conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building;
- an underground access connection pit and "lead in " duct is provided in the footpath; and
- a conduit from the property boundary to

a. a designated entry point in the building; and/or

b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and

(c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath;

(d) Additional requirements to be provided within the building are as follows:

- a co-located equipment room;
- a central (vertical) riser duct within the core of the building;
- a telecommunications closet on each floor;
- distribution by underfloor and/or suspended ceiling ducts; and
- designated wireless area on the roof with structural capability

(e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed.

(f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

4) Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: -	As indicated

- Developer,

- Project Coordinator,

- Architect / Building Designer,

- Building Contractor,

- Civil Engineer,

- Civil Contractor/s, and

- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;
d. The sign is to be a minimum size of 1,200mm by 900mm;
e. The maximum area of the sign is to be 2.0m².
f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;
g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;
h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
i. The sign is to be non illuminated;
j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;
k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.
l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

5) Principles of Sustainability Incorporate into the design and construction of the retirement village (residential buildings), best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to: 1. Passive design; 2. Water use; 3. Materials use; 4. Energy use; 5. Site impacts; 6. Transport impacts; and 7. Social and community impacts.	As indicated

GUIDELINE *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of sustainable design are met and incorporate best practice in sustainable development.*	
6) Commencement of Use of Stage 2 Prior to the commencement of the use for Stage 2 (Buildings 3 and/or 4 which ever is the sooner), all conditions of approval for Stage 1 of the development must be complied with (Stage 1 Approval - BCC Ref: A001637427). Submit to the Principal Urban Planner, Development Assessment Team South documentation demonstrating compliance with all conditions of approval for Stage 1 of the development. *GUIDELINE* *This condition is imposed to ensure all conditions of approval have been carried out for Stage 1 of the development.*	As indicated
7) Sustainability (i) Install and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ltd No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase. The time of purchase is to be no more than 6 months prior to the commencement of installation: **Individual privately owned units** • Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be installed to each unit to monitor water usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed	At all times

• Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter) (ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	
8) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), including those as amended in red by Council showing: i. Stage 1 being not part of this approval. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
9) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use

10) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
11) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.	Prior to commencement of use
12) Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions. *GUIDELINE* *This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.*	To be maintained
13) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time. c. Provision on site for a minimum of forty one (41) car parking spaces. A minimum of one (1) of these spaces are to be provided for disabled parking. A minimum of twelve (12) visitor car parking spaces are to be provided at grade (not in the basement level) as approved in Stage 1 of the development. d. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space. e. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. f. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance. g. The overall height of the building and any structures located on the roof top are not to exceed 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element. h. Implement and maintain the sustainability elements identified in the conditions of this approval. i. No pergolas or other permanent structures to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings. j. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: o No unscreened installations on the proposed development are to be visible from the surrounding sites; and o Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.*	As indicated
14) Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2012. *GUIDELINE* *This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.*	As indicated

15) Central Courtyard Area a) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3, the following works must be carried out to the central courtyard area and be made available to the occupants of Sub-Stage 1, Building 3: I. Site is to be cleared of all rubble, debris and demolition materials; II. Site is to be levelled to the same level as the adjoining footpath and turfed so it can be mowed; III. Central Courtyard is to be landscaped and maintained as a useable open space area for the occupants of Building 3 in accordance with the approved detailed landscape plan; and IV. Drainage is provided to prevent ponding. b) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3 submit to the Delegate, Development Assessment South a statutory declaration stating the date the use of Building 3 commenced. *GUIDELINE* *This condition is imposed to ensure that the courtyard area is available to the occupants of Stage 1 - Building 3 in a timely manner.*	As indicated
16) Limits of this Approval This approval is limited to the following use: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); and ii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	At all times
17) Setbacks to Parkland The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 8 metres as shown on the approved drawing A 2-01 C dated 24/06/2011; and	At all times

ii. The building setback to the Leyshon Park boundary is to be 8 metres as shown on the approved drawings A 2-01 C dated 24/06/2011. Prior to the commencement of the use of Stage 2, provide a statement to the Principal Urban Planner signed by the Building Certifier that the setbacks in i and ii above have been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	
18) No Pergola Structures No pergolas or other permanent structures are to be located on the balconies of any residential units other than close clearly shown on the approved plans. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines, including building heights and setbacks, in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
19) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the *"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"*. *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained
20) Lighting To Public Areas Install and maintain a suitable system of lighting, to operate from dusk to dawn, for the central courtyard/bowling green area, all pedestrian access paths and to the entry areas of all buildings, as shown on the approved drawings. All outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.* *GUIDELINE* *This condition is imposed to ensure on-going safe public access to designated pedestrian spaces within the development.*	Prior to the commencement of the use and then to be maintained
21) Pump Room Setback The pump room setback to the western boundary of the site is to be 6 metres as shown on the approved drawing SD-510-01 Rev B and dated 30/01/08.	Prior to the commencement of the use and then to be maintained

Provide a statement to the Lead Principal Urban Planner signed by the Building Certifier that the pump room setback has been complied with.

GUIDELINE
This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).

Monetary Contributions and Securities

	Timing
22) Pay Outstanding Charges Or Expenses Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.*	Prior to commencement of use

23) Infill Infrastructure Contribution Planning Scheme Policies (MCU) - Post 1 July, 2007

As indicat

Pay to Council a monetary contribution towards the cost of providing infrastructure as summarised below at the rate specified in the Infill Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made.

Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)			
	Area / Precinct	Contribution	Credits	Offset	Net Contribution
Transport	12	217731	0	0	217731
Community Purposes	85	769250	0	0	769250
Water Supply	W15 Mt Crosby South	292264	0	0	292264
Sewerage	FFLD06	585208	0	0	585208
Waterways	16a BBnePrec3 LSMP	209732	0	0	209732
Totals		2074184	0	0	2074184

If documentary evidence is provided showing that infrastructure contributions from approval number A001637428 Reconfiguration of a Lot 1 into 2 have been paid in full these can be claimed as a credit against the infrastructure contributions in the table above.

Timing

- Where the application also involves a Permit to Carry Out Building Works, the monetary contributions for water and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of the use or endorsement of the CMS whichever is sooner.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be prior to the commencement of use or endorsement of the community management statement which ever is the sooner.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each year. In the 2007/2008 financial year, the value of an ICU is $1.55.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water, sewerage and waterways. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.

PROOF OF FULFILMENT
The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

Architecture

	Timing
24) Detailed Materials and Finishes Prior to lodging an application for Building Works (excluding excavation and filling), submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition; (d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40% glass to the frontage of the building and to avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished. (f) Implement the above detailed design treatments based on the approved colour scheme. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.*	As indicated

25) Front Fence Materials And Design Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment	Prior to the commencement of the use and then to be maintained

ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	
26) Pedestrian Pathway Provide a pedestrian pathway from the approved Stage 1 development to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
27) Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: a. Prior to Building Work commencing (excluding excavation and filling), submit a contour survey from a licensed surveyor and notated elevations demonstrating: i. the existing site levels; and ii. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval (BCC ref: A001637426).*	As indicated
27(a) Submit Certification Submit to the Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to commencement of use
28) Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
29) Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Landscape Architecture and Open Space Planning

	Timing
30) Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	While development is occurring on the site and then to be maintained
30(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site
31) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan is to be lodged prior to Building Work commencing (excluding excavation and	As indicated

filling). The plan should include the following:

Siteworks

- The extent of soft and hard landscape works.
- The extent of basement and/or roof lines.
- Location and description of fencing, retaining walls and ramps.
- Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining.
- Provide details on proposed locations, heights, materials and extent of proposed fencing.
- Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces.
- Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters).
- Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.
- Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.
- Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.
- Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.
- Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation.

Planting

- A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting.
- Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.
- Proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

31(a) Specific Reqts - Application — As indicated

In addition to the standard requirements listed above, the plan is to also show:

- Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only.
- Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve.
- Provide ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building which is adjacent the southern property boundary to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern side of the building which is adjacent the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.
- Provide ex-ground tree planting (Agathis Robusta) along the northern side of the building which is adjacent the Council parkland to mitigate the bulk and scale of the built form. Trees are to be appropriately spaced to facilitate casual surveillance of the adjoining parkland.

31(b) Implement Approved Plan — As indicated

Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice.

The construction of the Central Courtyard is to be completed in accordance with the Detailed Landscape Plan prior to the Commencement of Use of Building 4.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

31(c) Certify Works — As indicated

On completion provide written certification from:

- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

GUIDELINE
Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).

31(d) Specific Requirements - Retirement Village

In addition to the standard requirements listed above, the plan is to also show:

- Planting design which complies with the landscape-related requirements of the *City Plan 2000 - Residential Design -*

Special Needs Code. **31(e) Specific Requirements - Containerised Planting** In addition to the standard requirements listed above, the plan is to also show: • Clear identification of the location, width and depth of containerised planting areas. • Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm. • Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. **31(f) Irrigation** Provision of a reticulated drip irrigation system (connected to non-town water source) to all planting areas, with drainage connected to the stormwater system.	

Pollution

	Timing
32) Hours of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday. *GUIDELINE* *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby receptors.*	At all times
33) Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting /overlooking land included within the "Sport and Recreation Area" designation. *GUIDELINE* *This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the required internal noise criteria detailed in the Noise Amenity Assessment prepared by MWA Environmental, Ref No: L43707/PAK/04- 227.*	Prior to commencement of use
34) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use
35) Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. *GUIDELINE* *This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.*	Prior to the commencement of the use and then to be maintained
36) Stormwater Quality (Low Risk) Implement DA Plan Implement and maintain the recommendations of the Site Based Stormwater Quality Management Plan, ref CB-0401 SBSMP-Rev B prepared by BMD Consulting, dated 13 February 2008. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater. *GUIDELINE* *This condition has been imposed to ensure that Stormwater Quality from this site is managed appropriately to prevent contamination of receiving waters. Certification must demonstrate best practice management measures in accordance with Council's "Subdivision and Development Guidelines" (2000 or later version). Certification must also include details (ie. site plans and documentation) of the management measures implemented on site. A suitably qualified and experienced professional for stormwater quality management is defined as a person with: - Tertiary qualifications in engineering, environmental engineering and/or science; - Professional affiliations with an engineering, environmental engineering and/or scientific organisation (eg. The Institute of Engineers of Australia, the Stormwater Industry Association, Australian Water Association); and - At least 2 years' experience in the management of stormwater quality.* *PROOF OF FULFILMENT* *Certification is submitted to the Team Leader, Licensing & Compliance that the operational phase Site Based Stormwater Quality Management Plan identified above has been prepared and implemented by a suitably qualified and experienced professional.*	Prior to site works commencing and then to be maintained

Engineering

	Timing
37) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.* **37(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk)** Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the	As indicated Prior to site works commencing (ie. any land-disturbing development)

Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	
37(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion
38) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill materiel and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any onquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to site works/building works commencing
38(a) Suitable Fill Material All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11	While site/operational works/building works is occurring

of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	
38(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring
39) Retaining Walls Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.*	Prior to site/building works commencing and then to be maintained
40) Granting Easements Grant the following easement(s): i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council. *GUIDELINE* *This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation*	Prior to commencement of use

prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 6888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment. *PROOF OF FULFILMENT* *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	
41) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle. iii. Parking on the site for a minimum of 41 cars and for the loading and unloading of vehicles within the site (Note: This figure includes 5 tandem spaces). A minimum of one (1) of the above spaces is to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. viii. Terminated aisles are to be in accordance with the approved plans. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.* *PROOF OF FULFILMENT*	Prior to the commencement of the use and then to be maintained

Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).	
42) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
42(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that the minimum level for habitable floors and essential services within Building 3 (excluding connections to the existing services in Stage 1) is 8.3 metres AHD and for non-habitable floors is 7.0 metres AHD (excluding the ramp from the existing basement in Stage 1). *GUIDELINE* *This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
43) Stormwater - Hydraulic Report Construct the development in accordance with the approved Hydraulic Analysis prepared by Cardno (QLD) Pty Ltd, dated 23 May 2006, Job No. 3500/34. *GUIDELINE* *This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded to the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained

44) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use
45) Construct Footpath Construct a 1.2 metre wide concrete footpath along the frontage of Stage 2 to Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. This condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on- maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "of-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptable of works "off- maintenance" as a Council asset by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
45(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.* *PROOF OF FULFILMENT* *Acceptable of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	Prior to the On Maintenance inspection
46) Refuse & Recycle Bins - On Site Collection	Prior to commencement of use

Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.*	
46(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
46(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
47) Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level; *PROOF OF FULFILMENT* *The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.*	Prior to the commencement of the use and then to be maintained
48) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
48(a) Submit Plans	Prior to site works/building works

Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	commencing
48(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on- maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
48(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use
49) Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. *GUIDELINE* *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
50) Service Conduits & Mains	Prior to commencement of use

Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	
50(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

Standard Advice

	Timing
51) ERA Approval All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
52) Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids.	As indicated

It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	

53) Electricity Generators Stand-by or emergency electricity generators are not included in this approval. *GUIDELINE* *This advice is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	As indicated

54) Equitable Access Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the solo responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated

55) Noise And Dust Emissions-Advice Only All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	As indicated

56) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated

57) Advice Adjoining Owners Prior to Commencement of Building Work Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	As indicated

58) Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989.*	As indicated

59) Footpath Permit The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance, Brisbane City Council phone (07) 3403 8888.	As indicated

60) Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated

61) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	As indicated
62) Advice Agency - Department of Natural Resources and Water Brisbane City Council advise that the Department of Natural Resources and Water as an advice agency has imposed advice contained in the letter dated 30 January 2008, NRW Reference: IA1207BEE0013/BRI3533.	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Retirement Village (Multi-unit Dwelling)
Stage:	Sub-Stage 2 of Stage 2: Building 4 Yeronga Retirement Village - 49 Units

General/Planning Requirements

	Timing
63) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
64) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
65) Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; (b) Make provision within the building and on the site for the following:	As indicated

- conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building;
- an underground access connection pit and "lead in " duct is provided in the footpath; and
- a conduit from the property boundary to

a. a designated entry point in the building; and/or

b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and

(c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath;

(d) Additional requirements to be provided within the building are as follows:

- a co-located equipment room;
- a central (vertical) riser duct within the core of the building;
- a telecommunications closet on each floor;
- distribution by underfloor and/or suspended ceiling ducts; and
- designated wireless area on the roof with structural capability

(e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed.

(f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

66) Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: - - Developer,	As indicated

- Project Coordinator,

- Architect / Building Designer,

- Building Contractor,

- Civil Engineer,

- Civil Contractor/s, and

- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;
d. The sign is to be a minimum size of 1,200mm by 900mm;
e. The maximum area of the sign is to be 2.0m².
f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;
g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;
h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
i. The sign is to be non illuminated;
j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;
k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.
l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

67) Principles of Sustainability Incorporate into the design and construction of the retirement village (residential buildings), best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to: 1. Passive design; 2. Water use; 3. Materials use; 4. Energy use; 5. Site impacts; 6. Transport impacts; and 7. Social and community impacts. *GUIDELINE* *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of*	As indicated

sustainable design are met and incorporate best practice in sustainable development.	
68) Sustainability (i) Install and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ltd No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase. The time of purchase is to be no more than 6 months prior to the commencement of installation: **Individual privately owned units** • Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be installed to each unit to monitor water usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed • Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter)	At all times

(ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	
69) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), including those as amended in red by Council showing: i. Stage 1 being not part of this approval. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
70) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
71) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use

72) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.	Prior to commencement of use
73) Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions. *GUIDELINE* *This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.*	To be maintained
74) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time. c. Provision on site for a minimum of one hundred and nine (109) car parking spaces. A minimum of two (2) of these spaces are to be provided for disabled parking. A minimum of twelve (12) visitor car parking spaces are to be provided at grade (not in the basement level) as approved in Stage 1 of the development. d. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space. e. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. f. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance. g. The overall height of the building and any structures located on the roof top are not to exceed 24.665 metres AHD at any point.	As indicated

h. Implement and maintain the sustainability elements identified in the conditions of this approval. i. No pergolas or other permanent structures to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings. j. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: o No unscreened installations on the proposed development are to be visible from the surrounding sites; and o Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.*	
75) Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2012. *GUIDELINE* *This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.*	As indicated
76) Central Courtyard Area a) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3, the following works must be carried out to the central courtyard area and be made available to the occupants of Sub-Stage 1, Building 3: I. Site is to be cleared of all rubble, debris and demolition materials; II. Site is to be levelled to the same level as the adjoining footpath and turfed so it can be mowed; III. Central Courtyard is to be landscaped and maintained as a useable open space area for the occupants of Building 3 in accordance with the approved detailed landscape plan; and IV. Drainage is provided to prevent ponding.	As indicated

b) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3 submit to the Delegate, Development Assessment South a statutory declaration stating the date the use of Building 3 commenced. *GUIDELINE* *This condition is imposed to ensure that the courtyard area is available to the occupants of Stage 1 - Building 3 in a timely manner.*	
77) Commencement of Use of Building 4 Prior to the commencement of the use for Stage 2 - Building 4, all conditions of approval for Stage 1 – Building 3 must be complied with. Submit to the Principal Urban Planner, Development Assessment Team South documentation demonstrating compliance with all conditions of approval for Stage 1 – Building 3 of the development. *GUIDELINE* *This condition is imposed to ensure all conditions of approval have been carried out for Stage 1 - Building 3 of the development.*	As indicated
78) Limits of this Approval This approval is limited to the following use: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); and ii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	At all times
79) Setbacks to Parkland The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 8 metres as shown on the approved drawing A 2-01 C dated 24/06/11; and ii. The building setback to the Leyshon Park boundary is to be 8 metres as shown on the approved drawing A 2-01 C dated 24/06/11. Prior to the commencement of the use of Stage 2, provide a statement to the Principal Urban Planner signed by the Building Certifier that the setbacks in i and ii above have been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
80) No Pergola Structures No pergolas or other permanent structures are to be located on the balconies of any residential units other than close clearly shown on the approved plans. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines, including building heights and setbacks, in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
81) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the *"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"*. *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained
82) Lighting To Public Areas Install and maintain a suitable system of lighting, to operate from dusk to dawn, for the central courtyard/bowling green area, all pedestrian access paths and to the entry areas of all buildings, as shown on the approved drawings. All outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.* *GUIDELINE* *This condition is imposed to ensure on-going safe public access to designated pedestrian spaces within the development.*	Prior to the commencement of the use and then to be maintained
83) Pump Room Setback The pump room setback to the western boundary of the site is to be 6 metres as shown on the approved drawing SD-510-01 Rev B and dated 30/01/08. Provide a statement to the Lead Principal Urban Planner signed by the	Prior to the commencement of the use and then to be maintained

Building Certifier that the pump room setback has been complied with.

GUIDELINE
This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).

Monetary Contributions and Securities

	Timing
84) Pay Outstanding Charges Or Expenses Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.*	Prior to commencement of use

85) Infill Infrastructure Contribution Planning Scheme Policies (MCU) - Post 1 July, 2007

As indicat

Pay to Council a monetary contribution towards the cost of providing infrastructure as summarised below at the rate specified in the Infill Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made.

Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)			
	Area / Precinct	Contribution	Credits	Offset	Net Contribution
Transport	12	217731	0	0	217731
Community Purposes	85	769250	0	0	769250
Water Supply	W15 Mt Crosby South	292264	0	0	292264
Sewerage	FFLD06	585208	0	0	585208
Waterways	16a BBnePrec3 LSMP	209732	0	0	209732
Totals		2074184	0	0	2074184

If documentary evidence is provided showing that infrastructure contributions from approval number A001637428 Reconfiguration of a Lot 1 into 2 have been paid in full these can be claimed as a credit against the infrastructure contributions in the table above.

Timing

- Where the application also involves a Permit to Carry Out Building Works, the monetary contributions for water and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of the use or endorsement of the CMS whichever is sooner.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be prior to the commencement of use or endorsement of a community management statement which ever is sooner.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each year. In the 2007/2008 financial year, the value of an ICU is $1.55.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water, sewerage and waterways. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.

PROOF OF FULFILMENT
The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

Architecture

	Timing
86) Detailed Materials and Finishes Submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition; (d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40% glass to the frontage of the building and to avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished. (f) Implement the above detailed design treatments based on the approved colour scheme. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.*	Prior to lodging an application for Building Works

87) Front Fence Materials And Design Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency.	Prior to the commencement of the use and then to be maintained

GUIDELINE *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	
88) Pedestrian Pathway Provide a pedestrian pathway from the approved Stage 1 development to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
89) Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: a. Submit a contour survey from a licensed surveyor and notated elevations demonstrating: i. the existing site levels; and ii. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 24.665 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (BCC ref: A001637426).*	Prior to building work commencing
89(a) Submit Certification Submit to the Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to commencement of use
90) Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
91) Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Landscape Architecture and Open Space Planning

	Timing
92) Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	While development is occurring on the site and then to be maintained
92(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site
93) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following: Siteworks • The extent of soft and hard landscape works. • The extent of basement and/or roof lines.	To be lodged prior to or concurrently with any other operational works application

- Location and description of fencing, retaining walls and ramps.
- Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining.
- Provide details on proposed locations, heights, materials and extent of proposed fencing.
- Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces.
- Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters).
- Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.
- Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.
- Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.
- Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.
- Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation.

Planting

- A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting.
- Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.
- Proposed plant messing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

93(a) Specific Reqts - Application — As indicated

In addition to the standard requirements listed above, the plan is to also show:

- Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only.
- Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve.
- Provide ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building which is adjacent the southern property boundary to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern side of the building which is adjacent the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.
- Provide ex-ground tree planting (Agathis Robusta) along the northern side of the building which is adjacent the Council parkland to mitigate the bulk and scale of the built form. Trees are to be appropriately spaced to facilitate casual surveillance of the adjoining parkland.

93(b) Implement Approved Plan — As indicated

Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice. The construction of the Central Courtyard is to be completed in accordance with the Detailed Landscape Plan prior to the Commencement of Use of Building 4.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

93(c) Certify Works — As indicated

On completion provide written certification from:

- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

GUIDELINE
Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).

93(d) Specific Requirements - Retirement Village

In addition to the standard requirements listed above, the plan is to also show:

- Planting design which complies with the landscape-related requirements of the *City Plan 2000 - Residential Design - Special Needs Code*.

93(e) Specific Requirements - Containerised Planting

In addition to the standard requirements listed above, the plan is to also show:

- Clear identification of the location, width and depth of containerised planting areas.
- Details of raised planters to demonstrate adequate width,

depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm. • Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. **93(f) Irrigation** Provision of a reticulated drip irrigation system (connected to non-town water source) to all planting areas, with drainage connected to the stormwater system.	

Pollution

	Timing
94) Hours of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday. *GUIDELINE* *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby receptors.*	At all times
95) Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting /overlooking land included within the "Sport and Recreation Area" designation. *GUIDELINE* *This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the required internal noise criteria detailed in the Noise Amenity Assessment prepared by MWA Environmental, Ref No: L43707/PAK/04- 227.*	Prior to commencement of use
96) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equipment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use
97) Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. *GUIDELINE* *This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.*	Prior to the commencement of the use and then to be maintained
98) Stormwater Quality (Low Risk) Implement DA Plan Implement and maintain the recommendations of the Site Based Stormwater Quality Management Plan, ref CB-0401 SBSMP-Rev B prepared by BMD Consulting, dated 13 February 2008. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater. *GUIDELINE* *This condition has been imposed to ensure that Stormwater Quality from this site is managed appropriately to prevent contamination of receiving waters. Certification must demonstrate best practice management measures in accordance with Council's "Subdivision and Development Guidelines" (2000 or later version). Certification must also include details (ie. site plans and documentation) of the management measures implemented on site. A suitably qualified and experienced professional for stormwater quality management is defined as a person with: - Tertiary qualifications in engineering, environmental engineering and/or science; - Professional affiliations with an engineering, environmental engineering and/or scientific organisation (eg. The Institute of Engineers of Australia, the Stormwater Industry Association, Australian Water Association); and - At least 2 years' experience in the management of stormwater quality.* *PROOF OF FULFILMENT* *Certification is submitted to the Team Leader, Licensing & Compliance that the operational phase Site Based Stormwater Quality Management Plan identified above has been prepared and implemented by a suitably qualified and experienced professional.*	Prior to site works commencing and then to be maintained

Engineering

	Timing
99) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
99(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	Prior to site works commencing (ie. any land-disturbing development)
99(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk)	While site/operational works/building works is occurring

Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	and until all exposed soil areas are permanently stabilised against erosion
100) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to site works/building works commencing
100(a) Suitable Fill Material All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	While site/operational works/building works is occurring
100(b) Implement Endorsed Plan	While site/operational works/building works is occurring

Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	
101) Retaining Walls Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.*	Prior to site/building works commencing and then to be maintained
102) Granting Easements Grant the following easement(s): i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council. *GUIDELINE* *This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to commencement of use

PROOF OF FULFILMENT *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	
103) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle. iii. Parking on the site for 58 cars and for the loading and unloading of vehicles within the site. A minimum of one (1) of the above spaces is to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. viii. Terminated aisles are to be in accordance with the approved plans. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.* *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	Prior to the commencement of the use and then to be maintained
104) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
104(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 7.2 metres AHD and non-habitable floor levels are 7.0 metres AHD. *GUIDELINE* *This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
105) Stormwater - Hydraulic Report Construct the development in accordance with the approved Hydraulic Analysis prepared by Cardno (QLD) Pty Ltd, dated 23 May 2006, Job No. 3500/34. *GUIDELINE* *This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded to the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
106) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate,*	Prior to commencement of use

Development assessment.	
107) Construct Footpath Construct a 1.2 metre wide concrete footpath along the frontage of Stage 2 to Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. This condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on- maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "of-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptable of works "off- meintenance" as a Council asset by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
107(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.* *PROOF OF FULFILMENT* *Acceptable of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	Prior to the On Maintenance inspection
108) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8688.*	Prior to commencement of use
108(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.	Prior to the commencement of the use and then to be maintained

GUIDELINE *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	
108(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
109) Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level; *PROOF OF FULFILMENT* *The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.*	Prior to the commencement of the use and then to be maintained
110) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
110(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any*	Prior to site works/building works commencing

supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).	
110(b) Implement Endorsed Plans Completa and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on- maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
110(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use
111) Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. *GUIDELINE* *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
112) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
112(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

Standard Advice

	Timing
113) ERA Approval All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
114) Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated

115) Electricity Generators Stand-by or emergency electricity generators are not included in this approval. *GUIDELINE* *This advice is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	As indicated
116) Equitable Access Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
117) Noise And Dust Emissions-Advice Only All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	As indicated
118) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For furthor information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
119) Advice Adjoining Owners Prior to Commencement of Building Work Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	As indicated
120) Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989*.	As indicated
121) Footpath Permit The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance, Brisbane City Council phone (07) 3403 8888.	As indicated
122) Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
123) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the*	As indicated

approved development.	
124) Advice Agency - Department of Natural Resources and Water Brisbane City Council advise that the Department of Natural Resources and Water as an advice agency has imposed advice contained in the letter dated 30 January 2008, NRW Reference: IA1207BEE0013/BRI3533.	As indicated

**** End of Package ****

REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION (DISTRIBUTOR-RETAILER)

SUBMISSION BY [redacted]

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 23,400 sqm **Area Classification:** CP-LI **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling) SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling) **Description/Purpose of Proposal:** Request to change exisitng approval under SPA s369 - Multi-Unit Dwelling (Retirement Village - 36 Units) Multi-Unit Dwelling (Retirement Village - 49 Units) **Applicant:** The Village At Yeronga Pty Ltd C/- RPS PO Box 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A003115631 **Lodgement Date:** 30 June 2011

The Council has received a request to modify a development approval under Sections 369 & 370 of the *Sustainable Planning Act 2009* as detailed above.

BACKGROUND/HISTORY

The following development approvals have been granted over the site:

Approval	BCC Reference	Approval Date
Preliminary Approval for a Material Change of Use Overriding the Planning Scheme under Section 3.1.6 of the Integrated Planning Act 1997 for Multi Unit Dwelling, Retirement Village, Aged Care Accommodation, Shop, Office and Restaurant	A001637426 (DRS/USE/H05-917956)	03/10/2006
Development Permit for a Reconfiguration of a Lot (1 into 2 Lots for Aged Care Development)	A001637248	28/06/2007
Development Permit for Material Change of Use for Multi Unit Dwelling (Retirement Village) and Ancillary Shop and Office – Stage 1 **(Buildings 1 & 2 plus stormwater works)**	A001637427	24/07/2007
Development Permit for a Material Change of Use for Multi Unit Dwelling (Retirement Village) – Stage 2 **(Buildings 3 & 4)**	A001946377	17/06/2008
Development Permit for a Material Change of Use for a Multi Unit Dwellings **(Aged Care Accommodation – 100 beds in 88 bedrooms)**	A002049510	5/11/2008
MODIFICATION to MCU Stage 2 (A001946377) – Buildings 3 & 4 sub staged so they can be constructed independently	A002153605	13/11/2008
MODIFICATION to MCU Stage 2 (A001946377) – Changes to planter box on Building 4	A002288285	26/03/2009
Modification to MCU Stage 2 (A002288285) – Amendments to ICP's	A002481216	Pending
Modification to MUC Aged Care Accommodation (A002049510) – Amendments to ICP's	A002471974	16/06/2011
Modification to Preliminary Approval for a Material Change of Use Overriding the Planning Scheme for Multi Unit Dwelling, Retirement Village, Aged Care Accommodation, Shop, Office and Restaurant	A003045011	09/06/2011

THE PROPOSAL

Council approved a permissible change on 9th June 2011 to the preliminary approval (A003045011) over the site so that the applicant could raise the height of the unconstructed buildings in order to increase the flood immunity of the development.

The site was severely impacted by the January 2011 flood event resulting in the basement and ground floor of the 3 buildings already constructed on the site being flooded. Then January 2011 Flood level was 7.8 metres. The Q100 level is 6.7 metres.

A development approval to construct Buildings 3 & 4 was issued on 17/06/2008. This approval was subsequently modified on 13/11/2008 to allow the buildings to be sub staged.

The applicant has applied to amend the approval by raising the height of Building 3 by one storey, deleting the basement and providing car parking at podium level. These proposed changes are consistent with the changes previously agreed to in the Preliminary Approval. The applicant advised that they intend to apply at a later date to amend the design of the Building 4. Therefore, this application only deals with the proposed changes to Building 3.

The proposed changes would result in the car parking spaces being located at 7.0 m AHD which meets the Q100 plus 300mm freeboard. The lowest habitable floor levels would be at 10.85 metres AHD which is well above the January 2011 flood level. The applicant will also be required to locate essential services above 8.3 metres AHD.

The Interim Residential Flood Level (IRFL) for the site is 7.8 metres AHD.

Note: The car park for Building 3 is accessed via the existing basement for Buildings 1 & 2 and is it not possible to change the levels at the entrance to achieve greater flood immunity.

AREA CLASSIFICATION AND LAND USE IN THE LOCALITY

The subject site is located in the Light Industry Area classification under City Plan.

The Stephens District Local Plan does not have any designation for the application site.

Adjoining the application site boundaries to the north and east is Leyshon Park which contains a number of sporting fields. To the west is an existing Light Industry area located on the opposite side of Cansdale St. To the south is Fehlberg Park and Hyde Road which provide a green buffer to the site from residential areas.

THE SUSTAINABLE PLANNING ACT 2009

The request to change a development approval was lodged pursuant to Sections 369 & 370 of the Sustainable Planning Act 2009.

STATE PLANNING REGULATORY PROVISIONS

There are no State Planning Regulatory Provisions relevant to the application site.

THE REGIONAL PLAN

The application site is located in the Urban Footprint under the *South East Queensland Regional Plan 2009-2031* and therefore the regulatory provisions of the regional plan do not

apply.

STATE PLANNING POLICIES

There are no State Planning Policies relevant to this application.

STRUCTURE/MASTER PLAN(S)

A master plan for the site was approved as part of the preliminary approval.

TEMPORARY LOCAL PLANNING INSTRUMENT

The Temporary Local Planning Instrument – Brisbane Interim Flood Response became effective on 16 May 2011. The TLPI sets an Interim Residential Flood Level (IRFL) of 7.8 metres on the application site and that the following levels should be achieved:

- Habitable (Category A) – IRFL (7.8m) + 500mm = 8.3 metres AHD
- Non-habitable (Category B) – IRFL (7.8m) + 300mm = 8.1 metres AHD however a risk management approach to Brisbane River Flooding is permitted
- Car parking located in the undercroft (Category C) – DFL (6.7m)
- Essential Services – IRFL (7.8m) + 500mm = 8.3 metres AHD, however a risk management approach to Brisbane River Flooding is permitted

When the preliminary approval was amended to allow the increase in height of the unconstructed buildings, the Guideline in Condition 12 (Minimum Habitable Floor Levels) was amended to advise that the minimum habitable floor levels should achieve 8.3 metres AHD and non-habitable floor levels should achieve 7.0 metres AHD.

The proposed changes would result in the car parking spaces being located at 7.0 m AHD which meets the DFL plus 300mm freeboard. The lowest habitable floor levels would be at 10.85 metres AHD which is well above the January 2011 flood level. The applicant will also be required to locate essential services above 8.3 metres AHD apart from connections to the existing services located within Stage 1 which has already been constructed.

I consider this to be a very good outcome for the construction of a building that is constrained by the buildings and basement design that have already been constructed on site.

PRELIMINARY APPROVAL UNDER s242

There is a preliminary approval over the site which varies the level of assessment. Future MCU applications are code assessable providing they comply with the master plan and conditions of approval on the preliminary approval.

PLANNING SCHEME AND PLANNING SCHEME POLICIES

Report on Water and Wastewater Services

I checked with Andrew Tsai (Senior Engineer) and there are no sewer and wastewater issues for the revised proposal.

Report on funding for trunk infrastructure

This application is for a modification to an existing approval. There are no changes to GFA or unit numbers. Therefore, no changes are to the infrastructure charges are required.

SUBMISSIONS, REPRESENTATIONS AND PUBLIC CONSULTATION

A modification request is not required to be publicly notified.

COUNCILLOR COMMENT

An email was sent to the Tennyson Ward Office on 08/07/2011 requesting comments. No comments have been received from Cr Nicole Johnston.

Cr Johnston did provide any comments on the previous application to modify the preliminary approval application despite meeting with the applicant to discuss the proposal and various requests from Council Officers.

ADVICE FROM REFERRAL AGENCIES

There were no concurrence agencies for the original approval

ISSUES RELEVANT TO THE APPLICATION

Is the proposal a Permissible Change under Section 367 of SPA?

Section 367 of SPA stipulates that a proposal must meet the following requirements in order to be considered as permissible change:

The proposed minor changes to the approved development will not result in a substantially different development:

There is no increase in GFA or unit numbers. There will be no additional traffic generated by the proposal. The proposed uses stay the same. The same building setbacks are maintained to the property boundaries. It is the same development, only one storey higher.

The location of the ramp results in the loss of 10 car parking spaces for Building 3. The applicant is proposing to provide 41 spaces which include 5 tandem spaces. 36 Units are proposed in Building 3 which results in 1 parking spaces per unit.

Condition 41 on the original approval for Building 3 required 51 car parking spaces for the 36 Units but there was no requirement for any visitor spaces. Condition 13 (Management Statement) had a requirement for 12 visitor spaces to be provided at Grade in Stage 1. These 12 spaces have been provided as part of Stage 1.

A search of the history file reveals that Stage 1 was conditioned to provide a total of 91 car parking spaces which included 43 visitor spaces. 91 Units were constructed as part of Stage 1. The approved plans also show that the applicant provided a total of 134 spaces, which is an over provision of 43 spaces.

I consider that the loss of 10 car parking spaces for Building 3 is more than compensated by the over provision of 43 spaces in Stage 1.

The proposed minor changes to the approved development will not result in additional referral agencies:

Based on the provisions of Schedule 7 of the *Sustainable Planning Regulations 2009*, the proposed changes to the existing approval do not trigger referral to any additional State Agencies.

The proposed minor changes to the approved development will not result in any of the original applications to be impact assessable (where they previously were not impact assessable) if they were to be remade including the changes:

The original application was Code Assessable under the provisions of the Preliminary Approval.

Condition 3(c) on the Preliminary Approval was amended to allow an increase in the overall height of the unconstructed buildings following the January 2011 Floods.

The increase in height of proposed Building 3 is consistent with the Preliminary Approval and remains the proposal remains Code Assessable.

The proposed minor changes to the approved development would not be likely to cause a person to make a properly made submission objecting to the proposed change if circumstances allowed:

The original application was Code Assessable and therefore not open to public comment.

The proposed changes to the approved development would not cause development to which the approval relates to include any prohibited development:

The proposed changes to the approved development will not result in development that is prohibited.

In summary, I consider that the proposed modification is a permissible change under Section 367 of SPA.

Assessing and deciding a request for change under Section 374 of SPA

I have assessed the change request in accordance with Section 374 of SPA.

The issue regarding submissions has been addressed above.

If the application was submitted today and assessed against the current planning policies and instruments, the ground level car parking would need to be constructed at Q100 plus 300mm (7.2m) and the habitable levels would need to achieve the Jan 2011 level of 7.8 metres plus 500mm (8.3metres) in order to comply with the Temporary Local Planning Instrument.

The modifications proposed by the applicant would result in a scheme that complies with the Temporary Local Planning Instrument. Due to the nature of the proposed uses, it is very important that better flood immunity is provided to the Aged Care Accommodation.

CONCLUSIONS

The 'Request to Change Development Approval' is considered to be a permissible change in accordance with Section 367 & Section 374 of SPA.

RECOMMENDATION

Having considered the modification request made under Section 369 of SPA and having assessed that request in accordance with Section 374 of SPA, I recommend that:

1. The request for a permissible change be granted subject to conditions.

[redacted]
Senior Urban Planner, Development Assessment
Development Assessment South
07 3407 0657
Development Assessment Branch

DECISION BY DELEGATE OF COUNCIL AND SUB-DELEGATE OF THE CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY

SUBMISSION BY [redacted]

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 23,400 sqm **Area Classification:** CP-LI **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling) SPA - Material Change of Use - Development Permit - Retirement Village (Multi-unit Dwelling) **Description/Purpose of Proposal:** Request to change exisitng approval under SPA s369 - Multi-Unit Dwelling (Retirement Village - 36 Units) Multi-Unit Dwelling (Retirement Village - 49 Units) **Applicant:** The Village At Yeronga Pty Ltd C/- RPS PO Box 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A003115631 **Lodgement Date:** 30 June 2011

DECISION on development application (distributor-retailer)

1. Having considered the application detailed above, I am satisfied that the request for a permissible change accords with relevant standards and the *Sustainable Planning Act 2009* where applicable and as such approve the following changes to the development approval:

   - Drawing and Documents Table amended as follows:

Drawings Superseded/Deleted	Drawings Added
Basement Level	Basement Level A 2-B1 C
Building Section	Sections A 4-01 C
South & North Elevations Building 3	Elevations A 3-00 C
East & West Elevations Building 3 & 4	Elevations A 3-01 C
North & South Elevations Building 4	Elevations A 3-02 C
Elevations A SD 300-03 A	
Landscape Plan – Sheet 1 (Part Superseded)	Landscape Works – Building 3 Master Plan (ground level) Landscape Works – Building 3 Master Plan (Level 1)
	Landscape Works - Planting Palette

	CP05 Building 3
	Landscape Works – Materials & Finishes CP06 Building 3
Level 4	Level 4 A 2-04 C
Level Four: Landscape Plan	Building 3 – Level 5 DA 23 G
Level 1-3	Site Plan – Podium A 2-01 C Level 1 A 2-02 C Levels 2-3 A 2-03 C
Location Plan SD 000-02 C	Location Plan A 0-02 C
Planting Plan – Sheet 1 (Part Superseded)	
Roof Plan	Level 5 A 2-05 C & Roof A 2-06 C
Site Plan (Ground Level) SD-200-01 Rev D	Site Plan – Podium Level A 2-01 C
Staging Plan	Staging Plan A 0-03 C
Landscape Sections Sheet 1 (Part Superseded)	
Landscape Sections Sheet 2 (Part Superseded)	
	Landscape Works – Building 3 Section AA
	Landscape Works – Building 3 Section BB
	Building 3 – Podium Level DA 20 J
	Building 3 – Level 1 DA 21 I
	Building 3 – Levels 2-4 DA 22 G
	Building 3 – Roof DA 24 G
	Building 3 – Elevations DA 40 G
	Building 3 – Elevations DA 41 G
	Building 3 – Section A-A DA 50 G
	Building 3 – Section B-B DA51 G

- Condition 8 – Plan reference changed
- Condition 13 (c) – Number of car parking spaces updated
- Condition 13 (g) – Height reference updated to 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element
- Condition 17 (i) – Plan reference changed to A 2-01 C dated 24/06/11
- Condition 17 (ii) – Plan reference changed to A 2-01C dated 24/06/11
- Condition 24 – Timing changed to say "Prior to lodging an application for Building Works (excluding excavation and filling)"
- Condition 27 – Timing changed to say "Prior to building work commencing (excluding excavation and filling)"
- Condition 27 (a)(ii) – The maximum height is not to exceed 29.25 metres AHD at any point in respect of the six storey element and 26.25 metres AHD at any point in respect of the five storey element

- Condition 31 – Timing changed to say "Prior to building work commencing (excluding excavation and filling)"
- Condition 41 (iii) - Parking on site for 41 cars which includes 5 tandem spaces
- Condition 42 (a) – Minimum habitable floor levels are to achieve a minimum of 8.3 metres AHD. Essential services are to be located above 8.3 metres AHD. Non-habitable floor levels are 7.0 metres AHD excluding the ramp up for the existing basement in Stage 1.
- Condition 69 – Plan reference changed
- Condition 79 (i) – Plan reference changed to A 2-01 C dated 24/06/11
- Condition 79 (ii) - Plan reference changed to A 2-01 C dated 24/06/11

And direct that:

2. Applicant be advised of the decision;
3. Local Councillor [redacted] be advised of the decision;

Dated the 6th day of September 2011

[redacted]
Principal Urban Planner, Development Assessment
Development Assessment South
Development Assessment Branch
As DELEGATE of Council and
As SUB-DELEGATE of the Central SEQ Distributor-Retailer Authority

Dedicated to a better Brisbane

COUNCIL DELEGATE DECISION MADE ON

16/06/2011

16 June 2011

Regis Group Properties Pty Ltd,
C\- RPS Brisbane
Attn: [redacted]
PO BOX 1559
FORTITUDE VALLEY QLD 4006

Permit Type: DA - IPA - Material Change of Use
Description of Proposal: Modification - Aged Care
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A002471974

Dear [redacted]

RE: Request to change or cancel conditions under Section 3.5.33 of the *Integrated Planning Act 1997*

Your request to change or cancel conditions to the above Development Application has been approved by Council's Delegate.

Please find enclosed the new approval package applicable to this Development Approval. The previously issued package should now be disregarded.

The conditions have been modified as follows:

- Condition 16 (Infrastructure Contributions) is modified to the revised rates for Aged Care Accommodation; and
- Condiition 16(a) (Subsidy Advice) is modified to reflect that a subsidy is no longer applicable to this approval which took effect in 2009.

Included is an extract from the *Integrated Planning Act 1997* advising you of your right to appeal to the Planning and Environment Court.

Note: The request to change the conditions has been processed under the repealed *Integrated Planning Act 1997* in accordance with Section 810 of the *Sustainable Planning Act 2009.*

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

Yours sincerely

[redacted]
Senior Urban Planner, Development Assessment
Development Assessment South
07 3407 0657
Development Assessment Branch

DECISION BY DELEGATE

SUBMISSION BY [redacted]

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 4192 sqm **Area Classification:** CP-LI **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** Application under Section 3.5.33 of the Integrated Planning Act 1997 - Material Change of Use - Development Permit - Multi-Unit Dwelling and Aged Care Accommodation **Description/Purpose of Proposal:** Modification - Aged Care **Applicant:** Regis Group Properties Pty Ltd, C\- RPS Brisbane Attn: [redacted] PO BOX 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A002471974 **Lodgement Date:** 09 November 2009

DECISION

1. Having considered the modification request detailed above, I am satisfied that the application accords with relevant standards and the *Integrated Planning Act 1997* where applicable and as such approve the following changes to the development approval:

    - Condition 16 (Infrastructure Contributions) is modified to the revised rates for Aged Care Accommodation; and

    - Condiition 16(a) (Subsidy Advice) is modified to reflect that a subsidy is no longer applicable to this approval which took effect in 2009.

And advise that:

2. Applicant be advised of the decision; and

3. Local Councillor, Cr Nicole Johnston be advised of the decision.

Dated the 16th day of June 2011.

[redacted]

Roger Greenway
Principal Urban Planner, Development Assessment
Development Assessment South
Development Assessment Branch

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP.150512
Aspects of development and type of approval:	DA - IPA - Material Change of Use Development Permit - Multi-Unit Dwelling,Aged Care Accommodation
Council File Reference:	A002471974 Permit Reference Number/s: DAMC199423708.
Package Status:	APPROVED - Version 3 (16th of June, 2011 8:03:05 AM)
Package Generated:	21/09/2011

PROJECT TEAM

The assessment of this application has been undertaken by:

Shirley SHANNON Senior Urban Planner, Development Assessment Development Assessment South BSQ [redacted] 3403 6117	[redacted] Principal Urban Planner, Development Assessment Development Assessment South BSQ [redacted] (07) 3403 9889	[redacted] Senior Urban Planner, Developmer Assessment Development Assessment South [redacted] 07 3407 0657
Roger GREENWAY Principal Urban Planner, Development Assessment Development Assessment South [redacted] 34078514		

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan Proposed	0648 TP-01b	01-SEP-2008
Floor Plans 1	0648 TP-02b	01-SEP-2008
Floor Plans 2	0648 TP-03a	01-JUN-2008
Elevations	0648 TP-04b	01-SEP-2008
Sections	0648 TP-05a	01-JUN-2008
Shadow Diagrams	0648-TP-06b	01-SEP-2008
Finishes Board	0648 TP-07a	01-JUN-2008
Roof Plan	0648 TP-08	01-JUN-2008
Context Elevations	0648 TP-09	01-JUN-2008
Perspective View	0648 TP-10	01-JUN-2008
Vegetation Management Plan	VMP01 Rev A	04-JUL-2008
Noise Impact Assessment	08-099	10-JUL-2008

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - IPA - Material Change of Use
Activity(ies):	Multi-Unit Dwelling Aged Care Accommodation
Stage:	Multi-Unit Dwelling - Aged Care Accommodation (100 beds in 88 bedrooms)

General/Planning Requirements

	Timing
1) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
2) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
3) Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to	As indicated

the proposed development; (b) Make provision within the building and on the site for the following: • conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building; • an underground access connection pit and "lead in " duct is provided in the footpath; and • a conduit from the property boundary to a. a designated entry point in the building; and/or b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and (c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath; (d) Additional requirements to be provided within the building are as follows: • a co-located equipment room; • a central (vertical) riser duct within the core of the building; • a telecommunications closet on each floor; • distribution by underfloor and/or suspended ceiling ducts; and • designated wireless area on the roof with structural capability (e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed. (f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services. *GUIDELINE* *This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.*	
4) Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: -	As indicated

- Developer,
- Project Coordinator,
- Architect / Building Designer,
- Building Contractor,
- Civil Engineer,
- Civil Contractor/s, and
- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;

d. The sign is to be a minimum size of 1,200mm by 900mm;

e. The maximum area of the sign is to be 2.0m².

f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;

g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;

h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;

i. The sign is to be non illuminated;

j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;

k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.

l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

5) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s). *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
6) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building	Prior to commencement of use

work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	
7) **Complete All Operational Work** Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
8) **Compliance Assessment under Schedule 12** Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents. *GUIDELINE* *This condition is imposed to ensure all detailed design approvals (Schedule 12) associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with detailed design approvals. The Council informs you therefore that this condition does not authorise assessable development to occur. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
9) **Maintain The Approved Development** Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.	To be maintained

GUIDELINE *This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.*	
10) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Low Density, Character and Low-medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time. c. The Shop and Restaurant are to remain ancillary to the Aged Care Accommodation and used only by residents of the Aged Care Accommodation or their visitors. d. Provision on site for a minimum of eight (8) visitors' car parking spaces. A minimum of two (2) spaces are to be provided for disabled parking. e. Directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. f. The 8 visitors' car parking bays are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays between the hours of 7am and 7 pm daily. g. Any gates or similar devices placed at the entry of the development are to be open between the hours 7 am and 7 pm daily to ensure unfettered access for pedestrian and vehicles during these hours. h. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space. i. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. j. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance. k. The overall height of the building and any structures located on the roof top are not to exceed 17.6 metres AHD at any point. l. Implement and maintain the sustainability elements identified in the conditions of this approval. m. Screening for any externally mounted air conditioning or mechanical plant installations in *GUIDELINE* *This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a*	As indicated

Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.	
11) Demolish Buildings Prior to building work for the proposed building commencing on the site undertake the following works: (a) Remove the existing buildings on the site; and (b) Cap all services to the building and stabilise the exposed ground surface with grass seeding. (c) Where buildings are demolished and, for whatever reason, redevelopment is delayed for more than 3 months, the following works are carried out: i. site is cleared of all rubble, debris and demolition materials; ii. site is levelled and turfed so it can be mowed; iii. site is landscaped with perimeter planting consisting of advanced specimens of fast growing species in accordance with the Planting Species Planning Scheme Policy; iv. drainage is provided to prevent ponding; v. site is maintained so there is no sediment run off onto adjacent premises, roads or footpaths; and vi. site is maintained to ensure no nuisance to adjacent premises, roads or footpaths. *GUIDELINE* *This condition is imposed as there are several exisitng buildings on the site where the proposed boundary will intersect. These buildings need to be removed or demolished prior to the endorsement of the survey plan to comply with the requirements of Section 5.2.2 Performance Critieria P3 of the Subdivision Code. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.*	As indicated
12) Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 November 2012. *GUIDELINE* *This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.*	As indicated
13) Limits of this Approval This approval is limited to the following uses: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the	At all times

City Plan) for the purpose of a Retirement Village (as defined in Chapter 3 Part 10 of the City Plan or where used for the purpose of a Aged Care Accommodation (as defined in Chapter 3 Part 10 of the City Plan; and ii. **Shop, Office and Restaurant** (as defined in Chapter 3 Part 10 of the City Plan) where ancillary to the Aged Care Accommodation; and iii. Where used only for residents, their guests, bona fide visitors and employees of the Aged Care Accommodation. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	
14) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the "*Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code*". *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained
15) Access And Parking - Planning Vehicular access and on-site car parking to comply with the following requirements: - **15(a) Signage And Lighting** Provide and maintain: - a. A directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. b. A suitable system of lighting, to operate from dusk to dawn, for the driveway between the vehicle entrance to the site and the designated visitors' car parking space(s) as shown on the Approved Drawings and Documents. Any outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.* **15(b) Access To Visitors' Carparking Space(s)** The 8 visitors' car parking bays (excluding visitor parking spaces) are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays between the hours of 7am and 7 pm daily.	Prior to the commencement of the use and then to be maintained Prior to the commencement of the use and then to be maintained Prior to the commencement of the use and then to be maintained

15(c) Vehicle Access To Site Any gates or similar devices placed at the entry of the development are to be open between the hours 7 am and 7 pm daily to ensure unfettered access for pedestrian and vehicles during these hours. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Monetary Contributions and Securities

	Timing
16) Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2010) - MODIFICATION Pay to Council a monetary contribution towards the cost of providing infrastructure using the methodology and at the rate specified in the Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made. The following table is a summary of the current Infrastructure Charges Units (ICUs) payable:-	As indicate

Infrastructure Type	Contribution Area/Precinct	Value in Infrastructure Contribution Units (ICUs)		
		Contribution	Credits	Net Contributions
Transport	12	57,457 ICUs	3,705 ICUs	53,752 ICUs
Community Purposes	85	24,115 ICUs	6,890 ICUs	17,225 ICUs
Water Supply	Mt Crosby South	76,976 ICUs	4,523 ICUs	72,453 ICUs
Sewerage	FFLD06	220,968 ICUs	8,179 ICUs	212,789 ICUs
Waterways	BBnePrec3 LSMP	21,592 ICUs	13,617 ICUs	7,975 ICUs
	Total	401,108 ICUs	36,914 ICUs	364,194 ICUs

Credits where applicable have been included in the ICU calculations.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each financial year. In the 2010/2011 financial year, the value of an ICU is $1.89.

The amount payable is currently assessed at **$688,326.66 (10/11).**

Timing

- Where the application also involves a Preliminary Approval to Carry Out Building Work, the monetary contributions for water supply and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of use.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be paid prior to the commencement of use.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water supply, sewerage and waterways. For enquiries about this condition, please contact the Delegate, Development Assessment.

PROOF OF FULFILMENT
The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

16(a) Subsidy Advice - Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2010) - MODIFICATION	As indicate

INFRASTRUCTURE CONTRIBUTIONS SUBSIDY

You are NOT entitled to an infrastructure contributions subsidy in accordance with Council's "Infrastructure Contributions Subsidy Administrative Policy".

BEFORE YOU PROPOSE TO PAY INFRASTRUCTURE CONTRIBUTIONS, YOU MUST request an itemised breakdown showing the applicable infrastructure contributions, the subsidy (if any) to be applied and the contributions to be paid.

This request must be made in writing on the REQUEST FOR ITEMISED BREAKDOWN OF INFRASTRUCTURE CONTRIBUTIONS FORM to the Team Leader, Plan Sealing Unit, Development Assessment Branch or by email to plan_sealing@brisbane.qld.gov.au in sufficient time so that payment can be made no later than 30 June. Council aims to provide a response to your request within 10 business days.

To receive any subsidy you MUST present the itemised breakdown at the time of payment.

GUIDELINE
This advice indicates whether you are entitled to a subsidy for Infrastructure Contributions in accordance with Council's Infrastructure Contributions Subsidy Administrative Policy.

Architecture

	Timing
17) **Detailed Materials and Finishes** The facade treatments and external materials, colours and finishes are to be in accordance with the approved Finishes Board, Drawing Number 0648 TP-07a, dated -01June 2008. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area.*	At all times
18) **Submit External Details** Submit for the approval of the Architect, Development Assessment, further details of the building, facade treatment and external materials, colours and finishes generally consistent with the approved plans. *PROOF OF FULFILMENT* *Proposed external materials and finishes are submitted to the Architect, Development Assessment for review and written acceptance.*	Prior to building work commencing
18(a) Implement Approved External Details Implement the above detailed design treatments.	Prior to the commencement of the use and then to be maintained
19) **Balconies and Terraces to Remain Unenclosed** All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Code" and clearly depicted on the approved drawings.	Prior to the commencement of the use and then to be maintained

GUIDELINE *This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Architect, Development Assessment.* *PROOF OF FULFILMENT* *Confirmation obtained from the Architect, Development Assessment that the 'as constructed' balconies are generally in accordance with approved drawings.*	
20) Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: Submit a contour survey from a licensed surveyor and notated elevations demonstrating 1. the existing site levels, and 2. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 17.6 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (refA001637426).*	Prior to building work commencing
20(a) Submit Certification Submit to the Lead Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to commencement of use
21) Driveway Materials and Finishes Provide materials and finishes to the driveway and external car parking surfaces which soften the visual impact of these areas when viewed from the street. In order to achieve this one or a combination of the is to be used: a. Coloured aggregate with banding and patterns in the surface design; or b. Cement pavers with banding and patterns in the surface design; and c. Provide a pedestrian pathway from the street frontage to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure that driveways and vehicle movement surfaces are appropriately coloured and textured so as not to visually detract from the surrounding residential area, and to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained

22) **Screen A/C and Other Plant Enclosures** Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external air conditioning units. *PROOF OF FULFILMENT* *Certification submitted to the Architect, Development Assessment confirming 'as constructed' screening for air conditioning, lift motor rooms, plant etc. is generally in accordance with approved drawings.*	Prior to the commencement of the use and then to be maintained
23) **Screening to External A/C or Mechanical Plant** Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Architect, Development Assessment.* *PROOF OF FULFILMENT* *Certification submitted to the Architect, Development Assessment confirming that 'as constructed' screening for the plant area has been constructed generally in accordance with approved drawings.*	Prior to the commencement of the use and then to be maintained
24) **Front Fence Materials And Design** Any fence for the development that is on a boundary alignment along the parkway or roadway must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Low Density, Character and Low Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Ecology

	Timing
25) Arboricultural Requirements The following arboricultural requirements are to be performed to ensure the long-term health and safety of trees to be retained: *GUIDELINE* *This condition is imposed to ensure the health and safety of trees to be retained.*	As indicated
25(a) Civil Works In consultation with the Ecologist, Development Assessment, the Arborist is to direct the civil works contractor in relation to any service installation activities utilising alternative technologies such as directional-boring or under-boring using vacuum excavation or air-spade. The Arborist must be a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture).	While site works are occurring
25(b) Pruning Works Any necessary pruning, tree surgery and other maintenance works to maintain health and stability of any trees to be retained, and to reduce potential hazards for future residents, is to be carried out in consultation with the Ecologist, Development Assessment. All works must be performed by a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) in accordance with the *Australian Standard for Pruning of Amenity Trees* AS 4373/96.	Prior to commencement of use
25(c) Certification A suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) is to submit documentation to the Ecologist, Development Assessment, to certify that all necessary arboricultural works have been carried out in accordance with the requirements of all parts of this condition.	Prior to commencement of use
26) Certification of Works in Accordance with Approved VRP Provide certification from a suitably qualified and experienced professional to the Engineering Delegate, Development Assessment that the Engineering Design Plans (Roads and Drainage, Earthworks, Water Supply and Sewerage, electricity and communication conduits) have been designed in accordance with the approved Vegetation Management Plan for Stage 3, drawing number VMP01 Rev A, prepared by J.W. Concepts dated 4 July 2008 *GUIDELINE* *This condition is imposed when the proposed development involves site works and the site has vegetation that the Council considers should be retained, protected and managed. A suitably qualified and experienced professional for vegetation management is defined as a person with: - qualifications in Landscape Architecture or Environmental Science: and - a minimum of 5 years experience in vegetation management.*	Concurrently with operational works applications
27) Use Trenchless Technology Construct by the use of trench-less technology all service infrastructure located within the critical root zone of any trees to be retained as identified on the approved Vegetation Management Plan for Stage 3,	While site works are occurring

drawing number VMP01 Rev A, prepared by J.W. Concepts dated 4 July 2008 *GUIDELINE* *This condition is imposed when the proposed development involves infrastructure service alignments that will damage site vegetation that the Council considers should be retained, protected and managed.*	
28) Implement Approved Vegetation Management Plan Implement the Vegetation Management Plan for Stage 3, drawing number VMP01 Rev A, prepared by J.W. Concepts dated 4 July 2008, approved as part of this application in accordance with any conditions or amendments. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval.*	Prior to commencement of use

Landscape Architecture and Open Space Planning

	Timing
29) Retain Existing Street Tree(s) Identify, retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	While development is occurring on the site and then to be maintained
29(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site
30) Provide Replacement Street Tree(s) Submit and receive approval for a Street Tree Plan that provides details of replacement street trees. Approval is to be provided by the Street Tree Planting Co-ordinator, Vegetation and Pest Services for the removal and replacement of street trees. The removal of the existing street tree and planting of new street trees is to be undertaken by Vegetation and Pest Services only, the applicant is required to pay for all expenses incurred by Vegetation and Pest Services to carry out the works. The applicant is to contact the Street Tree Planting Co-ordinator, Vegetation and Pest Services on 3403 8888 to organise the removal and replacement planting after approval has been granted by VPS. *GUIDELINE* *For further information on planting street trees, please refer to Council's Subdivision and Development Guidelines and Stock Standard For Urban Trees or contact the Street Tree Planting Coordinator, Vegetation and*	Prior to commencement of use

Pest Services. The 'Street Tree Plan' is not an application for Operational Works.	
30(a) Maintain Trees Maintain street trees for a period of 12 months after planting. *GUIDELINE* *Contact the Street Tree Planting Coordinator, Vegetation and Pest Services to arrange an Off Maintenance inspection.* *PROOF OF FULFILMENT* *Trees are accepted Off Maintenance by the Street Tree Planting Coordinator, Vegetation and*	As indicated
30(b) Implement Approved Plan Install new street tree(s) in accordance with the approved plan and obtain written confirmation from Vegetation and Pest Services that the street tree(s) have been planted in accordance with the approved Street Tree Plan. *GUIDELINE* *Contact the Street Tree Planting Coordinator, Vegetation and Pest Services to arrange an On Maintenance inspection.* *PROOF OF FULFILMENT* *Trees are accepted On Maintenance by the Street Tree Planting Coordinator, Vegetation and*	Prior to commencement of use
31) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following: Siteworks • The extent of soft and hard landscape works. • The extent of basement and/or roof lines. • Location and description of fencing, retaining walls and ramps. • Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining. • Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve. • Provide details on proposed locations, heights, materials and extent of proposed fencing. • Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. • Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters). • Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.	Prior to commencement of site works

- Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation.
- Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.
- Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.
- Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.
- Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only
- The installation of rainwater harvesting to the site is to include the provision of a reticulated drip irrigation system (connected to on site rainwater tanks) to all planting areas, with drainage connected to the stormwater system.

Planting.

- Planting design which complies with the landscape-related requirements of the City Plan 2000 - Residential Design - Special Needs Code.
- A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting.
- Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.
- Proposed plant massing to address buffer planting and critical interface points and shade tree planting.
- Provide ex-ground tree planting (Araucaria sp.) along the western and southern side of the building to mitigate the facade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern and western side of the building to screen the facade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

31(a) Specific Requirements - Containerised Planting

Prior to commencement of site works

In addition to the standard requirements listed above, the plan is to also show:

- Clear identification of the location, width and depth of containerised planting areas.
- Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm and min. 1500mm width; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm.
- Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system.

31(b) Certify Works

Prior to commencement of use

On completion provide written certification from: • A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*). *GUIDELINE* *Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.* *PROOF OF FULFILMENT* *The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).*	
31(c) Implement Approved Plan Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice. *PROOF OF FULFILMENT* *The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.*	Prior to the commencement of the use and then to be maintained

Pollution

	Timing
32) Road Noise - Residential Development Building Design Design all proposed residential units affected by road traffic to achieve the relevant internal maximum design sound levels specified in *Australian Standard AS2107 "Acoustics* - Recommended Design Sound Levels and Reverberation Times for Building Interiors" using the methods set out in *Australian Standard AS3671* "Acoustics - Road Traffic Noise Intrusion Building Siting and Construction". *GUIDELINE* *This condition is imposed where acceptable internal noise levels are dependent on noise attenuation measures being implemented in the design of the proposed residential development. A Noise Impact Assessment will assist in identifying the required Noise Reduction for the building facade of the proposed development.*	Prior to commencement of use
32(a) Dwelling Unit Construction Construct all proposed residential units affected by road traffic noise in accordance with the necessary acoustic treatments referred to in Section 3 of the acoustic consultant's report Job Number 08-099 prepared by MWA Environmental and dated 10 July 2008, detailed Rw ratings required for building component are to be revised at detailed design phase of development, to achieve the relevant maximum recommended design sound levels specified in *Australian Standard AS2107* "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors". *GUIDELINE* *This condition is imposed where acceptable internal noise levels are dependent on noise attenuation measures being implemented in the*	Prior to commencement of use

construction of the proposed residential development. A Noise Impact Assessment will assist in identifying the required Noise Reduction for the building facade of the proposed development. Certification is required from an independent and appropriately qualified acoustic consultant. *PROOF OF FULFILMENT* *Certification that the building has been designed and constructed in accordance with the acoustic report is submitted to the Pollution Officer, Development Assessment.*	
33) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Pollution Officer, Development Assessment Team South, that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use

Engineering

	Timing
34) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
34(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	Prior to site works commencing (ie. any land-disturbing development)
34(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant.	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion

GUIDELINE *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	
35) Construction Management Plan Prepare a Construction Management Plan for the subject site. a. Submit for approval of the Engineering Delegate, Development and Regulatory Services, a Construction Management Plan in accordance with the *Transport, Access. Parking and Servicing Planning Scheme Policy* of the *Brisbane City Plan 2000* and the following details, where applicable, of the construction phase of the approved development. The CMP is to acknowledge the restrictions detailed in the NOTES following the numbered items: Provision of alternative pedestrian routes, past or around the site; Existing and proposed kerbside allocation signs and linemarking such as bus stops, loading zones and parking meters; Temporary vehicular access points; Employee and visitor parking areas; How materials are to be loaded/unloaded; Location of any remote loading areas; Location of materials, structures, plant and equipment to be stored or placed on the construction site; Anticipated staging, programming; EPA approved hours of construction NOTE: Approval for on street work zones will only be considered where it can be demonstrated that no reasonable alternative can be provided due to site constraints and that traffic and public transport capacity and operations are not compromised. b. Obtain relevant permits from the Engineering Delegate, Development and Regulatory Services, to carry out any works within the road reserve required by the approved Construction Management Plan. The Construction Management Plan may require modification, with Council approval, to reflect relevant legislation, traffic and public transport capacity and operations as well as industry best practice prevailing at the time of the permit application and throughout the construction activities; c. Implement and maintain the approved Construction Management Plan. *GUIDELINE* *This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area. This condition is*	Prior to lodging an application for Building Works

intended to apply throughout the period of site preparation to the completion of the development.	
36) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to site works/building works commencing
36(a) Suitable Fill Material All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	While site/operational works/building works is occurring
36(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring

37) Retaining Walls Design and construct all retaining walls, and associated fences , in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.*	Prior to commencement of use
38) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a SRV and for the loading and unloading of the vehicle(s). iii. Parking on the site for 30 cars and for the loading and unloading of vehicles within the site. iv. Two (2) of the above parking spaces are to be provided for people with disabilities and 8 for visitor parking. v. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. vii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. viii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control	Prior to the commencement of the use and then to be maintained

Devices and Austroads. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.* *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	
39) Signs & Line Markings - Internal to Development Prepare engineering plans checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) in accordance with Brisbane City Plan 2000 and the "Manual of Uniform Traffic Control Devices - Queensland" showing the traffic signs, pavement markings and traffic control devices. Construct and maintain the works in accordance with the engineering plans by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil). *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition is imposed to ensure that vehicles and pedestrians can safely move within the Development.*	Prior to the commencement of the use and then to be maintained
39(a) Submit As Constructed Plans Submit "As Constructed" plans of signs, linemarking and traffic control devices, checked and certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil) to the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition is imposed to ensure has a record of the "As Constructed" plans for future reference.*	Prior to commencement of use
40) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can*	Prior to site/building works commencing and then to be maintained

be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.	
41) Construct Footpath Construct a 1.2 metre wide concrete footpath along the full length of the frontage(s) of the site to connect to existing footpath in Cansdale Street and Venner Rd. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptance of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment*	Prior to commencement of use
41(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.* *PROOF OF FULFILMENT* *Acceptance of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	Prior to the On Maintenance inspection
42) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use

43) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses in accordance with the Subdivision and Development Guidelines and the City Waste endorsed plan REF1482. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.*	Prior to commencement of use
43(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
43(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
44) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
44(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering	Prior to site works/building works commencing

Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	
44(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
44(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use
45) Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact a relevant service provider regarding telecommunication services.* *PROOF OF FULFILMENT* *A copy of the agreement is forwarded together with the request for survey plan endorsement to the Plan Sealing Officer, Development Assessment.*	Prior to commencement of site works
46) Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the "Subdivision and Development Guidelines".	Prior to commencement of use

GUIDELINE *This condition is imposed when a proposed subdivision requires the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is required - no additional poles or overhead mains are to be erected.*	
46(a) Lodge Plans Lodge electricity reticulation plans showing the proposed electricity services and receive the verification of the City Lighting Unit, Local Asset Services. *GUIDELINE* *For any enquiries about this condition, please contact the City Lighting Unit (ph. 3403 8888) regarding electricity reticulation plans or a service provider for electricity supply.*	Prior to commencement of use
46(b) Agreement with Supplier Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans. *GUIDELINE* *Forward a copy of the agreement to the Delegate Engineering, Development Assessment.* *PROOF OF FULFILMENT* *A copy of the agreement with the electricity supplier is provided to the Plan Sealing Officer, Development Assessment.*	Prior to commencement of use
47) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
47(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005"	Prior to commencement of use

and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	
48) Access To Have Pavement Min. Type "A" Standard Construct a pavement of minimum Type A standard and surface with an impervious material including any associated stormwater drainage, to the area on which motor vehicles will be driven and/or parked. *GUIDELINE* *Construction of such pavement/s is to be designed and certified by a Registered Professional Engineer Queensland (RPEQ). This condition requires works to be undertaken within the site. The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Forward a copy of the Registered Professional Engineer of Queensland (RPEQ)'s written certification together with the request for survey plan endorsement, to the Delegate, Plan Sealing Unit, Development Assessment.*	Prior to commencement of use
49) Provide Permanent Vehicular Crossover Construct a 7 metre wide type B2 permanent vehicular crossover to the Venner Road frontage(s) of the site in accordance with Council's "*Subdivision and Development Guidelines*". *GUIDELINE* *The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. The Developer must obtain the necessary driveway permit prior to commencing any vehicle access works. This ensures the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Such works may include footpath reconstruction, reprofiling and/or relocation of services. Additional Council permission is required to interfere with street trees, stormwater gullies/drains and swales. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will also be required prior to carrying out any works. Copies of the "Subdivision and Development Guidelines", Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. Contact Council's Vegetation and Pest Services if the driveway will affect a street tree. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.*	Prior to commencement of use
50) Service, Meter Assembly and Meter Box Provide a water service with approved Council meter assembly and meter	Prior to the commencement of the use or prior to the endorsement of a Community

box to the front real property boundary of the development and a water meter to each tenement in accordance with the "Brisbane City Council Water Supply Standards". Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer must provide a separate metered water service for the Class 2 to 4 occupancy as opposed to the Class 5 to 9 occupancy. This requirement is exclusive of any special fire service consideration ie. internal hydrants, fire hose reels and sprinkler systems. Each Lot / Tenement within the development must be provided with a water sub meter in accordance with the "Brisbane City Council Water Supply Standards and the Interim Technical Specification for Submetering." *GUIDELINE* *This condition is imposed to ensure that a water service and meter(s) are provided to a Development / Community Title Development / Standard / Building or Volumetric format. This is exclusive of of any special fire service consideration ie. internal hydrants, fire hose reels and sprinkler systems.* *PROOF OF FULFILMENT* *All works descibed by this condition and its parts have been complied with and been accepted for on-maintenance by the Engineering Delegate, Development Assessment.*	Management Statement, whichever is sooner
50(a) Submit Plans - Water Service, Meter Assembly and Meter Box Submit engineering plans prepared by the registered Professional Engineer, Queensland (RPEQ), and in accordance with Council's " Water and Sewerage Reticulation Standards and the Interim Technical Specification for Submetering" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development). Obtain endorsement of the plans from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition is imposed to ensure that the required works are designed in accordance this relevant permit, relevent standards and BCC Water Supply Standards.* *PROOF OF FULFILMENT* *Plans are submitted and endorsed by the Engineering Delegate, Development Assessment.*	Prior to commencement of the works
50(b) Implement Endorsed Plans - Water Service, Meter Assembly and Meter Box Construct the works in accordance with the endorsed engineering plans and the BCC Water Supply Standards. *PROOF OF FULFILMENT* *The works are constructed in accordance with the endorsed plans and BCC Water Supply Standards and are accepted on-maintenance by the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner
50(c) Water Meter Details - Service, Meter Assembly and Meter Box	Prior to the commencement of the use or prior to the

Provide to the Engineering Delegate, Development Assessment evidence that the meter(s) supplied and installed comply with the BCC Water Supply Standards as follows:- 1. Where the meter(s) are obtained from Council, provide a copy of the receipt of purchase for each meter. 2. Where the meter(s) are obtained from sources other than Council, provide a copy of the receipt of purchase and the receipt of the payment of the documentation fee for each meter. *GUIDELINE* *This condition is imposed to ensure that meter(s) supplied and installed comply with BCC Water Supply Standards.* *PROOF OF FULFILMENT* *Copies of the required receipts have been supplied to the Engineering Delegate, Development Assessment.*	endorsement of a Community Management Statement, whichever is sooner

Standard Advice

	Timing
51) ERA Approval All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
52) Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated

53) **Food Hygiene** All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the Food Hygiene Regulations of 1989. The premises is required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Prior to building works plans and specifications are to be lodged for approval to Licensing and Compliance. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
54) **Hairdressers Premise** All development involving the use of premises as a hairdresser's shop as defined in The Health Regulations of 1996 Part 5-Hairdressers, requires that its design, installation and operation be approved pursuant to the above regulations. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council's Licensing and Compliance Section. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
55) **NALL** Vegetation on the site is protected by the Natural Assets Local Law. An *Application to Carry Out Works on Protected Vegetation* must be lodged and approved by the Ecologist, Development Assessment before any land disturbing site works may commence. *GUIDELINE* *The proposed development involves site works and the site is protected by the Natural Assets Local Law 2003. Application forms can be obtained from any Council Customer Service Centre. For any enquiries about this condition please contact the Ecologist, Development Assessment.*	Prior to commencement of site works
56) **Equitable Access**	As indicated

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	
57) Noise And Dust Emissions-Advice Only All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	As indicated
58) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
59) Approval For Removing / Pruning Street Tree(s)	As indicated

If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	
60) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	As indicated
61) Advice Agency - DNRW Brisbane City Council advises that the Department of Natural Resources and Water as an advice agency has imposed the conditions contained in the letter (Ref. IA0508IPS0003 BRI3572) dated 12 May 2008. Please contact Jon Walton on (07) 5451 2205 for any enquiries regarding this advice.	As indicated

**** End of Package ****

Dedicated to a better Brisbane

07 June 2011

Village Retirement Group Pty Ltd
c/- RPS
Attn: [redacted]
PO Box 1559
FORTITUDE VALLEY QLD 4006

COUNCIL DELEGATE DECISION MADE ON
09/06/2011

COPY OF SPA EXTRACT SENT WITH LETTER

Permit Type: DA - SPA - Material Change of Use
Description of Proposal: Retirement Village - Request to Change Existing Approval
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A003045011 (previously DRS/USE/H05-917956)

Dear [redacted]

RE: Decision Notice under Section 376 of the *Sustainable Planning Act 2009*

Your request made on 31st March 2011 to change the Development Application decided on 3rd October 2006, has been approved. Please find enclosed the new approval package applicable to this Development Approval. The previously issued package should now be disregarded.

This notice is accompanied by a copy of the decision notice for the original application showing the relevant changes.

Included is an extract from the *Sustainable Planning Act 2009* advising you of your right to appeal to the Planning and Environment Court or Building and Development Committee.

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

Yours sincerely



Senior Urban Planner, Development Assessment
Development Assessment South
07 3407 0657
Development Assessment Branch

Permissible Change - Decision Notice Details
(Section 376 of the *Sustainable Planning Act 2009*)

INTRODUCTION:
The decision to approve the request made on 31st March 2011 to change the original Development Application decided on 3rd October 2006 was made by the Manager, Development Assessment as the delegate appointed by the Council to determine the application.

NATURE OF CHANGES:
The Council's delegate amended the original development approval as follows:

- Drawing and Documents Table amended as follows:

Drawings Superseded/Deleted	Drawings Added
MP04 Landscape Sections – Sheet 1 dated 21/08/2006	Landscape Sections MP04 Rev A dated 10/03/2011
MP05 Landscape Sections – Sheet 2 dated 21/08/2006	Landscape Sections MP05 Rev A dated 10/03/2011
MP11 Landscape Sections – Sheet 3 dated 27/03/2006	
Precinct Plan SD02 Rev E dated 18/05/2006	Precinct Plan PD02 Rev A dated 10/03/2011
Building Envelope Plan SD03 Rev H dated 22/08/2011	Building Envelope Plan PD03 Rev A dated 10/03/2011
Circulation Plan SD04 Rev E dated 18/05/2006	Circulation Plan PD04 Rev A dated 10/03/2011
Conceptual Staging Plan SD05 Rev G dated 18/08/2006	Conceptual Staging Plan PD05 Rev A dated 10/03/2011
Conceptual Basement Plan SD06 Rev D dated 18/05/2006	Conceptual Car Parking Plan – Basement Plan PD6.0 Rev A dated 10/03/2011 Conceptual Car Parking Plan – Ground Plan PD6.1 Rev A dated 10/03/2011
Indicative Site Elevations SD07.1 Rev D dated 04/05/2006	
Indicative Site Elevations SD07.2 Rev D dated 04/05/2006	Site Elevations PD8 Rev A dated 10/03/2011
Indicative Site Elevations SD08 Rev D dated	Site Elevations PD8 Rev A dated 10/03/2011
Context Sections SD09 Rev C dated 21/03/2006	Site Section AA PD9 Rev A dated 10/03/2011
Site Sections SD10 Rev C dated 21/03/2006	
Site Sections SD11 Rev C dated 21/03/2006	
	Yeronga Village Master Plan Drawing No. A Issue A dated 26/09/2006

- Condition 3(a) - Plan reference changed to Precinct Plan PD02 Rev A dated 10/03/2011

- Condition 3(b) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(c) – Plan reference changed to Site Elevation PD8 Rev A dated 10/03/2011

- Condition 3(c)(i) to (iv) changed to:
  - (i) any six storey buildings do not exceed 29.25m AHD
  - (ii) any five storey buildings do not exceed 26.25m AHD
  - (iii) any four storey buildings do not exceed 23.25m AHD
  - (iv) any three storey buildings do not exceed 19.60m AHD

- Condition 3(d) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(e) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(f) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(g) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(h) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(i) – Plan reference changed to Site Elevation PD8 Rev A dated 10/03/2011

- Condition 8 – Plan reference changed to Landscape Section MP05 Rev A dated 10/03/2011 & Landscape Section MP04 Rev A dated 10/03/2011

- Condition 11 – Guideline changed to advise that the minimum habitable floor level is 8.3m AHD

- References to the Integrated Planning Act in the Conditions and/or Guidelines have been changed to the equivalent section under the Sustainable Planning Act

APPLICANT DETAILS:
Village Retirement Group Pty Ltd
c/- RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

SITE:

Address of Site:
15 Cansdale St Yeronga Qld 4104

Real Property Description:
Lot(s) 1 on Registered Plan 150512

City Plan Area Classification:
Light Industry

Name of Owner:
YV Unit Trust

Name of Ward:
Tennyson

APPLICATION:

Aspects of development and development approvals sought:

- SPA - Material Change of Use - Preliminary Approval - Retirement Village

Description of Proposal:
Retirement Village - Request to Change Existing Approval

Lodgement date:
31 March 2011

TYPE OF APPROVAL:

- SPA - Material Change of Use - Preliminary Approval - Retirement Village

CONDITIONS:

This approval is subject to the Assessment Manager conditions included in the attached Approval Package. These conditions replace those included in the original decision notice dated 3rd October 2006.

RIGHTS OF APPEAL:

In accordance with Section 376(4), attached is an extract from the *Sustainable Planning Act 2009* that details your appeal rights and the appeal rights of any relevant entity.

DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY [redacted]

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 36000m^2 **Area Classification:** Light Industry **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** SPA - Material Change of Use - Preliminary Approval - Retirement Village **Description/Purpose of Proposal:** Retirement Village - Request to Change Existing Approval Request to change Development Permit under SPA s369 **Applicant:** Village Retirement Group Pty Ltd c/- RPS PO Box 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A003045011 (previously DRS/USE/H05-917956) **Lodgement Date:** 31 March 2011

DECISION on development application

1. Having considered the application detailed above, I am satisfied that the request for a permissible change accords with relevant standards and the *Sustainable Planning Act 2009* where applicable and as such approve the following changes to the development approval:

   - Drawing and Documents Table amended as follows:

Drawings Superseded/Deleted	Drawings Added
MP04 Landscape Sections – Sheet 1 dated 21/08/2006	Landscape Sections MP04 Rev A dated 10/03/2011
MP05 Landscape Sections – Sheet 2 dated 21/08/2006	Landscape Sections MP05 Rev A dated 10/03/2011
MP11 Landscape Sections – Sheet 3 dated 27/03/2006	
Precinct Plan SD02 Rev E dated 18/05/2006	Precinct Plan PD02 Rev A dated 10/03/2011
Building Envelope Plan SD03 Rev H dated 22/08/2011	Building Envelope Plan PD03 Rev A dated 10/03/2011
Circulation Plan SD04 Rev E dated 18/05/2006	Circulation Plan PD04 Rev A dated 10/03/2011
Conceptual Staging Plan SD05 Rev G dated 18/08/2006	Conceptual Staging Plan PD05 Rev A dated 10/03/2011
Conceptual Basement Plan SD06 Rev D	Conceptual Car Parking Plan –

dated 18/05/2006	Basement Plan PD6.0 Rev A dated 10/03/2011 Conceptual Car Parking Plan – Ground Plan PD6.1 Rev A dated 10/03/2011
Indicative Site Elevations SD07.1 Rev D dated 04/05/2006	
Indicative Site Elevations SD07.2 Rev D dated 04/05/2006	Site Elevations PD8 Rev A dated 10/03/2011
Indicative Site Elevations SD08 Rev D dated	Site Elevations PD8 Rev A dated 10/03/2011
Context Sections SD09 Rev C dated 21/03/2006	Site Section AA PD9 Rev A dated 10/03/2011
Site Sections SD10 Rev C dated 21/03/2006	
Site Sections SD11 Rev C dated 21/03/2006	
	Yeronga Village Master Plan Drawing No. A Issue A dated 26/09/2006

- Condition 3(a) - Plan reference changed to Precinct Plan PD02 Rev A dated 10/03/2011

- Condition 3(b) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(c) – Plan reference changed to Site Elevation PD8 Rev A dated 10/03/2011

- Condition 3(c)(i) to (iv) changed to:
  - (i) any six storey buildings do not exceed 29.25m AHD
  - (ii) any five storey buildings do not exceed 26.25m AHD
  - (iii) any four storey buildings do not exceed 23.25m AHD
  - (iv) any three storey buildings do not exceed 19.60m AHD

- Condition 3(d) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(e) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(f) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(g) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(h) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(i) – Plan reference changed to Site Elevation PD8 Rev A dated 10/03/2011

- Condition 8 – Plan reference changed to Landscape Section MP05 Rev A dated 10/03/2011 & Landscape Section MP04 Rev A dated 10/03/2011

- Condition 11 – Guideline changed to advise that the minimum habitable floor level is 8.3m AHD

- References to the Integrated Planning Act in the Conditions and/or Guidelines have been changed to the equivalent section under the Sustainable Planning Act

And advise that:

2. Applicant be advised of the decision;

3. Local Councillor, Cr Nicole Johnston be advised of the decision;

4. Department of Local Government and Planning & Department of Transport and Main Roads as Referral Agencies be advised of the decision.

Dated the 9th day of June 2011

[redacted]

Manager, Development Assessment
Development Assessment Branch
As DELEGATE of Council

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP.150512
Aspects of development and type of approval:	DA - SPA - Material Change of Use Preliminary Approval - Retirement Village
Council File Reference:	A003045011 Permit Reference Number/s: DAMC246837011.
Package Status:	APPROVED - Version 2 (9th of June, 2011 4:20:40 PM)
Package Generated:	09/06/2011

PROJECT TEAM

The assessment of this application has been undertaken by:

[redacted] Senior Urban Planner, Development Assessment Development Assessment South [redacted] 07 3407 0657	Roger GREENWAY Principal Urban Planner, Development Assessment Development Assessment South [redacted] 34078514	[redacted] Senior Engineer, Development Assessment Development Assessment South [redacted] (07) 3407 0366
[redacted] Team Support Officer, Development Assessment Water and Sewer Assessment Team [redacted] 34039496	[redacted] Development Assessment South BSQ 34034241	[redacted] Development Assessment West E
[redacted] Project Officer Plumbing HQ melissa.ablitt@brisbane.qld.gov.au 3403 8491	ROGER GREENWAY Development Assessment South 07 3407 0366	KEVIN MATTHEWS Development Assessment South I 07 3403 6851
[redacted] Development Assessment South BSQ (07) 340 36628	PAUL HILLS Development Assessment South BSQ (07) 3403 4392	[redacted] DRS Managers Office 340 39084
Rory KELLY Regional Manager Development Assessment South BSQ rory.kelly@brisbane.qld.gov.au (07) 3403 4975	[redacted] Senior Architect, Development Assessment Development Assessment South BSQ [redacted] (07) 3403 5819	[redacted] Manager, Development Assessm Development Assessment Manag Office [redacted] 34645

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Hydraulic Analysis Report - Cardno / Package: 1	JOB NO 3500/34	23-MAY-2006
Landscape Master Plan / Package: 1	MP03 ISSUE D	21-AUG-2006
Building 1 - Envelope Articulation / Package: 1	SD 07.3 REV A	23-AUG-2006
Landscape Details Sheet 1 / Package: 1	MP06 ISSUE C	21-AUG-2006
Landscape Details - Sheet 2 / Package: 1	MP07 ISSUE C	21-AUG-2006
Ecological Sustainability Initiatives / Package: 1	MP08 ISSUE B	27-MAR-2006
Sewer Augmentation / Package: 1	PLAN NO S917956	03-OCT-2006
Landscape Sections	MP04 Rev A	10-MAR-2011
Landscape Sections	MP05 Rev A	10-MAR-2011
Precinct Plan	PD02 Rev A	10-MAR-2011
Building Envelope Plan	PD03 Rev A	10-MAR-2011
Circulation Plan	PD04 Rev A	10-MAR-2011
Conceptual Staging Plan	PD05 Rev A	10-MAR-2011
Conceptual Car Parking Plan - Basement Plan	PD6.0 Rev A	10-MAR-2011
Conceptual Car Parking Plan - Ground Plan	PD6.1 Rev A	10-MAR-2011
Site Elevations	PD8 Rev A	10-MAR-2011
Site Section AA	PD9 Rev A	10-MAR-2011
Yeronga Village Master Plan	Drawing No: A Issue A	26-SEP-2006

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Retirement Village
Stage:	

General/Planning Requirements

	Timing
1) LEVEL OF ASSESSMENT For the purpose of this Preliminary Approval pursuant to Section 242 of the *Sustainable Planning Act*, all assessable development on the site shall be subject to the following Level of Assessment Table and Applicable City Plan Codes as amended from time to time:	As indicated

Self Assessment	**Applicable Code**
1. Home Business where complying with the Acceptable Solutions in the Home Business Code	Home Business Code
2. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code	Light Nuisance Code
Code Assessment	**Applicable Code**
1. Operational Work for **Filling or Excavation**	Filling and Excavation Code
2. Reconfiguring a lot, other than volumetric subdivision not associated with an existing or approved building	Subdivision Code
3. Satellite Dish (where not exempt development)	Satellite Dish Code
4. Single Unit Dwelling (where not involving building work) and involving **reconfiguring a lot** to create the required freehold lot where: i. used in association with a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used in association with **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and iii. complying with the conditions in the Preliminary Approval; and iv. any relevant "secondary codes" are to be considered part of the "primary code"; and v. complying with the Medium Density Residential provisions of the Residential Design Single Unit Dwelling Code	Residential Design - Single Unit Dwelling Code and Local Plan Code
5. Multi Unit Dwelling (as defined in Chapter 3 Part 10 of the City Plan) where: i. used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used for the purpose of **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and iii. complying with the conditions in the Preliminary Approval; and iv. any relevant "secondary codes" are to be considered part of the "primary code".	Residential Design - Medium Density Code and Local Plan Code
6. Shop or **Office** or **Restaurant** (as defined in Chapter 3 Part 10 of the City Plan) where: i. predominantly servicing residents within the site; and ii. complying with the conditions in the Preliminary Approval; and iii. the total combined area of all three uses is no greater than 250 m^2 in gross floor area; and iv. any relevant "secondary codes" are to be considered part of the "primary code".	Centre Design Code, Centre Amenity and Performance Code and Local Plan Code
Impact Assessment - Generally Appropriate	**Applicable Code**
1. Child Care Facility	Child Care Facility Code
2. Home Business where not complying with the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
3. Short Term Accommodation (as defined in Chapter 3 Part 10 of the City Plan) where: i. used in association with a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used in association with **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and iii. complying with the conditions in the Preliminary Approval; and iv. any relevant "secondary codes" are to be considered part of the "primary code"	Short Term Accommodation Code and Local Plan Code
4. Volumetric Subdivision where not associated with an existing or approved building	Subdivision Code
5. Multi Unit Dwelling (as defined in Chapter 3 Part 10 of the City Plan) where: i. used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used for the purpose of **Aged Care**	Residential Design - Medium Density Code

Accommodation (as defined in Chapter 3 Part 10 of the City Plan); and iii. not complying with the Acceptable Solutions of the Residential Design - Medium Density Code; and iv. complying with the conditions in the Preliminary Approval; and v. the relevant "secondary codes" are to be considered part of the "primary code".	
6. Utility Installation	
Impact Assessment - Generally Inappropriate	**Applicable Code**
1. Any other material change of use	

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

GUIDELINE
This condition is imposed to ensure that all future assessable development on the site shall be subject to the Level of Assessment Table above. This should be read in conjunctiono with the most recent version of amendments of City Plan 2000. The preliminary approval overrides City Plan 2000 pursuant to Section 242 of the Sustainable Planning Act. The applicable primary code(s) used in assessing any assessable development are those identified as being an applicable code(s) in the above table. For any enquires about this condition, please contact the Assessment Manager.

2) CARRY OUT THE APPROVED DEVELOPMENT Development of the site is to be generally in accordance with Yeronga Village Master Plan illustrated on Drawing No A Issue A and dated 26/09/2006. *GUIDELINE* *This condition refers to the Master Plan to which the Preliminary Approval relates and is the means of defining the extent of the approval.*	As indicated
3) SPECIFIC DESIGN DETAILS Ensure that with any Material Change of Use and/or Reconfiguring a lot, which ever is sooner, all future development maintains the following: *GUIDELINE* *This condition is imposed to outline where the proposal is to incorporate other matters not mentioned in the Acceptable Solutions in the relevant code(s). This condition should be read in conjunction with Condition 3 of this approval package.*	As indicated
3(a) SPECIFIC DESIGN DETAILS The combined maximum Gross Floor Area for the development as shown on Precinct Plan PD02 Rev A dated 10/03/2011, and does not exceed 36,000m^2 where:	As indicated
(i) Building H has a maximum Gross Floor Area of 5,000 m^2 ; and (ii) the remainder of the buildings have a maximum combined Gross Floor Area of 31,000 m^2 .	
3(b) SPECIFIC DESIGN DETAILS All buildings on the site are contained within the approved building envelope plan as shown on Building Envelope Plan PD03 Rev A dated 10/03/2011.	As indicated
3(c) SPECIFIC DESIGN DETAILS The overall height of the buildings inclusive of all structures and shown on Site Elevation PD8 Rev A dated 10/03/2011 is to be as follows: i. Any six storey buildings do not exceed 29.25 metres AHD; ii. Any five storey buildings do not exceed 26.25 metres AHD; iii. Any four storey buildings do not exceed 23.25 metres AHD; and iv. Any three storey buildings do not exceed 19.60 metres AHD.	As indicated
3(d) SPECIFIC DESIGN DETAILS Any building setbacks along the northern property boundary with Leyshon Park are to be generally as shown on Building Envelope Plan PD03 Rev A dated 10/03/2011 and to be no closer than: (i) Building A1 and A2 - 6 metres; and (ii) Buildings B and C - 8 metres.	As indicated
3(e) SPECIFIC DESIGN DETAILS Any building setbacks along the eastern property boundary to Fehlberg Park are to be generally as shown on Building Envelope Plan PD03 Rev A dated 10/03/2011 and MP03 Issue D dated 21/08/2006 and to be no closer than 25 metres from the existing eastern property boundary at the date of this approval.	As indicated
3(f) SPECIFIC DESIGN DETAILS Any building setbacks to the southern property boundary with Venner Road and Hyde Park are to be generally as shown on Building Envelope Plan PD03 Rev A dated 10/03/2011 and to be no closer than: (i) Buildings H and E - 6 metres; and (ii) Building D - 8 metres.	As indicated
3(g) SPECIFIC DESIGN DETAILS Any building setbacks to western property boundary on Cansdale Street are to be generally as shown on Building Envelope Plan PD03 Rev A dated 10/03/2011 and to be no closer than 6 metres.	As indicated
3(h) SPECIFIC DESIGN DETAILS	As indicated

No buildings, structures or uses are to occur within the waterway corridor except as shown on Building Envelope Plan PD03 Rev A dated 10/03/2011 and MPO3 issue D dated 21/08/2006.	
3(i) SPECIFIC DESIGN DETAILS The design elements to reduce the appearance of building bulk includes as a minimum the design elements shown in the following plans, Site Elevation PD8 Rev A dated 10/03/2011 and SD07.3 Rev A dated 23/08/2006.	As indicated
3(j) SPECIFIC DESIGN DETAILS The rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the building by the inclusion of the following design aspects: (i) The rooftop is designed to enable future inclusion of satellite dishes/telecommunication facilities in an unobtrusive manner; and (ii) Roofscape must be attractive and not marred by cluttered display of plant and equipment.	As indicated
3(k) SPECIFIC DESIGN DETAILS Any screening device to balconies or terraces are not fully enclosed and are designed as an integral part of the building and are installed/constructed as part of the construction of the building.	As indicated
4) SUSTAINABILITY Incorporate into the design and construction of any residential building, best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to: i. Passive design; ii. Water use; iii. Materials use; iv. Energy use; v. Site impacts; vi. Transport impacts; and vii. Social and community impacts *GUIDELINE* *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of sustainable design are met and incorporate best practice in sustainable development.*	As indicated
5) EXPIRATION OF RELEVANT PERIOD All aspects of development as outlined within this section, to which the conditions relate in the "Preliminary Approval Package", are to be completed before midnight on 30 November 2012. *GUIDELINE*	As indicated
This condition is imposed pursuant to Section 341 of the Sustainable Planning Act. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before the preliminary approval lapses. Any extension of the period stated in the condition is required to be made in accordance with Section 350 of the Sustainable Planning Act.	

Monetary Contributions and Securities

	Timing
6) WATER SUPPLY AND SEWERAGE HEADWORKS Prior to endorsement of a "Community Management Statement", Prior to a Material Change of Use and/or Reconfiguring a Lot, which ever is sooner, pay to Council a monetary contribution towards the cost of water supply sewerage head works at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate per Equivalent Tenement based on the proposed use of the site. **This condition will be applied to any Material Change of Use and/or Reconfiguring a Lot application until such time as the "Infrastructure Charges Plan" is applied over the subject site as defined in Section 629 of the Sustainable Planning Act.** *GUIDELINE* *This condition is imposed to require the payment of a proportional contribution towards a satisfactory water and sewerage treatment system within the locality of the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.*	As indicated
7) PARKLAND Prior to endorsement of a "Community Management Statement", Prior to a Material Change of Use and/or Reconfiguring a Lot, which ever is sooner, pay to Council a monetary contribution towards the cost of parkland at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate as per Planning Scheme Policy 1 Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land. Where a contribution of land has been made for parkland this can be offset against the parkland contribution for subsequent development approvals. **This condition will be applied to any Material Change of Use and/or Reconfiguring a Lot application until such time as the "Infrastructure Charges Plan" is applied over the subject site as defined in Section 629 of the Sustainable Planning Act.** *GUIDELINE* *This condition is imposed to require the payment of a proportional contribution towards parkland within the locality of the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.*	As indicated

Ecology

	Timing

8) **REHABILITATION** All future development applications for a Material Change of Use and/or Reconfiguring a Lot, which ever is sooner, are to submit a Rehabilitation Plan which includes the following: The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation generally in accordance with the Masterplan Drawing A Issue A dated 26/09/2006, Drawing Nos MP03, MP07, MP08 and MP11 all dated 21/08/2006, Landscape Sections MP04 Rev A and MP05 Rev A dated 10/03/2011 and that includes at least the following information: i. The extent of the VMP is to include evaluation of all areas including, proposed road reserves, external works and development areas; ii. The location and description of existing vegetation including species and botanical name plus the height and canopy spread; iii. The location and extent of all site works including all proposed infrastructure and areas of earthworks. iv. Detail design of all civil works is to be cognisant of environmental values. Alternative solutions may be required in some instances, to protect significant vegetation (eg alternative service alignments, variations to batter slopes and tunnel boring); v. The location and description of all vegetation to be retained and that to be removed; vi. A description of all measures to be used to protect vegetation and habitat features to be retained during construction; vii. A description of all pruning and tree surgery works (to AS 4373/96) to maintain health and stability of trees and reduce potential hazards for future residents; viii. The location and extent of storage and stockpile areas for cleared vegetation and site mulch; ix. A description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and x. Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, preclearing inspections, staging and sequence of clearing and recovery procedures. *GUIDELINE* *This condition is imposed when the proposed development includes areas to be rehabilitated. It is expected that rehabilitation works will be carried out to a high standard and maintained accordingly. The requirements of this condition may be included as part of an Environment Management Plan (EMP) OR Vegetation Management Plan (VMP). For enquiries about this condition, please contact the Ecologist, Development Assessment.*	As indicated

Landscape Architecture and Open Space Planning

	Timing
9) **DETAILED LANDSCAPE REQUIREMENTS** All future development applications for a Material Change of Use, are to submit a Landscape Concept Plan which includes at least the following: (i) **Existing site conditions:** existing contours, and vegetation on site and on adjoining properties (including footpath) which impact on the site. Details of heights, spread, DBH, location and accurate species nomenclature are to be provided. Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.	As indicated
(ii) **Proposed site conditions:** proposed surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining walls. Provide details on proposed locations, heights, materials and extent of proposed fencing. (iii) **Extent, function and character of areas to be landscaped:** proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland. Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. (iv) **Proposed resolution of earthworks:** location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath. (v) **Typical sections and construction detail:** for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas. (vi) **Specification notes:** standard specification notes including but not limited to soil preparation, methods for the protection of vegetation to be retained during construction activity on site, maintenance establishment and irrigation. (vii) **Proposed planting palette:** indicative tree, shrub, ground cover and accent plant species, together with intended size at time of planting. Provision of shade trees to pedestrian congregation areas and screen trees to park and sensitive public interfaces. (viii) **Proposed finishes palette:** for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking. *GUIDELINE* *This condition outlines the minimum requirements of any landscaping plan submitted for the site to ensure landscaping of the site is to a high standard.*	
10) **DEDICATE PATHWAY** Prior to the commencement of any Material Change of Use and/or endorsement of a survey plan for Reconfiguring a Lot, which ever is sooner, undertake the following: Transfer and surrender to the Crown to be dedicated as park and recreation reserve with Council as Trustee the land indicated as a pathway along part of the eastern property boundary within the site and shown on the Landscape Master Plan Drawing No. MP03 Issue D and dated 21/08/2006 *GUIDELINE* *This condition requires the dedication of the part of the site along the eastern boundary containing the pedestrian/cycle path.*	As indicated

Engineering

	Timing
11) **STORMWATER - HYDRAULIC REPORT**	As indicated

Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot construct the development in accordance with the approved hydraulics report prepared by Cardno dated 23rd May 2006, including i. External stormwater works as stated in Section 6.3 in the above report and shown on Figure 7 ii. Rehabilitation of the existing waterway and subject to the following additional requirements: iii. All fences proposed to be constructed across or over the overland flowpath are to allow the free passage of the overland flows; iv. Easements for overland flow and access purposes are to be granted free of cost and compensation to Council over those areas identified in the report; and v. Provide certification to the Engineering Delegate, Development and Regulatory Services that the development has been constructed in accordance with the approved hydraulic report. *GUIDELINE* *This condition is required to ensure that the development provides the outcomes as determined in the previously approved hydraulic report. For enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.*	
12) MINIMUM HABITABLE FLOOR LEVELS Prior to commencement of any Material Change of Use all buildings/structures have been designed in accordance with Council's *"Subdivision and Development Guidelines"* to ensure that minimum habitable floor levels are 500 mm above the 100 year (ARI) flood level (river and creek flooding) or 500 mm above the 50 year (ARI) (overland flow level) whichever is the greater. *GUIDELINE* *This condition is imposed when the site is affected by flooding. The 100 year ARI event is applicable to river and/or creek flooding. If the catchment is localised, the 50 year ARI event will be applicable unless the site is also affected by creek or river flooding in which case the higher flood level is to be used. The minimum habitable floor level at the time of this modification approval is 6.3 metres AHD and the current minimum level for non-habitable floor levels is 7.0 AHD. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development.*	As indicated
13) ROADWORKS - EXTERNAL Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot, submit a traffic report prepared in accordance with the City Plan, demonstrating that the traffic generated from the development stage and including the cumulative impact from all approved stages of development does not require any works to be undertaken as follows: (a) Upgrading of the intersection at Hyde Rd/Cansdale St/Venner Rd; and	As indicated
(b) Along the entire frontage of the site to Cansdale Street including both sides of the Cansdale Street frontage. *GUIDELINE* *This condition is imposed when works within the road reserve are required. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services.*	
14) CONSTRUCT EXTERNAL SEWER HEADWORKS Prior to the commencement of use of any Material Change of Use and/or Reconfiguring a Lot, construct the following external sewer headworks in accordance with Council's "Water and Sewerage Reticulation Standards": The system headworks component will be credited against the actual cost of construction of the required works comprising headworks. (A) A sewer from point A to point B as noted on Plan No. S917956; and (B) A sewer from point B to point C as noted on Plan No. S917956. *GUIDELINE* *This condition is imposed when it is necessary to bring sewerage infrastructure to the site. Plans must be prepared in accordance with Council's "Water and Sewerage Reticulation Standards".*	As indicated

**** End of Package ****

REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION

SUBMISSION BY [redacted]

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 36000m^2 **Area Classification:** Light Industry **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** SPA - Material Change of Use - Preliminary Approval - Retirement Village **Description/Purpose of Proposal:** Retirement Village - Request to Change Existing Approval Request to change Development Permit under SPA s369 **Applicant:** Village Retirement Group Pty Ltd c/- RPS PO Box 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A003045011 (previously DRS/USE/H05-917956) **Lodgement Date:** 31 March 2011

The Council has received a development application (Distributor-Retailer) under the *Sustainable Planning Act 2009* as detailed above.

BACKGROUND/HISTORY

The following development approvals have been granted over the site:

Approval	BCC Reference	Approval Date
Preliminary Approval for a Material Change of Use Overriding the Planning Scheme under Section 3.1.6 of the Integrated Planning Act 1997 for Multi Unit Dwelling, Retirement Village, Aged Care Accommodation, Shop, Office and Restaurant	A001637426 (DRS/USE/H05-917956)	03/10/2006
Development Permit for a Reconfiguration of a Lot (1 into 2 Lots for Aged Care Development)	A001637248	28/06/2007
Development Permit for Material Change of Use for Multi Unit Dwelling (Retirement Village) and Ancillary Shop and Office – Stage 1 **(Buildings 1 & 2 plus stormwater works)**	A001637427	24/07/2007
Development Permit for a Material Change of Use for Multi Unit Dwelling (Retirement Village) – Stage 2 **(Buildings 3 & 4)**	A001946377	17/06/2008
Development Permit for a Material Change of Use for a Multi Unit Dwellings **(Aged Care Accommodation – 100 beds in 88 bedrooms)**	A002049510	5/11/2008
MODIFICATION to MCU Stage 2 (A001946377) – Buildings 3 & 4 sub staged so they can be constructed independently	A002153605	13/11/2008
MODIFICATION to MCU Stage 2 (A001946377) – Changes to planter box on Building 4	A002288285	26/03/2009
Modification to MCU Stage 2 (A002288285) – Amendments to ICP's	A002481216	Pending
Modification to MUC Aged Care Accommodation (A002049510) – Amendments to ICP's	A002471974	Pending

THE PROPOSAL

The applicant requests a permissible change under Section 369 of SPA to raise the height of Buildings 3, 4, 5 and 6 by one storey in order to increase the flood immunity of the development. The site was severely impacted by the January 2011 flood event resulting in the basement and ground floor of the 3 building already constructed on the site being flooded.

Condition 3(c) on the preliminary approval restricts the height of buildings in accordance with the master plan approved for the site. The applicant proposes to raise the height of unconstructed Buildings 3, 4, 5 & 6 by a single storey. This will allow for the provision of resident car parking at ground level and habitable units at the first floor level. The overall building height would need to increase by 3.65 metres in order to facilitate this outcome.

Buildings 1 & 2 of the Retirement Village and the Aged Care Accommodation Building (High Care Facility) have already been constructed. Buildings 1 & 2 have been constructed to a height of 5 storeys and have basement car parking. The Aged Car Accommodation Building located on the corner of Venner Rd & Cansdale St has been constructed to a height of 3 storeys and also has basement car parking.

The Preliminary Approval changes the level of assessment for future MCU applications to Code Assessment, providing that the conditions of the Preliminary Approval are complied with.

Should this modification request to the preliminary approval be supported, the applicant has indicated that they intend to lodge modification request to the existing MCU approval for Buildings 3 & 4 in order to raise the height and provide car parking at grade.

AREA CLASSIFICATION AND LAND USE IN THE LOCALITY

The subject site is located in the Light Industry Area classification under City Plan.

The Stephens District Local Plan does not have any designation for the application site.

Adjoining the application site boundaries to the north and east is Leyshon Park which contains a number of sporting fields. To the west is an existing Light Industry area located on the opposite side of Cansdale St. To the south is Fehlberg Park and Hyde Road which provide a green buffer to the site from residential areas.

THE SUSTAINABLE PLANNING ACT 2009

The request to change a development approval was lodged pursuant to Sections 369 & 370 of the Sustainable Planning Act 2009.

STATE PLANNING REGULATORY PROVISIONS

There are no State Planning Regulatory Provisions relevant to the application site.

THE REGIONAL PLAN

The application site is located in the Urban Footprint under the *South East Queensland Regional Plan 2009-2031* and therefore the regulatory provisions of the regional plan do not apply.

STATE PLANNING POLICIES

There are no State Planning Policies relevant to this application.

STRUCTURE/MASTER PLAN(S)

A master plan for the site was approved as part of the preliminary approval application. Future MCU applications are required to comply with the master plan.

TEMPORARY LOCAL PLANNING INSTRUMENT

The Temporary Local Planning Instrument – Brisbane Interim Flood Response became effective on 16 May 2011. The TLPI sets an Interim Residential Flood Level of 7.8 metres plus 500mm freeboard for habitable levels on the application site.

PLANNING SCHEME AND PLANNING SCHEME POLICIES

Report on Water and Wastewater Services

Water and Sewer Assessment Team advised they have no requirements for this application.

Report on funding for trunk infrastructure for Water and Wastewater Services

A preliminary approval application does not attract any infrastructure charges. Infrastructure charges are levied on subsequent development permit applications for MCU and/or ROL.

SUBMISSIONS, REPRESENTATIONS AND PUBLIC CONSULTATION

A modification request is not required to be publicly notified.

COUNCILLOR COMMENT

No comments have been received from Cr Nicole Johnston.

Emails were sent to the Tennyson Ward Office on 12/04/2011, 06/05/2011, 09/05/2011 & 20/05/2011 requesting comments prior to the application being finalised.

The applicant advised that they met with Cr Johnston in the Tennyson Ward Office on 05/05/2011 and that Cr Johnston supported the application.

It is disappointing that Cr Johnston will not provide any comments to the Assessment Manager.

ADVICE FROM REFERRAL AGENCIES

Department of Local Government and Planning (Concurrence Agency) – No requirements

Department of Transport and Main Roads (Concurrence Agency) – No requirements

ISSUES RELEVANT TO THE APPLICATION

Is the proposal a Permissible Change under Section 367 of SPA?

Section 367 of SPA stipulates that a proposal must meet the following requirements in order to be considered as permissible change:

The proposed minor changes to the approved development will not result in a substantially different development:

There is no increase in GFA or unit numbers. There will be no additional traffic generated by the proposal. The proposed uses stay the same. The same building setbacks are maintained to the property boundaries. It is the same development, only one storey higher.

I consider that the proposed changes do not result in a substantially different development.

The proposed minor changes to the approved development will not result in additional referral agencies:

Based on the provisions of Schedule 7 of the *Sustainable Planning Regulations 2009*, the proposed changes to the existing approval do not trigger referral to any additional State Agencies.

The proposed minor changes to the approved development will not result in any of the original applications to be impact assessable (where they previously were not impact assessable) if they were to be remade including the changes:

The original application for the Preliminary Approval was impact assessable. As such, the current application will not result in a change in the level of assessment from the original application.

The proposed minor changes to the approved development would not be likely to cause a person to make a properly made submission objecting to the proposed change if circumstances allowed:

When the original application was advertised, 13 objections and 7 letters of support were received.

The submission summary for the original application indicates the following issues were raised by submitters:

- Density, scale, height, character and design;
- Heritage protection;
- Flooding and drainage;
- The form of housing and housing need;
- Infrastructure and servicing;
- Land use conflicts;
- City Plan and other planning designations;
- Sustainable development; and
- Traffic and parking.

Given the current proposal seeks only to allow an increase in height of the unconstructed buildings and will have no impact on the intensity of the use, I agree with the applicant in that submissions relating to the scale and height of the proposed buildings are relevant for review.

The original submissions objected to a proposed height of 5 storeys in a Light Industry Area where the expectations under City Plan would have been for 2 storeys.

The visual impacts of a 6 storey building located on a site that already contains two, 5 storey buildings is minimal when compared to the visual impacts of a 6 storey building being proposed on a vacant site.

The planning intent for the application site changed when the preliminary approval and master plan were granted consent by Council. It is noted that no submitter appeal was lodged against Council's Decision at the time.

The increase in height would not result in the additional loss of views. The site is buffered from nearby residential properties by having parkland on 3 on its boundaries. The nearest residential property is located 130 metres away.

Therefore, because the planning intent for the site has changed and the increase in height would not result in any additional amenity impacts on residential properties in the vicinity, I consider that the increase in height would not cause a person to make a properly made submission objecting to the increase in height.

It is also important to note that under the Temporary Local Planning Instrument, flood affected houses in the vicinity of the application site can now be raised up to 9.5 metres in height.

If you look at the area of Yeronga as a whole which was severely flood affected, there is an expectation in the community that building heights will be raised as the area rebuilds following on from the January 2011 flood event.

The applicant in their planning report noted the following court case:

"In Parmac Property PTY Ltd v Redland Council, it was the Court's view that the test to be applied by Council is whether the submissions would have been "different or better" (see line 50/51 page 1-19 and lines 1-3 page 1-20). Given that the original application was such a significant divorce from the planning scheme applicable at the time, the increase in the number of storeys from 5 to 6 would therefore be unlikely to attract a "different or better" submission from the community".

The proposed changes to the approved development would not cause development to which the approval relates to include any prohibited development:

The proposed changes to the approved development will not result in development that is prohibited.

In summary, I consider that the proposed modification is a permissible change under Section 367 of SPA.

Assessing and deciding a request for change under Section 374 of SPA

I have assessed the change request in accordance with Sectin 374 of SPA.

The issue regarding submissions has been addressed above.

If the application was submitted today and assessed against the current planning policies and instruments, the ground level carparking would need to be constructed at Q100 plus 300mm (7.2m) and the habitable levels would need to achieve the Jan 2011 level of 7.8 metres plus 500mm (8.3metres) in order to comply with the Temporary Local Planning

Instrument.

The modifications proposed by the applicant would result in a scheme that complies with the Temporary Local Planning Instrument. Due to the nature of the proposed uses, it is very important that better flood immunity is provided to the Aged Care Accommodation.

CONCLUSIONS

The 'Request to Change Development Approval' is considered to be a permissible change in accordance with Section 367 & Section 374 of SPA.

RECOMMENDATION

Having considered the modification request made under Section 369 of SPA and having assessed that request in accordance with Section 374 of SPA, I recommend that:

1. The request for a permissible change be granted subject to conditions.

[redacted]
Senior Urban Planner, Development Assessment
Development Assessment South
[redacted]
Development Assessment Branch

DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY [redacted]

INTRODUCTION

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DECISION on development application

1. Having considered the application detailed above, I am satisfied that the request for a permissible change accords with relevant standards and the *Sustainable Planning Act 2009* where applicable and as such approve the following changes to the development approval:

   - Drawing and Documents Table amended as follows:

Drawings Superseded/Deleted	Drawings Added
MP04 Landscape Sections – Sheet 1 dated 21/08/2006	Landscape Sections MP04 Rev A dated 10/03/2011
MP05 Landscape Sections – Sheet 2 dated 21/08/2006	Landscape Sections MP05 Rev A dated 10/03/2011
MP11 Landscape Sections – Sheet 3 dated 27/03/2006	
Precinct Plan SD02 Rev E dated 18/05/2006	Precinct Plan PD02 Rev A dated 10/03/2011
Building Envelope Plan SD03 Rev H dated 22/08/2011	Building Envelope Plan PD03 Rev A dated 10/03/2011
Circulation Plan SD04 Rev E dated 18/05/2006	Circulation Plan PD04 Rev A dated 10/03/2011
Conceptual Staging Plan SD05 Rev G dated 18/08/2006	Conceptual Staging Plan PD05 Rev A dated 10/03/2011
Conceptual Basement Plan SD06 Rev D	Conceptual Car Parking Plan –

dated 18/05/2006	Basement Plan PD6.0 Rev A dated 10/03/2011 Conceptual Car Parking Plan – Ground Plan PD6.1 Rev A dated 10/03/2011
Indicative Site Elevations SD07.1 Rev D dated 04/05/2006	
Indicative Site Elevations SD07.2 Rev D dated 04/05/2006	Site Elevations PD8 Rev A dated 10/03/2011
Indicative Site Elevations SD08 Rev D dated	Site Elevations PD8 Rev A dated 10/03/2011
Context Sections SD09 Rev C dated 21/03/2006	Site Section AA PD9 Rev A dated 10/03/2011
Site Sections SD10 Rev C dated 21/03/2006	
Site Sections SD11 Rev C dated 21/03/2006	
	Yeronga Village Master Plan Drawing No. A Issue A dated 26/09/2006

- Condition 3(a) - Plan reference changed to Precinct Plan PD02 Rev A dated 10/03/2011

- Condition 3(b) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(c) – Plan reference changed to Site Elevation PD8 Rev A dated 10/03/2011

- Condition 3(c)(i) to (iv) changed to:
  - (i) any six storey buildings do not exceed 29.25m AHD
  - (ii) any five storey buildings do not exceed 26.25m AHD
  - (iii) any four storey buildings do not exceed 23.25m AHD
  - (iv) any three storey buildings do not exceed 19.60m AHD

- Condition 3(d) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(e) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(f) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(g) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(h) – Plan reference changed to Building Envelope Plan PD03 Rev A dated 10/03/2011

- Condition 3(i) – Plan reference changed to Site Elevation PD8 Rev A dated 10/03/2011

- Condition 8 – Plan reference changed to Landscape Section MP05 Rev A dated 10/03/2011 & Landscape Section MP04 Rev A dated 10/03/2011

- Condition 11 – Guideline changed to advise that the minimum habitable floor level is 8.3m AHD
- References to the Integrated Planning Act in the Conditions and/or Guidelines have been changed to the equivalent section under the Sustainable Planning Act

And advise that:

2. Applicant be advised of the decision;

3. Local Councillor, Cr Nicole Johnston be advised of the decision;

4. Department of Local Government and Planning & Department of Transport and Main Roads as Referral Agencies be advised of the decision.

Dated the day of June 2011

[redacted]
Manager, Development Assessment
Development Assessment Branch
As DELEGATE of Council

Dedicated to a better Brisbane

Brisbane City Council

Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
Brisbane Qld 4001

Telephone 07 3403 8888

16 March 2009

COUNCIL DELEGATE DECISION MADE ON

26 MAR 2009

Hardev Pty Ltd
C/- Conics (Brisbane) Pty Ltd
PO BOX 1559
FORTITUDE VALLEY QLD 4006

Attention: [redacted]

Permit Type: DA - Material Change of Use
Description of Proposal: Request to Change Development Approval under Section 3.5.24 MODIFICATION - Multi-Unit Dwelling (Retirement Village - 85 Units)
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A002288285 (Original Application No: A001946377)

Dear [redacted]

RE: Request to change Development Approval under Section 3.5.24 of the *Integrated Planning Act 1997*
MODIFICATION - Multi-Unit Dwelling (Retirement Village - 85 Units)

Your request to change Development Application Number A001946377 has been approved by the Council's Delegate.

Nature of Changes

1. The single planter box along the northern edge of the Level 4 balcony that was originally approved has been replaced by several smaller planter boxes.

2. Landscape Plan, Sheet 6 of 8, Drawing No. LP03, Revision B, prepared by jw Concepts and dated 22.01.07 has been replaced by the same, Revision D dated 20.02.09.

3. Architectural Plan, Level 4, Drawing Number 200-03, Revision D, prepared by Arkhefield Architects and dated 02.05.08 has been replaced by the same, Revision F dated 24.03.09.

Please find enclosed the new approval package applicable to this Development Approval. The previously issued plans are still applicable with the exception of the plans listed above.

Included is an extract from the *Integrated Planning Act 1997* advising you of your right to appeal to the Planning and Environment Court.

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

Yours sincerely

[redacted]

Senior Urban Planner, Development Assessment
Development Assessment South BSQ
3403 4682
Development Assessment Branch

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP.150512
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - Retirement Village DA - Material Change of Use Development Permit - Retirement Village
Council File Reference:	A002288285 Permit Reference Number/s: DAMC194677807; DAMC206986608
Package Status:	APPROVED - Version 4 (26th of March, 2009 4:36:48 PM)
Package Generated:	30/03/2009

PROJECT TEAM

The assessment of this application has been undertaken by:

[redacted] Engineering Officer, Development Assessment Development Assessment South BSQ [redacted] (07) 3403 35488	[redacted] Landscape Architect, Development Assessment Development Assessment South BSQ [redacted] 3403 5235	Shirley SHANNON Senior Urban Planner, Development Assessment Development Assessment South BSQ [redacted] 3403 4682
Paul HILLS Senior Engineering Officer, Development Assessment Development Assessment South BSQ [redacted] (07) 3403 7244	[redacted] Principal Urban Planner, Development Assessment Development Assessment South BSQ [redacted] (07) 3403 9889	

BCC.106.0131

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Basement Level	SD-200-B1 Rev C (Amended In Red 02-JUN-2008)	27-SEP-2007
Building Section	A-SD-400-01 Rev C (Amended In Red 02-JUN-2008)	02-MAY-2008
South & North Elevations Building 3	A-SD-300-00 Rev D	30-JAN-2008
East & West Elevations Building 3 & 4	A-SD-300-01 Rev D (Amended In Red 02-JUN-2008)	30-JAN-2008
North & South Elevations Building 4	A-SD-300-02 Rev D	30-JAN-2008
Elevations	A-SD-300-03 Rev A (Amended In Red 02-JUN-2008)	30-JAN-2008
Landscape Plan - Sheet 1	LP01 Rev B (Amended In Red 02-JUN-2008)	22-JAN-2008
Landscape Plan - Sheet 2	LP02 Rev B	22-JAN-2008
Level 1-3	SD-200-02 Rev D (Amended In Red 02-JUN-2008)	05-NOV-2007
Location Plan	SD-200-02 Rev C	05-NOV-2007
Planting Plan - Sheet 1	PP01 Rev C (Amended In Red 02-JUN-2008)	14-FEB-2008
Planting Plan - Sheet 2	PP02 Rev B	22-JAN-2008
Pump Room Location	A-SD-510-01 Rev B (Amended In Red 02-JUN-2008)	30-JAN-2008
Roof Plan	SD-200-04 Rev C (Amended In Red 02-JUN-2008)	02-MAY-2008
Site Plan (Ground Level)	SD-200-01 Rev D (Amended In Red 02-JUN-2008)	08-NOV-2007
Staging Plan	SD-000-03 Rev D (Amended In Red 11-OCT-2008)	07-OCT-2008
Landscape Sections, Sheet 1	LS01 Rev A	05-SEP-2007
Landscape Sections, Sheet 2	LS02 Rev A (Amended In Red 02-JUN-2008)	05-SEP-2007
ESD Report	Q6035	17-NOV-2006
Hydraulic Analysis	3500/34	23-MAY-2006
Site Based Stormwater Management Plan	CB-0401 SBSMP-Rev B	13-FEB-2008
Level Four: Landscape Plan	LP03 Rev D	20-FEB-2009
Level 4	SD-200-03 Rev F	24-MAR-2009

Advice

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

BCC.106.0132

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Retirement Village
Stage:	Sub-Stage 1 of Stage 2: Building 3 Yeronga Village Retirement Village - 36 Units

General/Planning Requirements

	Timing
1) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
2) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable); a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
3) Telecommunications Infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by;	As indicated

BCC.106.0133

(a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development;

(b) Make provision within the building and on the site for the following:

- conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building;
- an underground access connection pit and "lead in " duct is provided in the footpath; and
- a conduit from the property boundary to

a. a designated entry point in the building; and/or

b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and

(c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath;

(d) Additional requirements to be provided within the building are as follows:

- a co-located equipment room;
- a central (vertical) riser duct within the core of the building;
- a telecommunications closet on each floor;
- distribution by underfloor and/or suspended ceiling ducts; and
- designated wireless area on the roof with structural capability

(e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed.

(f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

4) Information Signage	As indicated

BCC.106.0134

Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: -

a. A brief description of the proposed development;
b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: -

- Developer,

- Project Coordinator,

- Architect / Building Designer,

- Building Contractor,

- Civil Engineer,

- Civil Contractor/s, and

- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;
d. The sign is to be a minimum size of 1,200mm by 900mm;
e. The maximum area of the sign is to be 2.0m².
f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;
g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;
h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
i. The sign is to be non illuminated;
j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;
k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.
l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

5) **Principles of Sustainability**	As indicated

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Incorporate into the design and construction of the retirement village (residential buildings), best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to: 1. Passive design; 2. Water use; 3. Materials use; 4. Energy use; 5. Site impacts; 6. Transport impacts; and 7. Social and community impacts. *GUIDELINE* *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of sustainable design are met and incorporate best practice in sustainable development.*	
6) Commencement of Use of Stage 2 Prior to the commencement of the use for Stage 2 (Buildings 3 and/or 4 which ever is the sooner), all conditions of approval for Stage 1 of the development must be complied with (Stage 1 Approval - BCC Ref: A001637427). Submit to the Principal Urban Planner, Development Assessment Team South documentation demonstrating compliance with all conditions of approval for Stage 1 of the development. *GUIDELINE* *This condition is imposed to ensure all conditions of approval have been carried out for Stage 1 of the development.*	As indicated
7) Sustainability (i) Install and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ltd No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase. The time of purchase is to be no more than 6 months prior to the commencement of installation: **Individual privately owned units** • Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be installed to each unit to monitor water	At all times

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usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed • Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter) (ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	
8) **Carry Out The Approved Development** Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), including those as amended in red by Council on 2 June 2008 showing: i. The proposed pergolas to the 5th storey deleted from the drawings; ii. Stage 1 being not part of this approval; and iii. PWD carspaces shown on the Basement Level plan. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained

9) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
10) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
11) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.	Prior to commencement of use
12) Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.	To be maintained

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GUIDELINE *This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.*	
13) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time. c. Provision on site for a minimum of one hundred and nine (109) car parking spaces. A minimum of two (2) of these spaces are to be provided for disabled parking. A minimum of twelve (12) visitor car parking spaces are to be provided at grade (not in the basement level) as approved in Stage 1 of the development. d. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space. e. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. f. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance. g. The overall height of the building and any structures located on the roof top are not to exceed 24.665 metres AHD at any point. h. Implement and maintain the sustainability elements identified in the conditions of this approval. i. No pergolas or other permanent structures to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings. j. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: o No unscreened installations on the proposed development are to be visible from the surrounding sites; and o Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner	As indicated

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with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.*	
14) Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2012. *GUIDELINE* *This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.*	As indicated
15) Central Courtyard Area a) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3, the following works must be carried out to the central courtyard area and be made available to the occupants of Sub-Stage 1, Building 3: I. Site is to be cleared of all rubble, debris and demolition materials; II. Site is to be levelled to the same level as the adjoining footpath and turfed so it can be mowed; III. Central Courtyard is to be landscaped and maintained as a useable open space area for the occupants of Building 3 in accordance with the approved detailed landscape plan; and IV. Drainage is provided to prevent ponding. b) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3 submit to the Delegate, Development Assessment South a statutory declaration stating the date the use of Building 3 commenced. *GUIDELINE* *This condition is imposed to ensure that the courtyard area is available to the occupants of Stage 1 - Building 3 in a timely manner.*	As indicated
16) Limits of this Approval This approval is limited to the following use: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan)	At all times

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where used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); and ii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	
17) **Setbacks to Parkland** The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007; and ii. The building setback to the Leyshon Park boundary is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007. Prior to the commencement of the use of Stage 2, provide a statement to the Principal Urban Planner signed by the Building Certifier that the setbacks in i and ii above have been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
18) **No Pergola Structures** No pergolas or other permanent structures are to be located on the balconies of any residential units other than close clearly shown on the approved plans. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines, including building heights and setbacks, in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
19) **Bicycle Parking** Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the *"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"*. *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of*	Prior to the commencement of the use and then to be maintained

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bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.	

20) Lighting To Public Areas Install and maintain a suitable system of lighting, to operate from dusk to dawn, for the central courtyard/bowling green area, all pedestrian access paths and to the entry areas of all buildings, as shown on the approved drawings. All outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.* *GUIDELINE* *This condition is imposed to ensure on-going safe public access to designated pedestrian spaces within the development.*	Prior to the commencement of the use and then to be maintained

21) Pump Room Setback The pump room setback to the western boundary of the site is to be 6 metres as shown on the approved drawing SD-510-01 Rev B and dated 30/01/08. Provide a statement to the Lead Principal Urban Planner signed by the Building Certifier that the pump room setback has been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref. A001637426).*	Prior to the commencement of the use and then to be maintained

Monetary Contributions and Securities

	Timing
22) Pay Outstanding Charges Or Expenses Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.*	Prior to commencement of use

23) Infill Infrastructure Contribution Planning Scheme Policies (MCU) - Post 1 July, 2007 — As indicated

Pay to Council a monetary contribution towards the cost of providing infrastructure as summarised below at the rate specified in the Infill Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made.

Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)			
	Area / Precinct	Contribution	Credits	Offset	Net Contribution
Transport	12	217731	0	0	217731

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Community Purposes	85	769250	0	0	769250
Water Supply	W15 Mt Crosby South	292264	0	0	292264
Sewerage	FFLD06	585208	0	0	585208
Waterways	16a BBnePrec3 LSMP	209732	0	0	209732
Totals		2074184	0	0	2074184

If documentary evidence is provided showing that infrastructure contributions from approval number A001637428 Reconfiguration of a Lot 1 into 2 have been paid in full these can be claimed as a credit against the infrastructure contributions in the table above.

Timing

- Where the application also involves a Permit to Carry Out Building Works, the monetary contributions for water and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of the use or endorsement of the CMS whichever is sooner.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be prior to the commencement of use or endorsement of the community management statement which ever is the sooner.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each year. In the 2007/2008 financial year, the value of an ICU is $1.55.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water, sewerage and waterways. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.

PROOF OF FULFILMENT
The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

Architecture

	Timing
24) **Detailed Materials and Finishes** Submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition;	Prior to lodging an application for Building Works

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(d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40% glass to the frontage of the building and to avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished. (f) Implement the above detailed design treatments based on the approved colour scheme. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.*	
25) **Front Fence Materials And Design** Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
26) **Pedestrian Pathway** Provide a pedestrian pathway from the approved Stage 1 development to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
27) **Overall Height - Survey Certification** The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement:	Prior to building work commencing

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a. Submit a contour survey from a licensed surveyor and notated elevations demonstrating: i. the existing site levels; and ii. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 24.665 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (BCC ref: A001637426).*	
27(a) Submit Certification Submit to the Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to commencement of use
28) Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
29) Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE*	Prior to the commencement of the use and then to be maintained

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This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.	

Landscape Architecture and Open Space Planning

	Timing
30) Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	While development is occurring on the site and then to be maintained
30(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site
31) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following: Siteworks • The extent of soft and hard landscape works. • The extent of basement and/or roof lines. • Location and description of fencing, retaining walls and ramps. • Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining. • Provide details on proposed locations, heights, materials and extent of proposed fencing. • Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. • Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium	To be lodged prior to or concurrently with any other operational works application

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planters).
- Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.
- Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.
- Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.
- Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.
- Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation.

Planting

- A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting.
- Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.
- Proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

31(a) Specific Reqts - Application As indicated

In addition to the standard requirements listed above, the plan is to also show:

- Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only.
- Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve.
- Provide ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building which is adjacent the southern property boundary to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern side of the building which is adjacent the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.
- Provide ex-ground tree planting (Agathis Robusta) along the northern side of the building which is adjacent the Council parkland to mitigate the bulk and scale of the built form. Trees are to be appropriately spaced to facilitate casual surveillance of the adjoining parkland.

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31(b) Implement Approved Plan — As indicated

Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice.

The construction of the Central Courtyard is to be completed in accordance with the Detailed Landscape Plan prior to the Commencement of Use of Building 4.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

31(c) Certify Works — As indicated

On completion provide written certification from:

- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

GUIDELINE
Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).

31(d) Specific Requirements - Retirement Village

In addition to the standard requirements listed above, the plan is to also show:

- Planting design which complies with the landscape-related requirements of the *City Plan 2000 - Residential Design - Special Needs Code*.

31(e) Specific Requirements - Containerised Planting

In addition to the standard requirements listed above, the plan is to also show:

- Clear identification of the location, width and depth of containerised planting areas.
- Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm.
- Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with

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drainage connected to the stormwater system. **31(f) Irrigation** Provision of a reticulated drip irrigation system (connected to non-town water source) to all planting areas, with drainage connected to the stormwater system.	

Pollution

	Timing
32) Hours of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday. *GUIDELINE* *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby receptors.*	At all times
33) Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting /overlooking land included within the "Sport and Recreation Area" designation. *GUIDELINE* *This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the required internal noise criteria detailed in the Noise Amenity Assessment prepared by MWA Environmental, Ref No: L43707/PAK/04-227.*	Prior to commencement of use
34) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equipment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use
35) Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. *GUIDELINE*	Prior to the commencement of the use and then to be maintained

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This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.	
36) Stormwater Quality (Low Risk) Implement DA Plan Implement and maintain the recommendations of the Site Based Stormwater Quality Management Plan, ref CB-0401 SBSMP-Rev B prepared by BMD Consulting, dated 13 February 2008. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater. *GUIDELINE* *This condition has been imposed to ensure that Stormwater Quality from this site is managed appropriately to prevent contamination of receiving waters. Certification must demonstrate best practice management measures in accordance with Council's "Subdivision and Development Guidelines" (2000 or later version). Certification must also include details (ie. site plans and documentation) of the management measures implemented on site. A suitably qualified and experienced professional for stormwater quality management is defined as a person with: - Tertiary qualifications in engineering, environmental engineering and/or science; - Professional affiliations with an engineering, environmental engineering and/or scientific organisation (eg. The Institute of Engineers of Australia, the Stormwater Industry Association, Australian Water Association); and - At least 2 years' experience in the management of stormwater quality.* *PROOF OF FULFILMENT* *Certification is submitted to the Team Leader, Licensing & Compliance that the operational phase Site Based Stormwater Quality Management Plan identified above has been prepared and implemented by a suitably qualified and experienced professional.*	Prior to site works commencing and then to be maintained

Engineering

	Timing
37) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
37(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment.	Prior to site works commencing (ie. any land-disturbing development)

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GUIDELINE *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	
37(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion
38) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to site works/building works commencing
38(a) Suitable Fill Material	While site/operational works/building works is occurring

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All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	
38(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring
39) Retaining Walls Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.*	Prior to site/building works commencing and then to be maintained
40) Granting Easements Grant the following easement(s):	Prior to commencement of use

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i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council. *GUIDELINE* *This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	
41) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle. iii. Parking on the site for 51 cars and for the loading and unloading of vehicles within the site. A minimum of one (1) of the above spaces is to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. viii. Terminated aisles are to be in accordance with the approved plans.	Prior to the commencement of the use and then to be maintained

GUIDELINE *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.* *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	
42) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
42(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 7.2 metres AHD and non-habitable floor levels are 7.0 metres AHD. *GUIDELINE* *This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
43) Stormwater - Hydraulic Report Construct the development in accordance with the approved Hydraulic Analysis prepared by Cardno (QLD) Pty Ltd, dated 23 May 2006, Job No. 3500/34.	Prior to the commencement of the use and then to be maintained

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GUIDELINE *This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded to the Engineering Delegate.*	
44) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use
45) Construct Footpath Construct a 1.2 metre wide concrete footpath along the frontage of Stage 2 to Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. This condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "of-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptable of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
45(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ),	Prior to the On Maintenance inspection

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certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.* *PROOF OF FULFILMENT* *Acceptable of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	
46) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.* **46(a) Indemnify Council** The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.* **46(b) Notify Future Occupants** The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to commencement of use Prior to the commencement of the use and then to be maintained Prior to the commencement of the use and then to be maintained
47) Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level; *PROOF OF FULFILMENT* *The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.*	Prior to the commencement of the use and then to be maintained

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48) On-Site Drainage	Prior to the commencement of the use and then to be maintained
Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines".	
GUIDELINE *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	
48(a) Submit Plans	Prior to site works/building works commencing
Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment.	
GUIDELINE *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	
48(b) Implement Endorsed Plans	Prior to commencement of use
Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines".	
GUIDELINE *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	
48(c) Submit As Constructed Plans	Prior to commencement of use
Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with	

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Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	
49) Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. *GUIDELINE* *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
50) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
50(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

Standard Advice

	Timing
51) ERA Approval All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
52) Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated
53) Electricity Generators Stand-by or emergency electricity generators are not included in this approval. *GUIDELINE* *This advice is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	As indicated
54) Equitable Access Ensure that there is equitable access for disabled persons to and within	As indicated

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the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	
55) Noise And Dust Emissions-Advice Only All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	As indicated
56) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation	As indicated

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or local laws) prior to their activity commencing.	
57) Advice Adjoining Owners Prior to Commencement of Building Work Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	As indicated
58) Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989*.	As indicated
59) Footpath Permit The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance, Brisbane City Council phone (07) 3403 8888.	As indicated
60) Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
61) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	As indicated
62) Advice Agency - Department of Natural Resources and Water	As indicated

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Brisbane City Council advise that the Department of Natural Resources and Water as an advice agency has imposed advice contained in the letter dated 30 January 2008, NRW Reference: IA1207BEE0013/BRI3533.	

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Retirement Village
Stage:	Sub-Stage 2 of Stage 2: Building 4 Yeronga Retirement Village - 49 Units

General/Planning Requirements

	Timing
63) **Approved Drawings & Documents** A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
64) **Copy of Approval to Consultants** Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
65) **Telecommunications infrastructure** Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to	As indicated

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the proposed development; (b) Make provision within the building and on the site for the following: • conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building; • an underground access connection pit and "lead in " duct is provided in the footpath; and • a conduit from the property boundary to a. a designated entry point in the building; and/or b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and (c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath; (d) Additional requirements to be provided within the building are as follows: • a co-located equipment room; • a central (vertical) riser duct within the core of the building; • a telecommunications closet on each floor; • distribution by underfloor and/or suspended ceiling ducts; and • designated wireless area on the roof with structural capability (e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed. (f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services. *GUIDELINE* *This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.*	
66) Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined	As indicated

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below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: - - Developer, - Project Coordinator, - Architect / Building Designer, - Building Contractor, - Civil Engineer, - Civil Contractor/s, and - Landscape Architect; c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case; d. The sign is to be a minimum size of 1,200mm by 900mm; e. The maximum area of the sign is to be 2.0m². f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level; g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land; h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; i. The sign is to be non illuminated; j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems. l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council. *GUIDELINE* *This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.*	
67) Principles of Sustainability Incorporate into the design and construction of the retirement village (residential buildings), best practice sustainable development technology	As indicated

and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to: 1. Passive design; 2. Water use; 3. Materials use; 4. Energy use; 5. Site impacts; 6. Transport impacts; and 7. Social and community impacts. *GUIDELINE* *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of sustainable design are met and incorporate best practice in sustainable development.*	
68) Sustainability (i) Install and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ltd No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase. The time of purchase is to be no more than 6 months prior to the commencement of installation: **Individual privately owned units** • Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be Installed to each unit to monitor water usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed • Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor	At all times

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level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter) (ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	
69) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), including those as amended in red by Council on 2 June 2008 showing: i. The proposed pergolas to the 5th storey deleted from the drawings; ii. Stage 1 being not part of this approval; and iii. PWD carspaces shown on the Basement Level plan. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
70) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use

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71) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
72) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.	Prior to commencement of use
73) Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions. *GUIDELINE* *This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.*	To be maintained
74) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements:	As indicated

BCC.106.0168

a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Medium Density Code" and clearly depicted on the Approved Drawings and Documents.
b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time.
c. Provision on site for a minimum of one hundred and nine (109) car parking spaces. A minimum of two (2) of these spaces are to be provided for disabled parking. A minimum of twelve (12) visitor car parking spaces are to be provided at grade (not in the basement level) as approved in Stage 1 of the development.
d. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space.
e. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
f. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance.
g. The overall height of the building and any structures located on the roof top are not to exceed 24.665 metres AHD at any point.
h. Implement and maintain the sustainability elements identified in the conditions of this approval.
i. No pergolas or other permanent structures to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings.
j. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:

- No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

GUIDELINE
This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.

75) **Expiration of Relevant Period** All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2012. *GUIDELINE*	As indicated

BCC.106.0169

This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.	

76) **Central Courtyard Area** a) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3, the following works must be carried out to the central courtyard area and be made available to the occupants of Sub-Stage 1, Building 3: I. Site is to be cleared of all rubble, debris and demolition materials; II. Site is to be levelled to the same level as the adjoining footpath and turfed so it can be mowed; III. Central Courtyard is to be landscaped and maintained as a useable open space area for the occupants of Building 3 in accordance with the approved detailed landscape plan; and IV. Drainage is provided to prevent ponding. b) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3 submit to the Delegate, Development Assessment South a statutory declaration stating the date the use of Building 3 commenced. *GUIDELINE* *This condition is imposed to ensure that the courtyard area is available to the occupants of Stage 1 - Building 3 in a timely manner.*	As indicated

77) **Commencement of Use of Building 4** Prior to the commencement of the use for Stage 2 - Building 4, all conditions of approval for Stage 1 – Building 3 must be complied with. Submit to the Principal Urban Planner, Development Assessment Team South documentation demonstrating compliance with all conditions of approval for Stage 1 – Building 3 of the development. *GUIDELINE* *This condition is imposed to ensure all conditions of approval have been carried out for Stage 1 - Building 3 of the development.*	As indicated

78) **Limits of this Approval** This approval is limited to the following use: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); and	At all times

ii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	
79) Setbacks to Parkland The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007; and ii. The building setback to the Leyshon Park boundary is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007. Prior to the commencement of the use of Stage 2, provide a statement to the Principal Urban Planner signed by the Building Certifier that the setbacks in i and ii above have been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
80) No Pergola Structures No pergolas or other permanent structures are to be located on the balconies of any residential units other than close clearly shown on the approved plans. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines, including building heights and setbacks, in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
81) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the *"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"*. *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained

82) Lighting To Public Areas Install and maintain a suitable system of lighting, to operate from dusk to dawn, for the central courtyard/bowling green area, all pedestrian access paths and to the entry areas of all buildings, as shown on the approved drawings. All outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.* *GUIDELINE* *This condition is imposed to ensure on-going safe public access to designated pedestrian spaces within the development.*	Prior to the commencement of the use and then to be maintained
83) Pump Room Setback The pump room setback to the western boundary of the site is to be 6 metres as shown on the approved drawing SD-510-01 Rev B and dated 30/01/08. Provide a statement to the Lead Principal Urban Planner signed by the Building Certifier that the pump room setback has been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	Prior to the commencement of the use and then to be maintained

Monetary Contributions and Securities

	Timing
84) Pay Outstanding Charges Or Expenses Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.*	Prior to commencement of use

85) Infill Infrastructure Contribution Planning Scheme Policies (MCU) - Post 1 July, 2007 — As indicated

Pay to Council a monetary contribution towards the cost of providing infrastructure as summarised below at the rate specified in the Infill Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made.

Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)			
	Area / Precinct	Contribution	Credits	Offset	Net Contribution
Transport	12	217731	0	0	217731
Community Purposes	85	769250	0	0	769250
Water Supply	W15 Mt Crosby South	292264	0	0	292264

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Sewerage	FFLD06	585208	0	0	585208
Waterways	16a BBnePrec3 LSMP	209732	0	0	209732
Totals		2074184	0	0	2074184

If documentary evidence is provided showing that infrastructure contributions from approval number A001637428 Reconfiguration of a Lot 1 into 2 have been paid in full these can be claimed as a credit against the infrastructure contributions in the table above.

Timing

- Where the application also involves a Permit to Carry Out Building Works, the monetary contributions for water and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of the use or endorsement of the CMS whichever is sooner.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be prior to the commencement of use or endorsement of a community management statement which ever is sooner.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each year. In the 2007/2008 financial year, the value of an ICU is $1.55.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water, sewerage and waterways. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.

PROOF OF FULFILMENT
The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

Architecture

	Timing
86) **Detailed Materials and Finishes** Submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition; (d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40%	Prior to lodging an application for Building Works

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glass to the frontage of the building and to avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished. (f) Implement the above detailed design treatments based on the approved colour scheme. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.*	
87) Front Fence Materials And Design Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency. **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
88) Pedestrian Pathway Provide a pedestrian pathway from the approved Stage 1 development to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
89) Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: a. Submit a contour survey from a licensed surveyor and notated	Prior to building work commencing

BCC.106.0174

elevations demonstrating: i. the existing site levels; and ii. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 24.665 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (BCC ref: A001637426).* **89(a) Submit Certification** Submit to the Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to commencement of use
90) Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
91) Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to*	Prior to the commencement of the use and then to be maintained

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surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.	

Landscape Architecture and Open Space Planning

	Timing
92) Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	While development is occurring on the site and then to be maintained
92(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site
93) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following: Siteworks • The extent of soft and hard landscape works. • The extent of basement and/or roof lines. • Location and description of fencing, retaining walls and ramps. • Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining. • Provide details on proposed locations, heights, materials and extent of proposed fencing. • Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. • Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters). • Any earthworks proposed within the vicinity of vegetation to be	To be lodged prior to or concurrently with any other operational works application

BCC.106.0176

retained is to be documented.
- Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.
- Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.
- Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.
- Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation.

Planting

- A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting.
- Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.
- Proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

93(a) Specific Reqts - Application As indicated

In addition to the standard requirements listed above, the plan is to also show:

- Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only.
- Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve.
- Provide ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building which is adjacent the southern property boundary to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern side of the building which is adjacent the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.
- Provide ex-ground tree planting (Agathis Robusta) along the northern side of the building which is adjacent the Council parkland to mitigate the bulk and scale of the built form. Trees are to be appropriately spaced to facilitate casual surveillance of the adjoining parkland.

93(b) Implement Approved Plan As indicated

Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice. The construction of the Central Courtyard is to be completed in accordance with the Detailed Landscape Plan prior to the Commencement of Use of Building 4.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

93(c) Certify Works | As indicated

On completion provide written certification from:

- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

GUIDELINE
Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).

93(d) Specific Requirements - Retirement Village

In addition to the standard requirements listed above, the plan is to also show:

- Planting design which complies with the landscape-related requirements of the *City Plan 2000 - Residential Design - Special Needs Code*.

93(e) Specific Requirements - Containerised Planting

In addition to the standard requirements listed above, the plan is to also show:

- Clear identification of the location, width and depth of containerised planting areas.
- Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm.
- Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system.

93(f) Irrigation

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Provision of a reticulated drip irrigation system (connected to non-town water source) to all planting areas, with drainage connected to the stormwater system.	

Pollution

	Timing
94) Hours of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday. *GUIDELINE* *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby receptors.*	At all times
95) Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting /overlooking land included within the "Sport and Recreation Area" designation. *GUIDELINE* *This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the required internal noise criteria detailed in the Noise Amenity Assessment prepared by MWA Environmental, Ref No: L43707/PAK/04-227.*	Prior to commencement of use
96) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use
97) Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. *GUIDELINE* *This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.*	Prior to the commencement of the use and then to be maintained

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98) Stormwater Quality (Low Risk) Implement DA Plan Implement and maintain the recommendations of the Site Based Stormwater Quality Management Plan, ref CB-0401 SBSMP-Rev B prepared by BMD Consulting, dated 13 February 2008. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater. *GUIDELINE* *This condition has been imposed to ensure that Stormwater Quality from this site is managed appropriately to prevent contamination of receiving waters. Certification must demonstrate best practice management measures in accordance with Council's "Subdivision and Development Guidelines" (2000 or later version). Certification must also include details (ie. site plans and documentation) of the management measures implemented on site. A suitably qualified and experienced professional for stormwater quality management is defined as a person with: - Tertiary qualifications in engineering, environmental engineering and/or science; - Professional affiliations with an engineering, environmental engineering and/or scientific organisation (eg. The Institute of Engineers of Australia, the Stormwater Industry Association, Australian Water Association); and - At least 2 years' experience in the management of stormwater quality.* *PROOF OF FULFILMENT* *Certification is submitted to the Team Leader, Licensing & Compliance that the operational phase Site Based Stormwater Quality Management Plan identified above has been prepared and implemented by a suitably qualified and experienced professional.*	Prior to site works commencing and then to be maintained

Engineering

	Timing
99) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
99(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	Prior to site works commencing (ie. any land-disturbing development)

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99(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion
100) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to site works/building works commencing
100(a) Suitable Fill Material All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials.	While site/operational works/building works is occurring

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GUIDELINE *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	
100(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring
101) Retaining Walls Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.*	Prior to site/building works commencing and then to be maintained
102) Granting Easements Grant the following easement(s): i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council. *GUIDELINE* *This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council*	Prior to commencement of use

are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment. *PROOF OF FULFILMENT* *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	
103) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle. iii. Parking on the site for 58 cars and for the loading and unloading of vehicles within the site. A minimum of one (1) of the above spaces is to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. viii. Terminated aisles are to be in accordance with the approved plans. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to*	Prior to the commencement of the use and then to be maintained

BCC.106.0183

which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc. *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	
104) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
104(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 7.2 metres AHD and non-habitable floor levels are 7.0 metres AHD. *GUIDELINE* *This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
105) Stormwater - Hydraulic Report Construct the development in accordance with the approved Hydraulic Analysis prepared by Cardno (QLD) Pty Ltd, dated 23 May 2006, Job No. 3500/34. *GUIDELINE* *This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.*	Prior to the commencement of the use and then to be maintained

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PROOF OF FULFILMENT *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded to the Engineering Delegate.*	
106) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use
107) Construct Footpath Construct a 1.2 metre wide concrete footpath along the frontage of Stage 2 to Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. This condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "of-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptable of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
107(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the*	Prior to the On Maintenance inspection

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actual details of the works constructed for future reference. *PROOF OF FULFILMENT* *Acceptable of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	
108) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.*	Prior to commencement of use
108(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
108(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
109) Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level; *PROOF OF FULFILMENT* *The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.*	Prior to the commencement of the use and then to be maintained
110) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's	Prior to the commencement of the use and then to be maintained

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"Subdivision and Development Guidelines". *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	
110(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	Prior to site works/building works commencing
110(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
110(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

BCC.106.0187

111) Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. *GUIDELINE* *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
112) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
112(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

Standard Advice

	Timing
113) ERA Approval	As indicated

BCC.106.0188

All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	
114) Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated
115) Electricity Generators Stand-by or emergency electricity generators are not included in this approval. *GUIDELINE* *This advice is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	As indicated
116) Equitable Access Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not	As indicated

BCC.106.0189

indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	

117) Noise And Dust Emissions-Advice Only All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	As indicated

118) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated

119) Advice Adjoining Owners Prior to Commencement of Building Work	As indicated

BCC.106.0190

Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	
120) Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989*.	As indicated
121) Footpath Permit The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance, Brisbane City Council phone (07) 3403 8888.	As indicated
122) Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
123) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	As indicated
124) Advice Agency - Department of Natural Resources and Water Brisbane City Council advise that the Department of Natural Resources and Water as an advice agency has imposed advice contained in the letter dated 30 January 2008, NRW Reference: IA1207BEE0013/BRI3533.	As indicated

BCC.106.0191

** End of Package **

BCC.106.0192

Dedicated to a better Brisbane

13 NOV 2008

COUNCIL DELEGATE DECISION MADE ON
12 NOV 2008

Brisbane City Council

Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
Brisbane Qld 4001

Telephone 07 3403 8888

Hardev Pty Ltd
C/- Conics (Brisbane) Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Permit Type: DA - Material Change of Use, DA - Material Change of Use
Description of Proposal: Request to Change Approval (s. 3.5.24) MODIFICATION - Multi-Unit Dwelling (Retirement Village - 85 Units)
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A002153605

Dear Sir/Madam

RE: Request to change Development Approval under Section 3.5.24 of the *Integrated Planning Act 1997*

Your request to change Approval Number A001946377 has been approved by the Council's Delegate.

Nature of Changes:

- The application has been staged so that Buildings 3 and 4 can be developed independently of each other.
- The Central Courtyard Area is temporarily made available to facilitate the construction of Building 4.
- A new condition has been added to the Conditions Package to provide certainty over the Central Courtyard Area.

Please find enclosed the new conditions package applicable to this Development Approval. The previously issued plans are still applicable with the exception of the Staging Plan. Plan Number SD-000-03 Rev D dated 7 October 2008 replaces the previously approved plan. The previously issued package should now be disregarded. Included is an extract from the *Integrated Planning Act 1997* advising you of your right to appeal to the Planning and Environment Court.

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

Yours sincerely

[redacted]

Senior Urban Planner, Development Assessment
Development Assessment South BSQ
3403 4682
Development Assessment Branch

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BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP 150512
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - Retirement Village DA - Material Change of Use Development Permit - Retirement Village
Council File Reference:	A002153605 Permit Reference Number/s: DAMC194677807; DAMC206986608.
Package Status:	APPROVED - Version 3 (13th of November, 2008 10:30:23 AM)
Package Generated:	13/11/2008

PROJECT TEAM

The assessment of this application has been undertaken by:

[redacted] Engineering Officer, Development Assessment Development Assessment South BSQ [redacted] (07) 340[redacted]	Shirley SHANNON Senior Urban Planner, Development Assessment Development Assessment South BSQ [redacted] 340[redacted]	[redacted] Principal Urban Planner, Development Assessment Development Assessment South BSQ [redacted]
Paul HILLS Senior Engineering Officer, Development Assessment Development Assessment South BSQ [redacted] (07) 340[redacted]		

Condition 3(e)

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Basement Level	SD-200-B1 Rev C (Amended In Red 02-JUN-2008)	27-SEP-2007
Building Section	A-SD-400-01 Rev C (Amended In Red 02-JUN-2008)	02-MAY-2008
South & North Elevations Building 3	A-SD-300-00 Rev D	30-JAN-2008
East & West Elevations Building 3 & 4	A-SD-300-01 Rev D (Amended In Red 02-JUN-2008)	30-JAN-2008
North & South Elevations Building 4	A-SD-300-02 Rev D	30-JAN-2008
Elevations	A-SD-300-03 Rev A (Amended In Red 02-JUN-2008)	30-JAN-2008
Landscape Plan - Sheet 1	LP01 Rev B (Amended In Red 02-JUN-2008)	22-JAN-2008
Landscape Plan - Sheet 2	LP02 Rev B	22-JAN-2008
Level 4	SD-200-03 Rev D (Amended In Red 02-JUN-2008)	02-MAY-2008
Level Four: Landscape Plan	LP03 Rev B	22-JAN-2007
Level 1-3	SD-200-02 Rev D (Amended In Red 02-JUN-2008)	05-NOV-2007
Location Plan	SD-200-02 Rev C	05-NOV-2007
Planting Plan - Sheet 1	PP01 Rev C (Amended In Red 02-JUN-2008)	14-FEB-2008
Planting Plan - Sheet 2	PP02 Rev B	22-JAN-2008
Pump Room Location	A-SD-510-01 Rev B (Amended In Red 02-JUN-2008)	30-JAN-2008
Roof Plan	SD-200-04 Rev C (Amended In Red 02-JUN-2008)	02-MAY-2008
Site Plan (Ground Level)	SD-200-01 Rev D (Amended In Red 02-JUN-2008)	08-NOV-2007
Staging Plan	SD-000-03 Rev D (Amended In Red 11-OCT-2008)	07-OCT-2008
Landscape Sections, Sheet 1	LS01 Rev A	05-SEP-2007
Landscape Sections, Sheet 2	LS02 Rev A (Amended In Red 02-JUN-2008)	05-SEP-2007
ESD Report	Q6035	17-NOV-2006
Hydraulic Analysis	3500/34	23-MAY-2006
Site Based Stormwater Management Plan	CB-0401 SBSMP-Rev B	13-FEB-2008

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Retirement Village
Stage:	Sub-Stage 1 of Stage 2: Building 3 Yeronga Village Retirement Village - 36 Units

General/Planning Requirements

	Timing
1) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
2) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
3) Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent	As indicated

to the proposed development;

(b) Make provision within the building and on the site for the following:

- conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building;
- an underground access connection pit and "lead in " duct is provided in the footpath; and
- a conduit from the property boundary to

  a. a designated entry point in the building; and/or

  b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and

(c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath;

(d) Additional requirements to be provided within the building are as follows:

- a co-located equipment room;
- a central (vertical) riser duct within the core of the building;
- a telecommunications closet on each floor;
- distribution by underfloor and/or suspended ceiling ducts; and
- designated wireless area on the roof with structural capability

(e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed.

(f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

4) Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties	As indicated

(where relevant) that are undertaking work on the site: -

- Developer,

- Project Coordinator,

- Architect / Building Designer,

- Building Contractor,

- Civil Engineer,

- Civil Contractor/s, and

- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;
d. The sign is to be a minimum size of 1,200mm by 900mm;
e. The maximum area of the sign is to be 2.0m².
f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;
g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;
h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
i. The sign is to be non illuminated;
j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;
k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.
l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

5) Principles of Sustainability

As indicated

Incorporate into the design and construction of the retirement village (residential buildings), best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to:

1. Passive design;
2. Water use;
3. Materials use;
4. Energy use;
5. Site impacts;
6. Transport impacts; and

7. Social and community impacts. *GUIDELINE* *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of sustainable design are met and incorporate best practice in sustainable development.*	
6) Commencement of Use of Stage 2 Prior to the commencement of the use for Stage 2 (Buildings 3 and/or 4 which ever is the sooner), all conditions of approval for Stage 1 of the development must be complied with (Stage 1 Approval - BCC Ref: A001637427). Submit to the Principal Urban Planner, Development Assessment Team South documentation demonstrating compliance with all conditions of approval for Stage 1 of the development. *GUIDELINE* *This condition is imposed to ensure all conditions of approval have been carried out for Stage 1 of the development.*	As indicated
7) Sustainability (i) Install and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ltd No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase. The time of purchase is to be no more than 6 months prior to the commencement of installation. **Individual privately owned units** • Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be Installed to each unit to monitor water usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and	At all times

sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed • Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter) (ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	
8) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), including those as amended in red by Council on 2 June 2008 showing: i. The proposed pergolas to the 5th storey deleted from the drawings; ii. Stage 1 being not part of this approval; and iii. PWD carspaces shown on the Basement Level plan. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
9) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you*	Prior to commencement of use

there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.	

10) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use

11) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.	Prior to commencement of use

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

13) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the	As indicated

following requirements:

a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Medium Density Code" and clearly depicted on the Approved Drawings and Documents.
b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time.
c. Provision on site for a minimum of one hundred and nine (109) car parking spaces. A minimum of two (2) of these spaces are to be provided for disabled parking. A minimum of twelve (12) visitor car parking spaces are to be provided at grade (not in the basement level) as approved in Stage 1 of the development.
d. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space.
e. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
f. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance.
g. The overall height of the building and any structures located on the roof top are not to exceed 24.665 metres AHD at any point.
h. Implement and maintain the sustainability elements identified in the conditions of this approval.
i. No pergolas or other permanent structures to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings.
j. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:

    - No unscreened installations on the proposed development are to be visible from the surrounding sites; and
    - Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

GUIDELINE
This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.

14) Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2012. *GUIDELINE* *This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated*	As indicated

Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.	
15) Central Courtyard Area a) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3, the following works must be carried out to the central courtyard area and be made available to the occupants of Sub-Stage 1, Building 3: I. Site is to be cleared of all rubble, debris and demolition materials; II. Site is to be levelled to the same level as the adjoining footpath and turfed so it can be mowed; III. Central Courtyard is to be landscaped and maintained as a useable open space area for the occupants of Building 3 in accordance with the approved detailed landscape plan; and IV. Drainage is provided to prevent ponding. b) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3 submit to the Delegate, Development Assessment South a statutory declaration stating the date the use of Building 3 commenced. *GUIDELINE* *This condition is imposed to ensure that the courtyard area is available to the occupants of Stage 1 - Building 3 in a timely manner.*	As indicated
16) Limits of this Approval This approval is limited to the following use: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); and ii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	At all times
17) Setbacks to Parkland The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007; and ii. The building setback to the Leyshon Park boundary is to be 8	At all times

metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007. Prior to the commencement of the use of Stage 2, provide a statement to the Principal Urban Planner signed by the Building Certifier that the setbacks in i and ii above have been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	
18) No Pergola Structures No pergolas or other permanent structures are to be located on the balconies of any residential units other than close clearly shown on the approved plans. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines, including building heights and setbacks, in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
19) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the "*Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code*". *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained
20) Lighting To Public Areas Install and maintain a suitable system of lighting, to operate from dusk to dawn, for the central courtyard/bowling green area, all pedestrian access paths and to the entry areas of all buildings, as shown on the approved drawings. All outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*. *GUIDELINE* *This condition is imposed to ensure on-going safe public access to designated pedestrian spaces within the development.*	Prior to the commencement of the use and then to be maintained
21) Pump Room Setback The pump room setback to the western boundary of the site is to be 6 metres as shown on the approved drawing SD-510-01 Rev B and dated 30/01/08.	Prior to the commencement of the use and then to be maintained

Provide a statement to the Lead Principal Urban Planner signed by the Building Certifier that the pump room setback has been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	

Monetary Contributions and Securities

	Timing
22) Pay Outstanding Charges Or Expenses Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.*	Prior to commencement of use

23) Infill Infrastructure Contribution Planning Scheme Policies (MCU) - Post 1 July, 2007 As indicat

Pay to Council a monetary contribution towards the cost of providing infrastructure as summarised below at the rate specified in the Infill Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made.

Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)			
	Area / Precinct	Contribution	Credits	Offset	Net Contribution
Transport	12	217731	0	0	217731
Community Purposes	85	769250	0	0	769250
Water Supply	W15 Mt Crosby South	292264	0	0	292264
Sewerage	FFLD06	585208	0	0	585208
Waterways	16a BBnePrec3 LSMP	209732	0	0	209732
Totals		2074184	0	0	2074184

If documentary evidence is provided showing that infrastructure contributions from approval number A001637428 Reconfiguration of a Lot 1 into 2 have been paid in full these can be claimed as a credit against the infrastructure contributions in the table above.

Timing

- Where the application also involves a Permit to Carry Out Building Works, the monetary contributions for water and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of the use or endorsement of the CMS whichever is sooner.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be prior to the commencement of use or endorsement of the community management statement which ever is the sooner.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each year. In

the 2007/2008 financial year, the value of an ICU is $1.55. *GUIDELINE* *This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water, sewerage and waterways. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.* *PROOF OF FULFILMENT* *The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.*	

Architecture

	Timing
24) Detailed Materials and Finishes Submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition; (d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40% glass to the frontage of the building and to avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished. (f) Implement the above detailed design treatments based on the approved colour scheme. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.*	Prior to lodging an application for Building Works
25) Front Fence Materials And Design Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements:	Prior to the commencement of the use and then to be maintained

a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	
26) Pedestrian Pathway Provide a pedestrian pathway from the approved Stage 1 development to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
27) Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: a. Submit a contour survey from a licensed surveyor and notated elevations demonstrating: i. the existing site levels; and ii. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 24.665 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (BCC ref: A001637426).*	Prior to building work commencing
27(a) Submit Certification Submit to the Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to commencement of use
28) Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures	Prior to the commencement of the use and then to be maintained

other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	

29) Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Landscape Architecture and Open Space Planning

	Timing
30) Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	While development is occurring on the site and then to be maintained
30(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site

31) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape	To be lodged prior to or concurrently with any other operational works application

works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following:

Siteworks

- The extent of soft and hard landscape works.
- The extent of basement and/or roof lines.
- Location and description of fencing, retaining walls and ramps.
- Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining.
- Provide details on proposed locations, heights, materials and extent of proposed fencing.
- Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces.
- Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters).
- Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.
- Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.
- Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.
- Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.
- Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation.

Planting

- A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting.
- Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.
- Proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

31(a) Specific Reqts - Application | As indicated

In addition to the standard requirements listed above, the plan is to also show:

- Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only.
- Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve.
- Provide ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building which is adjacent the southern property boundary to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern side of the building which is adjacent the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.
- Provide ex-ground tree planting (Agathis Robusta) along the northern side of the building which is adjacent the Council parkland to mitigate the bulk and scale of the built form. Trees are to be appropriately spaced to facilitate casual surveillance of the adjoining parkland.

31(b) Implement Approved Plan — As indicated

Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice.

The construction of the Central Courtyard is to be completed in accordance with the Detailed Landscape Plan prior to the Commencement of Use of Building 4.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

31(c) Certify Works — As indicated

On completion provide written certification from:

- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

GUIDELINE
Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).

31(d) Specific Requirements - Retirement Village

In addition to the standard requirements listed above, the plan is to also show:

- Planting design which complies with the landscape-related requirements of the *City Plan 2000 - Residential Design -*

Special Needs Code. **31(e) Specific Requirements - Containerised Planting** In addition to the standard requirements listed above, the plan is to also show: • Clear identification of the location, width and depth of containerised planting areas. • Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm. • Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. **31(f) Irrigation** Provision of a reticulated drip irrigation system (connected to non-town water source) to all planting areas, with drainage connected to the stormwater system.	

Pollution

	Timing
32) Hours of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday. *GUIDELINE* *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby receptors.*	At all times
33) Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting /overlooking land included within the "Sport and Recreation Area" designation. *GUIDELINE* *This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the required internal noise criteria detailed in the Noise Amenity Assessment prepared by MWA Environmental, Ref No: L43707/PAK/04-227.*	Prior to commencement of use
34) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy.	Prior to commencement of use

GUIDELINE *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	

35) **Dampening Of Grilles And Metal Plates** All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. *GUIDELINE* *This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.*	Prior to the commencement of the use and then to be maintained

36) **Stormwater Quality (Low Risk) Implement DA Plan** Implement and maintain the recommendations of the Site Based Stormwater Quality Management Plan, ref CB-0401 SBSMP-Rev B prepared by BMD Consulting, dated 13 February 2008. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater. *GUIDELINE* *This condition has been imposed to ensure that Stormwater Quality from this site is managed appropriately to prevent contamination of receiving waters. Certification must demonstrate best practice management measures in accordance with Council's "Subdivision and Development Guidelines" (2000 or later version). Certification must also include details (ie. site plans and documentation) of the management measures implemented on site. A suitably qualified and experienced professional for stormwater quality management is defined as a person with: - Tertiary qualifications in engineering, environmental engineering and/or science; - Professional affiliations with an engineering, environmental engineering and/or scientific organisation (eg. The Institute of Engineers of Australia, the Stormwater Industry Association, Australian Water Association); and - At least 2 years' experience in the management of stormwater quality.* *PROOF OF FULFILMENT* *Certification is submitted to the Team Leader, Licensing & Compliance that the operational phase Site Based Stormwater Quality Management Plan identified above has been prepared and implemented by a suitably qualified and experienced professional.*	Prior to site works commencing and then to be maintained

Engineering

	Timing
37) **On-site Erosion (High Risk)** Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
37(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk)	Prior to site works commencing (ie. any land-disturbing development)

Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	
37(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion
38) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development*	Prior to site works/building works commencing

Assessment. **38(a) Suitable Fill Material** All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	While site/operational works/building works is occurring
38(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring
39) Retaining Walls Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.*	Prior to site/building works commencing and then to be maintained
40) Granting Easements Grant the following easement(s):	Prior to commencement of use

i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council. *GUIDELINE* *This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	
41) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle. iii. Parking on the site for 51 cars and for the loading and unloading of vehicles within the site. A minimum of one (1) of the above spaces is to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. viii. Terminated aisles are to be in accordance with the approved plans. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing*	Prior to the commencement of the use and then to be maintained

Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc. *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	
42) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
42(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 7.2 metres AHD and non-habitable floor levels are 7.0 metres AHD. *GUIDELINE* *This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
43) Stormwater - Hydraulic Report Construct the development in accordance with the approved Hydraulic Analysis prepared by Cardno (QLD) Pty Ltd, dated 23 May 2006, Job No. 3500/34. *GUIDELINE* *This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.*	Prior to the commencement of the use and then to be maintained

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

44) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use

45) Construct Footpath Construct a 1.2 metre wide concrete footpath along the frontage of Stage 2 to Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. This condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "of-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptable of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
45(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.*	Prior to the On Maintenance inspection

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PROOF OF FULFILMENT *Acceptable of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	
46) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.*	Prior to commencement of use
46(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
46(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
47) Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level; *PROOF OF FULFILMENT* *The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.*	Prior to the commencement of the use and then to be maintained
48) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE*	Prior to the commencement of the use and then to be maintained

The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.	
48(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	Prior to site works/building works commencing
48(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
48(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

49) Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to the commencement of the use and then to be maintained

GUIDELINE *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	

50) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
50(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

Standard Advice

	Timing
51) ERA Approval All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may	As indicated

have to comply with (under state legislation or local laws) prior to their activity commencing.	

52) Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated

53) Electricity Generators Stand-by or emergency electricity generators are not included in this approval. *GUIDELINE* *This advice is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	As indicated

54) Equitable Access Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated

55) Noise And Dust Emissions-Advice Only	As indicated

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	
56) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
57) Advice Adjoining Owners Prior to Commencement of Building Work Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	As indicated
58) Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989.*	As indicated
59) Footpath Permit	As indicated

The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance, Brisbane City Council phone (07) 3403 8888.	
60) **Approval For Removing / Pruning Street Tree(s)** If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
61) **Pressure Of Water Supply** Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	As indicated
62) **Advice Agency - Department of Natural Resources and Water** Brisbane City Council advise that the Department of Natural Resources and Water as an advice agency has imposed advice contained in the letter dated 30 January 2008, NRW Reference: IA1207BEE0013/BRI3533.	As indicated

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Retirement Village
Stage:	Sub-Stage 2 of Stage 2: Building 4 Yeronga Retirement Village - 49 Units

General/Planning Requirements

	Timing
63) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
64) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
65) Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development;	As indicated

(b) Make provision within the building and on the site for the following:

- conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building;
- an underground access connection pit and "lead in " duct is provided in the footpath; and
- a conduit from the property boundary to

a. a designated entry point in the building; and/or

b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and

(c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath;

(d) Additional requirements to be provided within the building are as follows:

- a co-located equipment room;
- a central (vertical) riser duct within the core of the building;
- a telecommunications closet on each floor;
- distribution by underfloor and/or suspended ceiling ducts; and
- designated wireless area on the roof with structural capability

(e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed.

(f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

66) Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: -	As indicated

- Developer,

- Project Coordinator,

- Architect / Building Designer,

- Building Contractor,

- Civil Engineer,

- Civil Contractor/s, and

- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;
d. The sign is to be a minimum size of 1,200mm by 900mm;
e. The maximum area of the sign is to be 2.0m²;
f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;
g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;
h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
i. The sign is to be non illuminated;
j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;
k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.
l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

67) Principles of Sustainability

As indicated

Incorporate into the design and construction of the retirement village (residential buildings), best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to:

1. Passive design;
2. Water use;
3. Materials use;
4. Energy use;
5. Site impacts;
6. Transport impacts; and
7. Social and community impacts.

GUIDELINE *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of sustainable design are met and incorporate best practice in sustainable development.*	
68) **Sustainability** (i) Install and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ltd No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase. The time of purchase is to be no more than 6 months prior to the commencement of installation: **Individual privately owned units** • Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be Installed to each unit to monitor water usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed • Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter)	At all times

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(ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	
69) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), including those as amended in red by Council on 2 June 2008 showing: i. The proposed pergolas to the 5th storey deleted from the drawings; ii. Stage 1 being not part of this approval; and iii. PWD carspaces shown on the Basement Level plan. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
70) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
71) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance*	Prior to commencement of use

with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.	
72) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.	Prior to commencement of use
73) Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions. *GUIDELINE* *This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.*	To be maintained
74) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time. c. Provision on site for a minimum of one hundred and nine (109) car parking spaces. A minimum of two (2) of these spaces are to be provided for disabled parking. A minimum of twelve (12) visitor car parking spaces are to be provided at grade (not in the basement level) as approved in Stage 1 of the development.	As indicated

d. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space.
e. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
f. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance.
g. The overall height of the building and any structures located on the roof top are not to exceed 24.665 metres AHD at any point.
h. Implement and maintain the sustainability elements identified in the conditions of this approval.
i. No pergolas or other permanent structures to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings.
j. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:

- No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

GUIDELINE
This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.

75) Expiration of Relevant Period

As indicated

All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2012.

GUIDELINE
This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.

76) Central Courtyard Area

As indicated

a) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3, the following works must be carried out to the central courtyard area and be made available to the occupants of Sub-Stage 1, Building 3:

I. Site is to be cleared of all rubble, debris and demolition materials;
II. Site is to be levelled to the same level as the adjoining footpath and turfed so it can be mowed;

III. Central Courtyard is to be landscaped and maintained as a useable open space area for the occupants of Building 3 in accordance with the approved detailed landscape plan; and IV. Drainage is provided to prevent ponding. b) Should construction of Building 4 not commence within three months of the commencement of the use for Building 3 submit to the Delegate, Development Assessment South a statutory declaration stating the date the use of Building 3 commenced. *GUIDELINE* *This condition is imposed to ensure that the courtyard area is available to the occupants of Stage 1 - Building 3 in a timely manner.*	
77) Commencement of Use of Building 4 Prior to the commencement of the use for Stage 2 - Building 4, all conditions of approval for Stage 1 – Building 3 must be complied with. Submit to the Principal Urban Planner, Development Assessment Team South documentation demonstrating compliance with all conditions of approval for Stage 1 – Building 3 of the development. *GUIDELINE* *This condition is imposed to ensure all conditions of approval have been carried out for Stage 1 - Building 3 of the development.*	As indicated
78) Limits of this Approval This approval is limited to the following use: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); and ii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	At all times
79) Setbacks to Parkland The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007; and ii. The building setback to the Leyshon Park boundary is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007.	At all times

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Prior to the commencement of the use of Stage 2, provide a statement to the Principal Urban Planner signed by the Building Certifier that the setbacks in i and ii above have been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	

80) No Pergola Structures No pergolas or other permanent structures are to be located on the balconies of any residential units other than close clearly shown on the approved plans. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines, including building heights and setbacks, in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times

81) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the "*Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code*". *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained

82) Lighting To Public Areas Install and maintain a suitable system of lighting, to operate from dusk to dawn, for the central courtyard/bowling green area, all pedestrian access paths and to the entry areas of all buildings, as shown on the approved drawings. All outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*. *GUIDELINE* *This condition is imposed to ensure on-going safe public access to designated pedestrian spaces within the development.*	Prior to the commencement of the use and then to be maintained

83) Pump Room Setback The pump room setback to the western boundary of the site is to be 6 metres as shown on the approved drawing SD-510-01 Rev B and dated 30/01/08. Provide a statement to the Lead Principal Urban Planner signed by the Building Certifier that the pump room setback has been complied with.	Prior to the commencement of the use and then to be maintained

GUIDELINE
This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).

Monetary Contributions and Securities

	Timing
84) **Pay Outstanding Charges Or Expenses** Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.*	Prior to commencement of use

85) **Infill Infrastructure Contribution Planning Scheme Policies (MCU) - Post 1 July, 2007** As indicat

Pay to Council a monetary contribution towards the cost of providing infrastructure as summarised below at the rate specified in the Infill Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made.

Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)			
	Area / Precinct	Contribution	Credits	Offset	Net Contribution
Transport	12	217731	0	0	217731
Community Purposes	85	769250	0	0	769250
Water Supply	W15 Mt Crosby South	292264	0	0	292264
Sewerage	FFLD06	585208	0	0	585208
Waterways	16a BBnePrec3 LSMP	209732	0	0	209732
Totals		2074184	0	0	2074184

If documentary evidence is provided showing that infrastructure contributions from approval number A001637428 Reconfiguration of a Lot 1 into 2 have been paid in full these can be claimed as a credit against the infrastructure contributions in the table above.

Timing

- Where the application also involves a Permit to Carry Out Building Works, the monetary contributions for water and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of the use or endorsement of the CMS whichever is sooner.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be prior to the commencement of use or endorsement of a community management statement which ever is sooner.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each year. In the 2007/2008 financial year, the value of an ICU is $1.55.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure

for transport, community purposes, water, sewerage and waterways. For enquiries about this condition, please contact the Engineering Officer, Development Assessment. *PROOF OF FULFILMENT* *The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.*	

Architecture

	Timing
86) **Detailed Materials and Finishes** Submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition; (d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40% glass to the frontage of the building and to avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished. (f) Implement the above detailed design treatments based on the approved colour scheme. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.*	Prior to lodging an application for Building Works
87) **Front Fence Materials And Design** Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment	Prior to the commencement of the use and then to be maintained

ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	
88) Pedestrian Pathway Provide a pedestrian pathway from the approved Stage 1 development to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
89) Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: a. Submit a contour survey from a licensed surveyor and notated elevations demonstrating: i. the existing site levels; and ii. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 24.665 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (BCC ref: A001637426).* **89(a) Submit Certification** Submit to the Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to building work commencing Prior to commencement of use
90) Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document.	Prior to the commencement of the use and then to be maintained

GUIDELINE *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	

91) Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Landscape Architecture and Open Space Planning

	Timing
92) Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	While development is occurring on the site and then to be maintained
92(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site

93) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following:	To be lodged prior to or concurrently with any other operational works application

Siteworks

- The extent of soft and hard landscape works.
- The extent of basement and/or roof lines.
- Location and description of fencing, retaining walls and ramps.
- Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining.
- Provide details on proposed locations, heights, materials and extent of proposed fencing.
- Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces.
- Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters).
- Any earthworks proposed within the vicinity of vegetation to be retained is to be documented.
- Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath.
- Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas.
- Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking.
- Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation.

Planting

- A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting.
- Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.
- Proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

93(a) Specific Reqts - Application As indicated

In addition to the standard requirements listed above, the plan is to also show:

- Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only.
- Clearly indicate which existing trees are to be retained and

protected within and adjacent to the site and on the adjoining footpath reserve.

- Provide ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building which is adjacent the southern property boundary to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern side of the building which is adjacent the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.
- Provide ex-ground tree planting (Agathis Robusta) along the northern side of the building which is adjacent the Council parkland to mitigate the bulk and scale of the built form. Trees are to be appropriately spaced to facilitate casual surveillance of the adjoining parkland.

93(b) Implement Approved Plan — As indicated

Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice. The construction of the Central Courtyard is to be completed in accordance with the Detailed Landscape Plan prior to the Commencement of Use of Building 4.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

93(c) Certify Works — As indicated

On completion provide written certification from:

- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

GUIDELINE
Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).

93(d) Specific Requirements - Retirement Village

In addition to the standard requirements listed above, the plan is to also show:

- Planting design which complies with the landscape-related requirements of the *City Plan 2000 - Residential Design - Special Needs Code*.

93(e) Specific Requirements - Containerised Planting

In addition to the standard requirements listed above, the plan is

to also show: • Clear identification of the location, width and depth of containerised planting areas. • Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm. • Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. **93(f) Irrigation** Provision of a reticulated drip irrigation system (connected to non-town water source) to all planting areas, with drainage connected to the stormwater system.	

Pollution

	Timing
94) Hours of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday. *GUIDELINE* *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby receptors.*	At all times
95) Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting /overlooking land included within the "Sport and Recreation Area" designation. *GUIDELINE* *This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the required internal noise criteria detailed in the Noise Amenity Assessment prepared by MWA Environmental, Ref No: L43707/PAK/04-227.*	Prior to commencement of use
96) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use

97) Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. *GUIDELINE* *This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.*	Prior to the commencement of the use and then to be maintained
98) Stormwater Quality (Low Risk) Implement DA Plan Implement and maintain the recommendations of the Site Based Stormwater Quality Management Plan, ref CB-0401 SBSMP-Rev B prepared by BMD Consulting, dated 13 February 2008. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater. *GUIDELINE* *This condition has been imposed to ensure that Stormwater Quality from this site is managed appropriately to prevent contamination of receiving waters. Certification must demonstrate best practice management measures in accordance with Council's "Subdivision and Development Guidelines" (2000 or later version). Certification must also include details (ie. site plans and documentation) of the management measures implemented on site. A suitably qualified and experienced professional for stormwater quality management is defined as a person with: - Tertiary qualifications in engineering, environmental engineering and/or science; - Professional affiliations with an engineering, environmental engineering and/or scientific organisation (eg. The Institute of Engineers of Australia, the Stormwater Industry Association, Australian Water Association); and - At least 2 years' experience in the management of stormwater quality.* *PROOF OF FULFILMENT* *Certification is submitted to the Team Leader, Licensing & Compliance that the operational phase Site Based Stormwater Quality Management Plan identified above has been prepared and implemented by a suitably qualified and experienced professional.*	Prior to site works commencing and then to be maintained

Engineering

	Timing
99) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
99(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement	Prior to site works commencing (ie. any land-disturbing development)

from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	
99(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion
100) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to site works/building works commencing
100(a) Suitable Fill Material	While site/operational works/building works is occurring

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All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	
100(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring
101) Retaining Walls Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.*	Prior to site/building works commencing and then to be maintained
102) Granting Easements Grant the following easement(s): i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council. *GUIDELINE*	Prior to commencement of use

This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment. *PROOF OF FULFILMENT* *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	
103) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle. iii. Parking on the site for 58 cars and for the loading and unloading of vehicles within the site. A minimum of one (1) of the above spaces is to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. viii. Terminated aisles are to be in accordance with the approved plans. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services,*	Prior to the commencement of the use and then to be maintained

lighting fixtures, signs etc. *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	
104) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
104(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 7.2 metres AHD and non-habitable floor levels are 7.0 metres AHD. *GUIDELINE* *This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
105) Stormwater - Hydraulic Report Construct the development in accordance with the approved Hydraulic Analysis prepared by Cardno (QLD) Pty Ltd, dated 23 May 2006, Job No. 3500/34. *GUIDELINE* *This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded to the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained

106) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use
107) Construct Footpath Construct a 1.2 metre wide concrete footpath along the frontage of Stage 2 to Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. This condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "of-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptable of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
107(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.* *PROOF OF FULFILMENT* *Acceptable of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	Prior to the On Maintenance inspection

BCC.106.0286

108) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.*	Prior to commencement of use
108(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
108(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
109) Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level; *PROOF OF FULFILMENT* *The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.*	Prior to the commencement of the use and then to be maintained
110) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and*	Prior to the commencement of the use and then to be maintained

reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.	
110(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	Prior to site works/building works commencing
110(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
110(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

111) Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. *GUIDELINE* *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the*	Prior to the commencement of the use and then to be maintained

manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.	

112) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
112(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

Standard Advice

	Timing
113) ERA Approval All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated

114) Flammable And Combustible Liquids	As indicated

The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	

115) Electricity Generators Stand-by or emergency electricity generators are not included in this approval. *GUIDELINE* *This advice is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	As indicated

116) Equitable Access Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated

117) Noise And Dust Emissions-Advice Only All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A -	As indicated

Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	
118) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
119) Advice Adjoining Owners Prior to Commencement of Building Work Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	As indicated
120) Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989*.	As indicated
121) Footpath Permit The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance, Brisbane City Council phone (07) 3403 8888.	As indicated

122) Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
123) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	As indicated
124) Advice Agency - Department of Natural Resources and Water Brisbane City Council advise that the Department of Natural Resources and Water as an advice agency has imposed advice contained in the letter dated 30 January 2008, NRW Reference: IA1207BEE0013/BRI3533.	As indicated

**** End of Package ****

Dedicated to a better Brisbane

COUNCIL DELEGATE DECISION MADE ON 17 APR 2009

Brisbane City Council

Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
Brisbane Qld 4001

Telephone 07 3403 8888

17 April 2009

Regis Group Properties Pty Ltd
C/- Conics
[redacted]
PO BOX 1559
FORTITUDE VALLEY QLD 4006

Permit Type: DA - Material Change of Use
Description of Proposal: Multi-Unit Dwelling - Aged Care Accommodation (100 beds in 88 bedrooms)
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A002049510

Dear Sir/Madam

RE: Representations about conditions under Section 3.5.17(1) of the "Integrated Planning Act 1997"

I am writing to inform you that the Council's delegate has considered your representations concerning the conditions contained in the Decision Notice dated 5 November 2008 and has decided to amend the conditions. The attached Decision Notice details the nature of the changes made to the previous Decision Notice and replaces the previous Decision Notice.

The accompanying development approval package contains:

1. The conditions now applying to this development approval;
2. A "Decision Notice" under Section 3.5.17(1) of the "Integrated Planning Act 1997"; and,
3. Other information to help you comply with your approval.

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

Yours sincerely,

[redacted]

Shirley Shannon
Senior Urban Planner, Development Assessment
Development Assessment South BSQ
3403 4682
Development Assessment Branch

Negotiated Decision Notice Details

(Section 3.5.17 of the "Integrated Planning Act 1997")

INTRODUCTION:

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

NATURE OF CHANGES:

The Council's delegate amended the conditions as:

1. Approve the following:

Amend Condition 18 regarding Detailed Materials and Finishes in the Brisbane City Council's Approval Package;

Amend Condition 24 regarding Front Fence Materials and Design in the Brisbane City Council's Approval Package;

Delete Condition 44 regarding Signs & Line Markings External to the development in the Brisbane City Council's Approval Package;

2. Refuse the following:

Request to Amend Condition 16 Infrastructure Contributions Planning Scheme Policies (Infill lodged between 1 July, 2007 and 30 June, 2007) as it is Council's view that the charges conditioned for Cansdale St, Yeronga are both relevant and reasonable.

APPLICANT DETAILS:

Regis Group Properties Pty Ltd
C/- Conics
[redacted]
PO BOX 1559
FORTITUDE VALLEY QLD 4006

SITE:

Address of Site:

15 Cansdale St Yeronga Qld 4104

Real Property Description:

Lot(s) 1 on Registered Plan 150512

City Plan Area Classification:

CP-LI

Name of Owner:
YV Unit Trust

Name of Ward:
Tennyson

APPLICATION:
Aspects of development and development approvals sought:

- Material Change of Use - Development Permit - Multi-Unit Dwelling and Aged Care Accommodation

Description of Proposal:
Multi-Unit Dwelling - Aged Care Accommodation (100 beds in 88 bedrooms)

Lodgement date:
28 March 2008

TYPE OF APPROVAL:

- Material Change of Use - Development Permit - Multi-Unit Dwelling and Aged Care Accommodation

FURTHER DEVELOPMENT PERMITS:
Enter details of further development permits required eg.
- Carrying Out Building Work
- Carry Out Operational Work.

REFERRAL AGENCIES:
The following were Advice Agencies for this application:

Department Of Natural Resources And Water - Brisbane
GPO Box 2454
BRISBANE QLD 4001

There were no Concurrence Agencies for this application.

There were no State Agencies for this application.

CONDITIONS:
This approval is now subject to conditions which are included in the attached approval package. These conditions replace those included in the original decision notice dated 5 November 2008.

RIGHT OF APPEAL:
Extracts from those sections of the "Integrated Planning Act 1997" relating to the lodgement of Appeals are enclosed for you information.

SUBMISSIONS:

Submissions may have been received for this application. For Code Assessable applications, submitters are not entitled to appeal this decision.

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP.150512
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - Multi-Unit Dwelling,Aged Care Accommodation
Council File Reference:	A002049510 Permit Reference Number/s: DAMC199423708.
Package Status:	APPROVED - Version 2 (17th of April, 2009 10:48:21 AM)
Package Generated:	20/04/2009

PROJECT TEAM

The assessment of this application has been undertaken by:

Shirley SHANNON Senior Urban Planner, Development Assessment Development Assessment South BSQ 340[redacted]	Paul HILLS Principal Engineering Officer, Development Assessment Development Assessment South BSQ (07) 340[redacted]	[redacted] Architect, Development Assessment Development Assessment West BSQ 07 340[redacted]
[redacted] Principal Urban Planner, Development Assessment Development Assessment South BSQ (07) 340[redacted]		

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan Proposed	0648 TP-01b	01-SEP-2008
Floor Plans 1	0648 TP-02b	01-SEP-2008
Floor Plans 2	0648 TP-03a	01-JUN-2008
Elevations	0648 TP-04b	01-SEP-2008
Sections	0648 TP-05a	01-JUN-2008
Shadow Diagrams	0648-TP-06b	01-SEP-2008
Finishes Board	0648 TP-07a	01-JUN-2008
Roof Plan	0648 TP-08	01-JUN-2008
Context Elevations	0648 TP-09	01-JUN-2008
Perspective View	0648 TP-10	01-JUN-2008
Vegetation Management Plan	VMP01 Rev A	04-JUL-2008
Noise Impact Assessment	08-099	10-JUL-2008

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Multi-Unit Dwelling Aged Care Accommodation
Stage:	Multi-Unit Dwelling - Aged Care Accommodation (100 beds in 88 bedrooms)

General/Planning Requirements

	Timing
1) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
2) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
3) Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development;	As indicated

(b) Make provision within the building and on the site for the following:

- conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building;
- an underground access connection pit and "lead in " duct is provided in the footpath; and
- a conduit from the property boundary to

a. a designated entry point in the building; and/or

b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and

(c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath;

(d) Additional requirements to be provided within the building are as follows:

- a co-located equipment room;
- a central (vertical) riser duct within the core of the building;
- a telecommunications closet on each floor;
- distribution by underfloor and/or suspended ceiling ducts; and
- designated wireless area on the roof with structural capability

(e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed.

(f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

4) Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: - • Developer, • Project Coordinator,	As indicated

- Architect / Building Designer,
- Building Contractor,
- Civil Engineer,
- Civil Contractor/s, and
- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;

d. The sign is to be a minimum size of 1,200mm by 900mm;

e. The maximum area of the sign is to be 2.0m².

f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;

g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;

h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;

i. The sign is to be non illuminated;

j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;

k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.

l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

5) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s). *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
6) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans,	Prior to commencement of use

drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	
7) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
8) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents. *GUIDELINE* *This condition is imposed to ensure all detailed design approvals (Schedule 12) associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with detailed design approvals. The Council informs you therefore that this condition does not authorise assessable development to occur. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
9) Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions. *GUIDELINE*	To be maintained

This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.	
10) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Low Density, Character and Low-medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time. c. The Shop and Restaurant are to remain ancillary to the Aged Care Accommodation and used only by residents of the Aged Care Accommodation or their visitors. d. Provision on site for a minimum of eight (8) visitors' car parking spaces. A minimum of two (2) spaces are to be provided for disabled parking. e. Directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. f. The 8 visitors' car parking bays are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays between the hours of 7am and 7 pm daily. g. Any gates or similar devices placed at the entry of the development are to be open between the hours 7 am and 7 pm daily to ensure unfettered access for pedestrian and vehicles during these hours. h. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space. i. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. j. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance. k. The overall height of the building and any structures located on the roof top are not to exceed 17.6 metres AHD at any point. l. Implement and maintain the sustainability elements identified in the conditions of this approval. m. Screening for any externally mounted air conditioning or mechanical plant installations in *GUIDELINE* *This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the*	As indicated

development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.	
11) Demolish Buildings Prior to building work for the proposed building commencing on the site undertake the following works: (a) Remove the existing buildings on the site; and (b) Cap all services to the building and stabilise the exposed ground surface with grass seeding. (c) Where buildings are demolished and, for whatever reason, redevelopment is delayed for more than 3 months, the following works are carried out: i. site is cleared of all rubble, debris and demolition materials; ii. site is levelled and turfed so it can be mowed; iii. site is landscaped with perimeter planting consisting of advanced specimens of fast growing species in accordance with the Planting Species Planning Scheme Policy; iv. drainage is provided to prevent ponding; v. site is maintained so there is no sediment run off onto adjacent premises, roads or footpaths; and vi. site is maintained to ensure no nuisance to adjacent premises, roads or footpaths. *GUIDELINE* *This condition is imposed as there are several exisitng buildings on the site where the proposed boundary will intersect. These buildings need to be removed or demolished prior to the endorsement of the survey plan to comply with the requirements of Section 5.2.2 Performance Critieria P3 of the Subdivision Code. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.*	As indicated
12) Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 November 2012. *GUIDELINE* *This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.*	As indicated
13) Limits of this Approval This approval is limited to the following uses: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) for the purpose of a Retirement Village (as defined	At all times

in Chapter 3 Part 10 of the City Plan or where used for the purpose of a Aged Care Accommodation (as defined in Chapter 3 Part 10 of the City Plan; and ii. **Shop, Office and Restaurant** (as defined in Chapter 3 Part 10 of the City Plan) where ancillary to the Aged Care Accommodation; and iii. Where used only for residents, their guests, bona fide visitors and employees of the Aged Care Accommodation. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	
14) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the *"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"*. *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained
15) Access And Parking - Planning Vehicular access and on-site car parking to comply with the following requirements: - **15(a) Signage And Lighting** Provide and maintain: - a. A directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. b. A suitable system of lighting, to operate from dusk to dawn, for the driveway between the vehicle entrance to the site and the designated visitors' car parking space(s) as shown on the Approved Drawings and Documents. Any outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.* **15(b) Access To Visitors' Carparking Space(s)** The 8 visitors' car parking bays (excluding visitor parking spaces) are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays between the hours of 7am and 7 pm daily. **15(c) Vehicle Access To Site**	Prior to the commencement of the use and then to be maintained Prior to the commencement of the use and then to be maintained Prior to the commencement of the use and then to be maintained Prior to the commencement of

Any gates or similar devices placed at the entry of the development are to be open between the hours 7 am and 7 pm daily to ensure unfettered access for pedestrian and vehicles during these hours. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	the use and then to be maintained

Monetary Contributions and Securities

	Timing
16) Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2009) Pay to Council a monetary contribution towards the cost of providing infrastructure using the methodology and at the rate specified in the Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made. The following table is a summary of the current Infrastructure Charges Units (ICUs) payable:-	As indicated

Infrastructure Type	Contribution Area / Precinct	Value in Infrastructure Contribution Units (ICUs)		
		Contribution	Credits	Net Contribution
Transport	12	256,154 ICUs	193,330 ICUs	62,824 ICUs
Community Purposes	85	710,000 ICUs	362,094 ICUs	347,906 ICUs
Water Supply	W15 Mt Crosby South	343,840 ICUs	34,379 ICUs	309,461 ICUs
Sewerage	FFLD06	688,480 ICUs	146,297 ICUs	542,183 ICUs
Waterways	16a BBnePrec3 LSMP	21,592 ICUs	13,617 ICUs	7,975 ICUs
	Totals	2,020,066 ICUs	749,717 ICUs	1,270,349 ICUs

Credits where applicable have been included in the ICU calculations.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each financial year. In the 2008/2009 financial year, the value of an ICU is $1.63.

The amount payable is currently assessed at $2,070,669 (08/09).

Timing

- Where the application also involves a Preliminary Approval to Carry Out Building Work, the monetary contributions for water supply and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of use.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be paid prior to the commencement of use or endorsement of a community management statement which ever is sooner.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water supply, sewerage and waterways. For enquiries about this condition, please contact the Delegate, Development Assessment.

PROOF OF FULFILMENT
The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

16(a) Subsidy Advice - Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2009) INFRASTRUCTURE CONTRIBUTIONS SUBSIDY You will be entitled to an infrastructure contributions subsidy in accordance with Council's "Infrastructure Contributions Subsidy Administrative Policy" provided that • this approval takes effect and • the applicable infrastructure contributions are paid prior to 30 June in the financial year following the financial year in which the development approval takes effect. The following table summarises the subsidy to be applied to the applicable full infrastructure contributions as calculated at the time of payment.	As indicated

Infrastructure Contribution Type	Subsidy to be applied (%)	Contribution (%)
Water Supply	35	65
Sewerage	35	65
Community Purposes	35	65
Transport	35	65
Waterways	35	65

BEFORE YOU PROPOSE TO PAY INFRASTRUCTURE CONTRIBUTIONS, YOU MUST request an itemised breakdown showing the applicable infrastructure contributions, the subsidy (if any) to be applied and the contributions to be paid.

This request must be made in writing on the REQUEST FOR ITEMISED BREAKDOWN OF INFRASTRUCTURE CONTRIBUTIONS FORM to the Team Leader, Plan Sealing Unit, Development Assessment Branch or by email to plan_sealing@brisbane.qld.gov.au in sufficient time so that payment can be made no later than 30 June. Council aims to provide a response to your request within 10 business days.

To receive any subsidy you MUST present the itemised breakdown at the time of payment.

GUIDELINE
This advice indicates that you may be entitled to a subsidy for Infrastructure Contributions in accordance with Council's Infrastructure Contributions Subsidy Administrative Policy.

Architecture

	Timing
17) Detailed Materials and Finishes The facade treatments and external materials, colours and finishes are to be in accordance with the approved Finishes Board, Drawing Number 0648 TP-07a, dated -01June 2008.	At all times

GUIDELINE *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area.*	
18) **Submit External Details** Submit for the approval of the Architect, Development Assessment, further details of the building, facade treatment and external materials, colours and finishes generally consistent with the approved plans. *PROOF OF FULFILMENT* *Proposed external materials and finishes are submitted to the Architect, Development Assessment for review and written acceptance.* **18(a) Implement Approved External Details** Implement the above detailed design treatments.	Prior to building work commencing Prior to the commencement of the use and then to be maintained
19) **Balconies and Terraces to Remain Unenclosed** All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Code" and clearly depicted on the approved drawings. *GUIDELINE* *This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Architect, Development Assessment.* *PROOF OF FULFILMENT* *Confirmation obtained from the Architect, Development Assessment that the 'as constructed' balconies are generally in accordance with approved drawings.*	Prior to the commencement of the use and then to be maintained
20) **Overall Height - Survey Certification** The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: Submit a contour survey from a licensed surveyor and notated elevations demonstrating 1. the existing site levels, and 2. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 17.6 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (refA001637426).* **20(a) Submit Certification** Submit to the Lead Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE*	Prior to building work commencing Prior to commencement of use

This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.	
21) Driveway Materials and Finishes Provide materials and finishes to the driveway and external car parking surfaces which soften the visual impact of these areas when viewed from the street. In order to achieve this one or a combination of the is to be used: a. Coloured aggregate with banding and patterns in the surface design; or b. Cement pavers with banding and patterns in the surface design; and c. Provide a pedestrian pathway from the street frontage to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure that driveways and vehicle movement surfaces are appropriately coloured and textured so as not to visually detract from the surrounding residential area, and to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
22) Screen A/C and Other Plant Enclosures Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external air conditioning units. *PROOF OF FULFILMENT* *Certification submitted to the Architect, Development Assessment confirming 'as constructed' screening for air conditioning, lift motor rooms, plant etc. is generally in accordance with approved drawings.*	Prior to the commencement of the use and then to be maintained
23) Screening to External A/C or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.	Prior to the commencement of the use and then to be maintained

GUIDELINE *This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Architect, Development Assessment.* *PROOF OF FULFILMENT* *Certification submitted to the Architect, Development Assessment confirming that 'as constructed' screening for the plant area has been constructed generally in accordance with approved drawings.*	
24) Front Fence Materials And Design Any fence for the development that is on a boundary alignment along the parkway or roadway must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Low Density, Character and Low Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Ecology

	Timing
25) Arboricultural Requirements The following arboricultural requirements are to be performed to ensure the long-term health and safety of trees to be retained: *GUIDELINE* *This condition is imposed to ensure the health and safety of trees to be retained.*	As indicated
25(a) Civil Works In consultation with the Ecologist, Development Assessment, the Arborist is to direct the civil works contractor in relation to any service installation activities utilising alternative technologies such as directional-boring or under-boring using vacuum excavation or air-spade. The Arborist must be a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture).	While site works are occurring
25(b) Pruning Works Any necessary pruning, tree surgery and other maintenance works to maintain health and stability of any trees to be retained, and to reduce potential hazards for future residents, is to be carried out in consultation with the Ecologist, Development Assessment. All works must be performed by a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) in accordance with the *Australian Standard for Pruning of Amenity Trees* AS 4373/96.	Prior to commencement of use
25(c) Certification A suitably qualified arboricultural consultant (minimum AQF Level 5	Prior to commencement of use

Diploma in Arboriculture) is to submit documentation to the Ecologist, Development Assessment, to certify that all necessary arboricultural works have been carried out in accordance with the requirements of all parts of this condition.	
26) Certification of Works in Accordance with Approved VRP Provide certification from a suitably qualified and experienced professional to the Engineering Delegate, Development Assessment that the Engineering Design Plans (Roads and Drainage, Earthworks, Water Supply and Sewerage, electricity and communication conduits) have been designed in accordance with the approved Vegetation Management Plan for Stage 3, drawing number VMP01 Rev A, prepared by J.W. Concepts dated 4 July 2008 *GUIDELINE* *This condition is imposed when the proposed development involves site works and the site has vegetation that the Council considers should be retained, protected and managed. A suitably qualified and experienced professional for vegetation management is defined as a person with: - qualifications in Landscape Architecture or Environmental Science; and - a minimum of 5 years experience in vegetation management.*	Concurrently with operational works applications
27) Use Trenchless Technology Construct by the use of trench-less technology all service infrastructure located within the critical root zone of any trees to be retained as identified on the approved Vegetation Management Plan for Stage 3, drawing number VMP01 Rev A, prepared by J.W. Concepts dated 4 July 2008 *GUIDELINE* *This condition is imposed when the proposed development involves infrastructure service alignments that will damage site vegetation that the Council considers should be retained, protected and managed.*	While site works are occurring
28) Implement Approved Vegetation Management Plan Implement the Vegetation Management Plan for Stage 3, drawing number VMP01 Rev A, prepared by J.W. Concepts dated 4 July 2008, approved as part of this application in accordance with any conditions or amendments. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval.*	Prior to commencement of use

Landscape Architecture and Open Space Planning

	Timing
29) Retain Existing Street Tree(s) Identify, retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services.	While development is occurring on the site and then to be maintained

GUIDELINE *Street trees are protected under the Natural Assets Local Law, 2003.* *PROOF OF FULFILMENT* *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	
29(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site
30) Provide Replacement Street Tree(s) Submit and receive approval for a Street Tree Plan that provides details of replacement street trees. Approval is to be provided by the Street Tree Planting Co-ordinator, Vegetation and Pest Services for the removal and replacement of street trees. The removal of the existing street tree and planting of new street trees is to be undertaken by Vegetation and Pest Services only, the applicant is required to pay for all expenses incurred by Vegetation and Pest Services to carry out the works. The applicant is to contact the Street Tree Planting Co-ordinator, Vegetation and Pest Services on 3403 8888 to organise the removal and replacement planting after approval has been granted by VPS. *GUIDELINE* *For further information on planting street trees, please refer to Council's Subdivision and Development Guidelines and Stock Standard For Urban Trees or contact the Street Tree Planting Coordinator, Vegetation and Pest Services. The 'Street Tree Plan' is not an application for Operational Works.*	Prior to commencement of use
30(a) Maintain Trees Maintain street trees for a period of 12 months after planting. *GUIDELINE* *Contact the Street Tree Planting Coordinator, Vegetation and Pest Services to arrange an Off Maintenance inspection.* *PROOF OF FULFILMENT* *Trees are accepted Off Maintenance by the Street Tree Planting Coordinator, Vegetation and*	As indicated
30(b) Implement Approved Plan Install new street tree(s) in accordance with the approved plan and obtain written confirmation from Vegetation and Pest Services that the street tree(s) have been planted in accordance with the approved Street Tree Plan. *GUIDELINE* *Contact the Street Tree Planting Coordinator, Vegetation and Pest Services to arrange an On Maintenance inspection.* *PROOF OF FULFILMENT* *Trees are accepted On Maintenance by the Street Tree Planting Coordinator, Vegetation and*	Prior to commencement of use

31) **Submit Detailed Landscape Plan** Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following: Siteworks • The extent of soft and hard landscape works. • The extent of basement and/or roof lines. • Location and description of fencing, retaining walls and ramps. • Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining. • Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve. • Provide details on proposed locations, heights, materials and extent of proposed fencing. • Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. • Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters). • Any earthworks proposed within the vicinity of vegetation to be retained is to be documented. • Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation. • Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath. • Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas. • Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking. • Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only • The installation of rainwater harvesting to the site is to include the provision of a reticulated drip irrigation system (connected to on site rainwater tanks) to all planting areas, with drainage connected to the stormwater system. Planting. • Planting design which complies with the landscape-related requirements of the City Plan 2000 - Residential Design - Special Needs Code. • A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting. • Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property. • Proposed plant massing to address buffer planting and critical interface points and shade tree planting.	Prior to commencement of site works

- Provide ex-ground tree planting (Araucaria sp.) along the western and southern side of the building to mitigate the facade of the built form. Trees are to be spaced at a maximum of 10-15 metres.
- Provide screen planting adjacent the southern and western side of the building to screen the facade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.

GUIDELINE
A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.

PROOF OF FULFILMENT
A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.

31(a) Specific Requirements - Containerised Planting — Prior to commencement of site works

In addition to the standard requirements listed above, the plan is to also show:

- Clear identification of the location, width and depth of containerised planting areas.
- Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm and min. 1500mm width; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm.
- Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system.

31(b) Certify Works — Prior to commencement of use

On completion provide written certification from:

- A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).

GUIDELINE
Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).

31(c) Implement Approved Plan — Prior to the commencement of the use and then to be maintained

Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice.

PROOF OF FULFILMENT
The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.

Pollution

	Timing
32) Road Noise - Residential Development Building Design Design all proposed residential units affected by road traffic to achieve the relevant internal maximum design sound levels specified in *Australian Standard AS2107 "Acoustics* - Recommended Design Sound Levels and Reverberation Times for Building Interiors" using the methods set out in *Australian Standard AS3671* "Acoustics - Road Traffic Noise Intrusion Building Siting and Construction". *GUIDELINE* *This condition is imposed where acceptable internal noise levels are dependent on noise attenuation measures being implemented in the design of the proposed residential development. A Noise Impact Assessment will assist in identifying the required Noise Reduction for the building facade of the proposed development.*	Prior to commencement of use
32(a) Dwelling Unit Construction Construct all proposed residential units affected by road traffic noise in accordance with the necessary acoustic treatments referred to in Section 3 of the acoustic consultant's report Job Number 08-099 prepared by MWA Environmental and dated 10 July 2008, detailed Rw ratings required for building component are to be revised at detailed design phase of development, to achieve the relevant maximum recommended design sound levels specified in *Australian Standard AS2107* "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors". *GUIDELINE* *This condition is imposed where acceptable internal noise levels are dependent on noise attenuation measures being implemented in the construction of the proposed residential development. A Noise Impact Assessment will assist in identifying the required Noise Reduction for the building facade of the proposed development. Certification is required from an independent and appropriately qualified acoustic consultant.* *PROOF OF FULFILMENT* *Certification that the building has been designed and constructed in accordance with the acoustic report is submitted to the Pollution Officer, Development Assessment.*	Prior to commencement of use
33) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Pollution Officer, Development Assessment Team South, that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use

Engineering

	Timing
34) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
34(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	Prior to site works commencing (ie. any land-disturbing development)
34(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion
35) Construction Management Plan Prepare a Construction Management Plan for the subject site. a. Submit for approval of the Engineering Delegate, Development and Regulatory Services, a Construction Management Plan in accordance with the *Transport, Access. Parking and Servicing Planning Scheme Policy* of the *Brisbane City Plan 2000* and the following details, where applicable, of the construction phase of the approved development. The CMP is to acknowledge the restrictions detailed in the NOTES following the numbered items: Provision of alternative pedestrian routes, past or around the site; Existing and proposed kerbside allocation signs and linemarking such as bus stops, loading zones and parking meters; Temporary vehicular access points;	Prior to lodging an application for Building Works

Employee and visitor parking areas; How materials are to be loaded/unloaded; Location of any remote loading areas; Location of materials, structures, plant and equipment to be stored or placed on the construction site; Anticipated staging, programming; EPA approved hours of construction NOTE: Approval for on street work zones will only be considered where it can be demonstrated that no reasonable alternative can be provided due to site constraints and that traffic and public transport capacity and operations are not compromised. b. Obtain relevant permits from the Engineering Delegate, Development and Regulatory Services, to carry out any works within the road reserve required by the approved Construction Management Plan. The Construction Management Plan may require modification, with Council approval, to reflect relevant legislation, traffic and public transport capacity and operations as well as industry best practice prevailing at the time of the permit application and throughout the construction activities; c. Implement and maintain the approved Construction Management Plan. *GUIDELINE* *This condition is imposed when the construction activities need to be limited to manage the impact on the surrounding area. This condition is intended to apply throughout the period of site preparation to the completion of the development.*	
36) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC)*	Prior to site works/building works commencing

Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.	
36(a) Suitable Fill Material All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	While site/operational works/building works is occurring
36(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring
37) Retaining Walls Design and construct all retaining walls, and associated fences , in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful*	Prior to commencement of use

and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.	
38) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a SRV and for the loading and unloading of the vehicle(s). iii. Parking on the site for 30 cars and for the loading and unloading of vehicles within the site. iv. Two (2) of the above parking spaces are to be provided for people with disabilities and 8 for visitor parking. v. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. vii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. viii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.* *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	Prior to the commencement of the use and then to be maintained
39) Signs & Line Markings - Internal to Development Prepare engineering plans checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) in accordance with Brisbane City Plan 2000 and the "Manual of Uniform Traffic Control Devices - Queensland" showing the traffic signs, pavement markings and traffic control devices. Construct and maintain the works in accordance with the engineering plans by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil).	Prior to the commencement of the use and then to be maintained

GUIDELINE *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition is imposed to ensure that vehicles and pedestrians can safely move within the Development.*	
39(a) Submit As Constructed Plans Submit "As Constructed" plans of signs, linemarking and traffic control devices, checked and certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil) to the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition is imposed to ensure has a record of the "As Constructed" plans for future reference.*	Prior to commencement of use
40) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
41) Construct Footpath Construct a 1.2 metre wide concrete footpath along the full length of the frontage(s) of the site to connect to existing footpath in Cansdale Street and Venner Rd. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT*	Prior to commencement of use

Acceptance of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment	
41(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.* *PROOF OF FULFILMENT* *Acceptance of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	Prior to the On Maintenance inspection
42) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use
43) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses in accordance with the Subdivision and Development Guidelines and the City Waste endorsed plan REF1482. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.*	Prior to commencement of use
43(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
43(b) Notify Future Occupants	Prior to the commencement of the use and then to be

The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	maintained
44) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use and then to be maintained
44(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	Prior to site works/building works commencing
44(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use

44(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use
45) Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact a relevant service provider regarding telecommunication services.* *PROOF OF FULFILMENT* *A copy of the agreement is forwarded together with the request for survey plan endorsement to the Plan Sealing Officer, Development Assessment.*	Prior to commencement of site works
46) Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when a proposed subdivision requires the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is required - no additional poles or overhead mains are to be erected.*	Prior to commencement of use
46(a) Lodge Plans Lodge electricity reticulation plans showing the proposed electricity services and receive the verification of the City Lighting Unit, Local Asset Services. *GUIDELINE* *For any enquiries about this condition, please contact the City Lighting Unit (ph. 3403 8888) regarding electricity reticulation plans or a service provider for electricity supply.*	Prior to commencement of use
46(b) Agreement with Supplier Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.	Prior to commencement of use

GUIDELINE *Forward a copy of the agreement to the Delegate Engineering, Development Assessment.* *PROOF OF FULFILMENT* *A copy of the agreement with the electricity supplier is provided to the Plan Sealing Officer, Development Assessment.*	
47) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
47(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use
48) Access To Have Pavement Min. Type "A" Standard Construct a pavement of minimum Type A standard and surface with an impervious material including any associated stormwater drainage, to the area on which motor vehicles will be driven and/or parked. *GUIDELINE* *Construction of such pavement/s is to be designed and certified by a Registered Professional Engineer Queensland (RPEQ). This condition requires works to be undertaken within the site. The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.*	Prior to commencement of use

PROOF OF FULFILMENT *Forward a copy of the Registered Professional Engineer of Queensland (RPEQ)'s written certification together with the request for survey plan endorsement, to the Delegate, Plan Sealing Unit, Development Assessment.*	
49) Provide Permanent Vehicular Crossover Construct a 7 metre wide type B2 permanent vehicular crossover to the Venner Road frontage(s) of the site in accordance with Council's "*Subdivision and Development Guidelines*". *GUIDELINE* *The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. The Developer must obtain the necessary driveway permit prior to commencing any vehicle access works. This ensures the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Such works may include footpath reconstruction, reprofiling and/or relocation of services. Additional Council permission is required to interfere with street trees, stormwater gullies/drains and swales. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will also be required prior to carrying out any works. Copies of the "Subdivision and Development Guidelines", Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. Contact Council's Vegetation and Pest Services if the driveway will affect a street tree. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.*	Prior to commencement of use
50) Service, Meter Assembly and Meter Box Provide a water service with approved Council meter assembly and meter box to the front real property boundary of the development and a water meter to each tenement in accordance with the "Brisbane City Council Water Supply Standards". Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer must provide a separate metered water service for the Class 2 to 4 occupancy as opposed to the Class 5 to 9 occupancy. This requirement is exclusive of any special fire service consideration ie. internal hydrants, fire hose reels and sprinkler systems. Each Lot / Tenement within the development must be provided with a water sub meter in accordance with the "Brisbane City Council Water Supply Standards and the Interim Technical Specification for Submetering." *GUIDELINE* *This condition is imposed to ensure that a water service and meter(s) are provided to a Development / Community Title Development / Standard / Building or Volumetric format. This is exclusive of of any special fire service consideration ie. internal hydrants, fire hose reels and sprinkler systems.* *PROOF OF FULFILMENT* *All works descibed by this condition and its parts have been complied*	Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner

with and been accepted for on-maintenance by the Engineering Delegate, Development Assessment.	
50(a) Submit Plans - Water Service, Meter Assembly and Meter Box Submit engineering plans prepared by the registered Professional Engineer, Queensland (RPEQ), and in accordance with Council's " Water and Sewerage Reticulation Standards and the Interim Technical Specification for Submetering" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development). Obtain endorsement of the plans from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition is imposed to ensure that the required works are designed in accordance this relevant permit, relevent standards and BCC Water Supply Standards.* *PROOF OF FULFILMENT* *Plans are submitted and endorsed by the Engineering Delegate, Development Assessment.*	Prior to commencement of the works
50(b) Implement Endorsed Plans - Water Service, Meter Assembly and Meter Box Construct the works in accordance with the endorsed engineering plans and the BCC Water Supply Standards. *PROOF OF FULFILMENT* *The works are constructed in accordance with the endorsed plans and BCC Water Supply Standards and are accepted on-maintenance by the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner
50(c) Water Meter Details - Service, Meter Assembly and Meter Box Provide to the Engineering Delegate, Development Assessment evidence that the meter(s) supplied and installed comply with the BCC Water Supply Standards as follows:- 1. Where the meter(s) are obtained from Council, provide a copy of the receipt of purchase for each meter. 2. Where the meter(s) are obtained from sources other than Council, provide a copy of the receipt of purchase and the receipt of the payment of the documentation fee for each meter. *GUIDELINE* *This condition is imposed to ensure that meter(s) supplied and installed comply with BCC Water Supply Standards.* *PROOF OF FULFILMENT* *Copies of the required receipts have been supplied to the Engineering Delegate, Development Assessment.*	Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner

Standard Advice

	Timing
51) ERA Approval	As indicated

All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	

52) **Flammable And Combustible Liquids** The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated

53) **Food Hygiene** All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the Food Hygiene Regulations of 1989. The premises is required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Prior to building works plans and specifications are to be lodged for approval to Licensing and Compliance. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated

54) **Hairdressers Premise** All development involving the use of premises as a hairdresser's shop as defined in The Health Regulations of 1996 Part 5-Hairdressers, requires that its design, installation and operation be approved pursuant to the above regulations. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council's Licensing and Compliance Section. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
55) **NALL** Vegetation on the site is protected by the Natural Assets Local Law. An *Application to Carry Out Works on Protected Vegetation* must be lodged and approved by the Ecologist, Development Assessment before any land disturbing site works may commence. *GUIDELINE* *The proposed development involves site works and the site is protected by the Natural Assets Local Law 2003. Application forms can be obtained from any Council Customer Service Centre. For any enquiries about this condition please contact the Ecologist, Development Assessment.*	Prior to commencement of site works
56) **Equitable Access** Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
57) **Noise And Dust Emissions-Advice Only** All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.	As indicated

Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	
58) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
59) Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
60) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the*	As indicated

approved development.	
61) Advice Agency - DNRW Brisbane City Council advises that the Department of Natural Resources and Water as an advice agency has imposed the conditions contained in the letter (Ref. IA0508IPS0003 BRI3572) dated 12 May 2008. Please contact [redacted] for any enquiries regarding this advice.	As indicated

**** End of Package ****

drawing list

tp01b - site plan proposed

tp02b - floor plans 1

tp03a - floor plans 2

tp04b - elevations

tp05a - sections

tp06b - shadow diagrams

tp07a - finishes board

tp08 - roof plan

tp09 - contextual elevations

tp10 - perspective view from south-west

town planning submission - revision b. september 2008. project no.0648

proposed aged care residence

regis yeronga a.c.r. , queensland

smith+tracey architects

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BCC.106.1066

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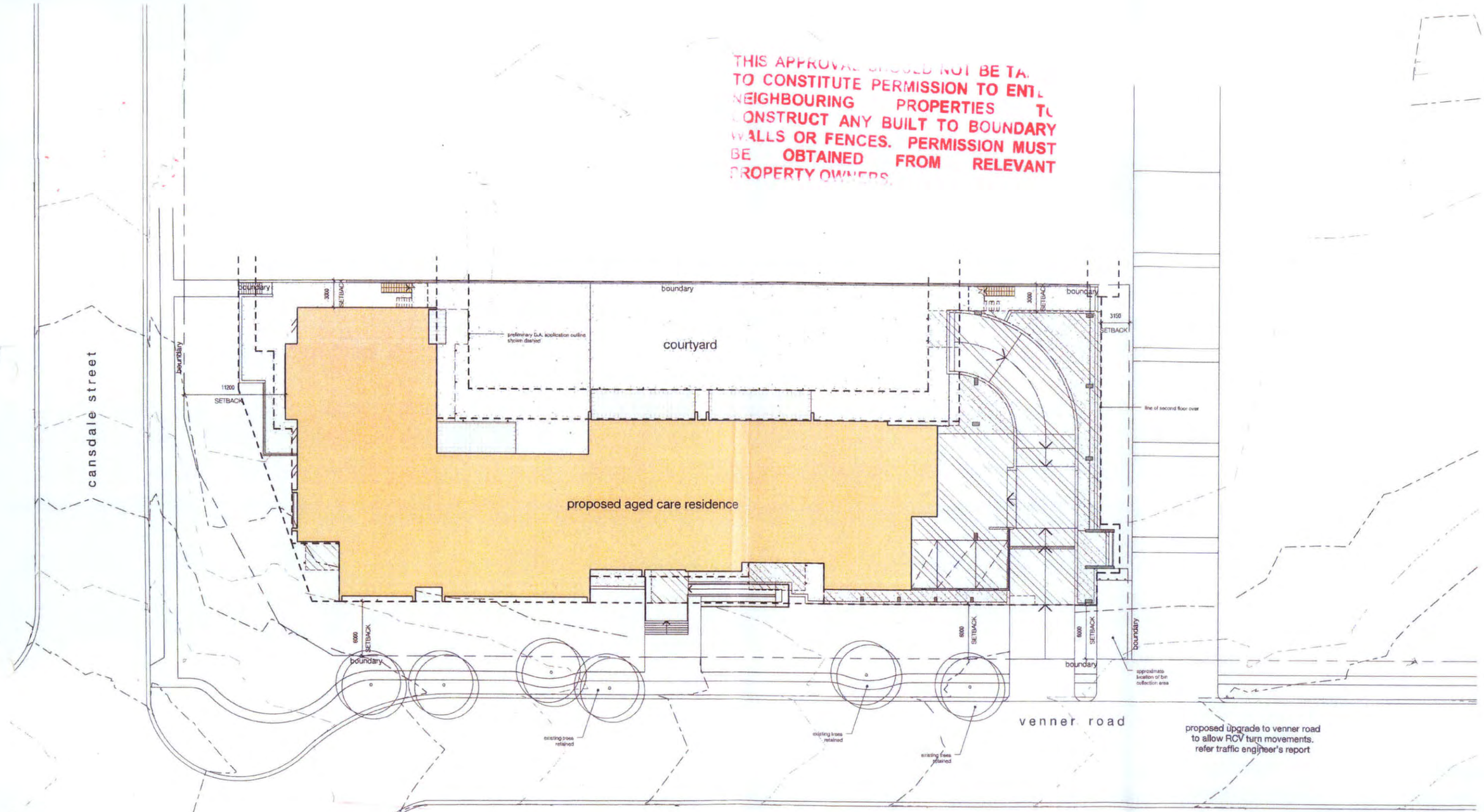
TO CONSTITUTE PERMISSION TO ENT
NEIGHBOURING PROPERTIES TO
CONSTRUCT ANY BUILT TO BOUNDARY
WALLS OR FENCES. PERMISSION MUST
BE OBTAINED FROM RELEVANT
PROPERTY OWNERS.



1 TP-04b **Proposed Site Plan**
1 : 200@A1

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated - 5 NOV 2008

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION dated 17 APR 2009

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site plan proposed

regis yeronga a.c.r., queensland

1 : 200@A1 september 2008 0648 TP-01b

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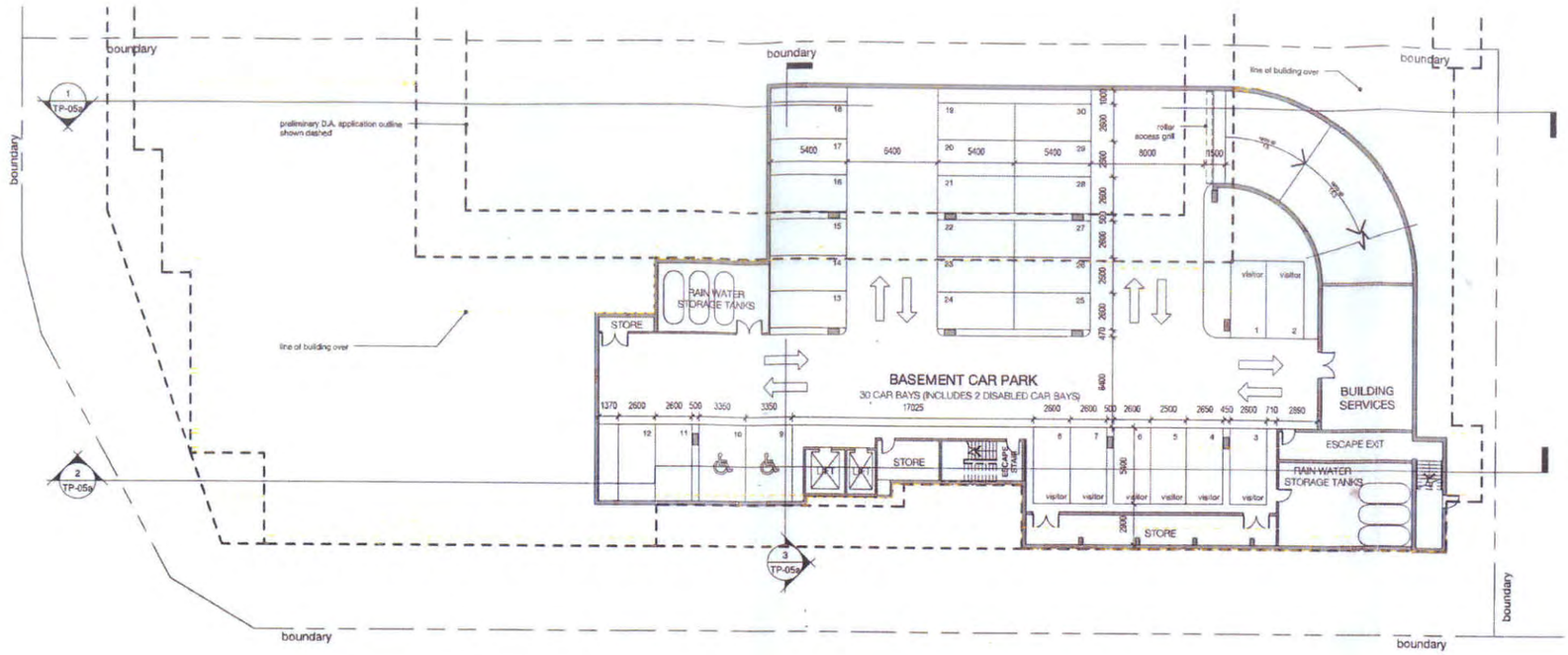


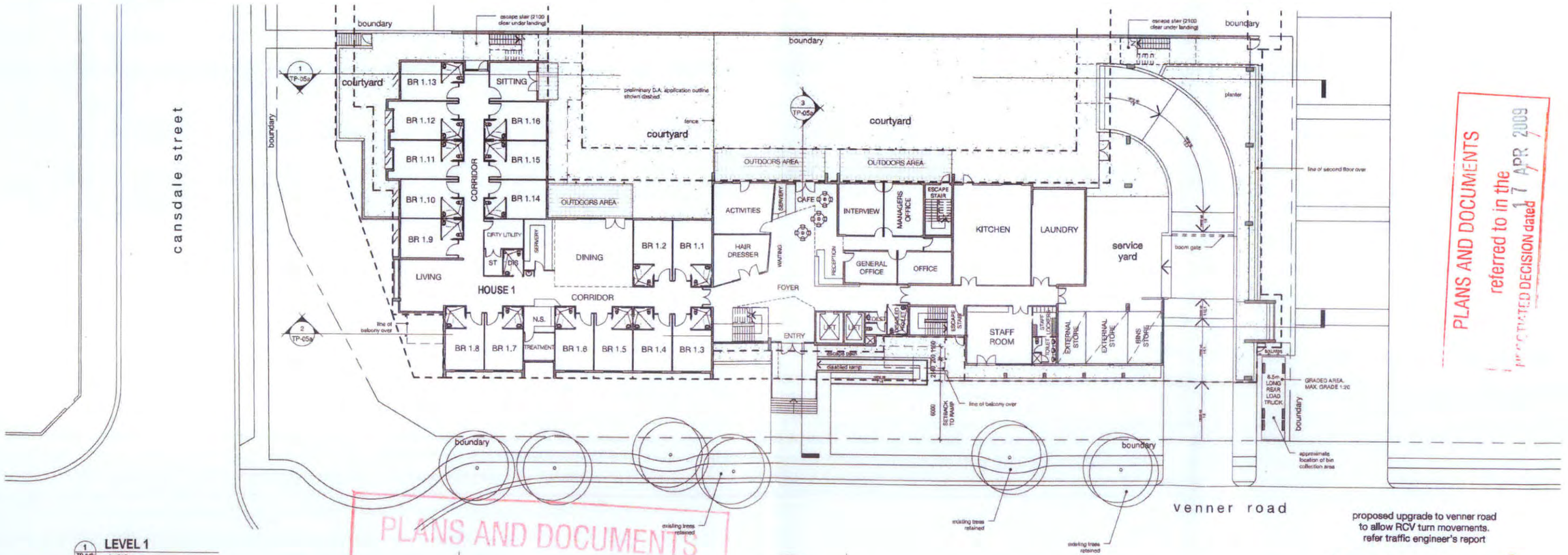
2 TP-04b **BASEMENT LEVEL**
1 : 200@A1

GROSS BUILDING AREA	
Level	Area
LEVEL 1	1215 m²
LEVEL 2	1895 m²
LEVEL 3	1890 m²
Grand total: 3	5000 m²

ACCOMMODATION SUMMARY	
Level	House no. / No. of bed rooms (no. of beds)
LEVEL 1	1/16 (16)
LEVEL 2	2/16 (16)
	3/20 (26)
LEVEL 3	4/16 (16)
	5/20 (26)
Total:	88 (100)

PARKING	
Level	No. of car spaces
BASEMENT	30 (including 2 disabled space)

for 88 rooms = 0.34 spaces/room



1 TP-04b **LEVEL 1**
1 : 200

PLANS AND DOCUMENTS referred to in the APPROVAL dated - 5 NOV 2008

PLANS AND DOCUMENTS referred to in the DETERMINATED DECISION dated 17 APR 2009

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floor plans 1

regis yeronga a.c.r., queensland

1 : 200@A1 | september 2008 | 0648 | TP-02b

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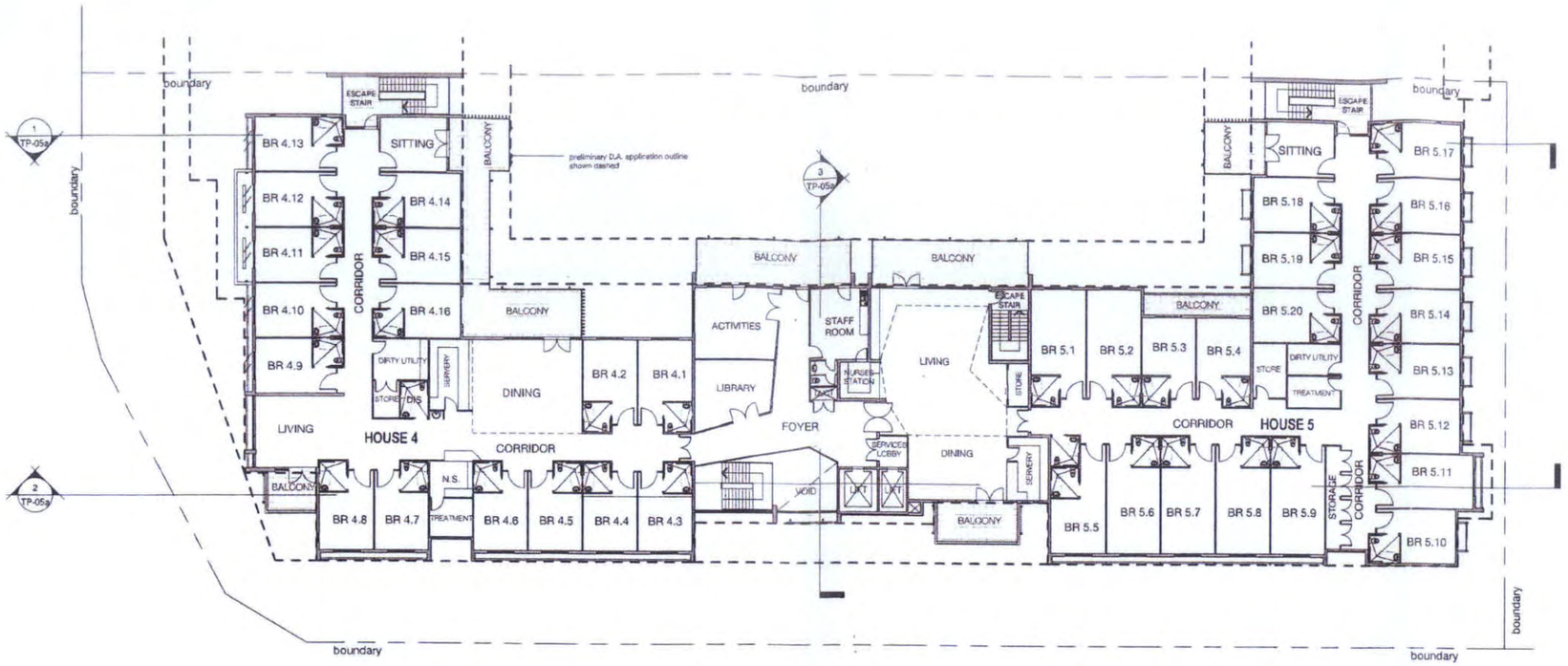
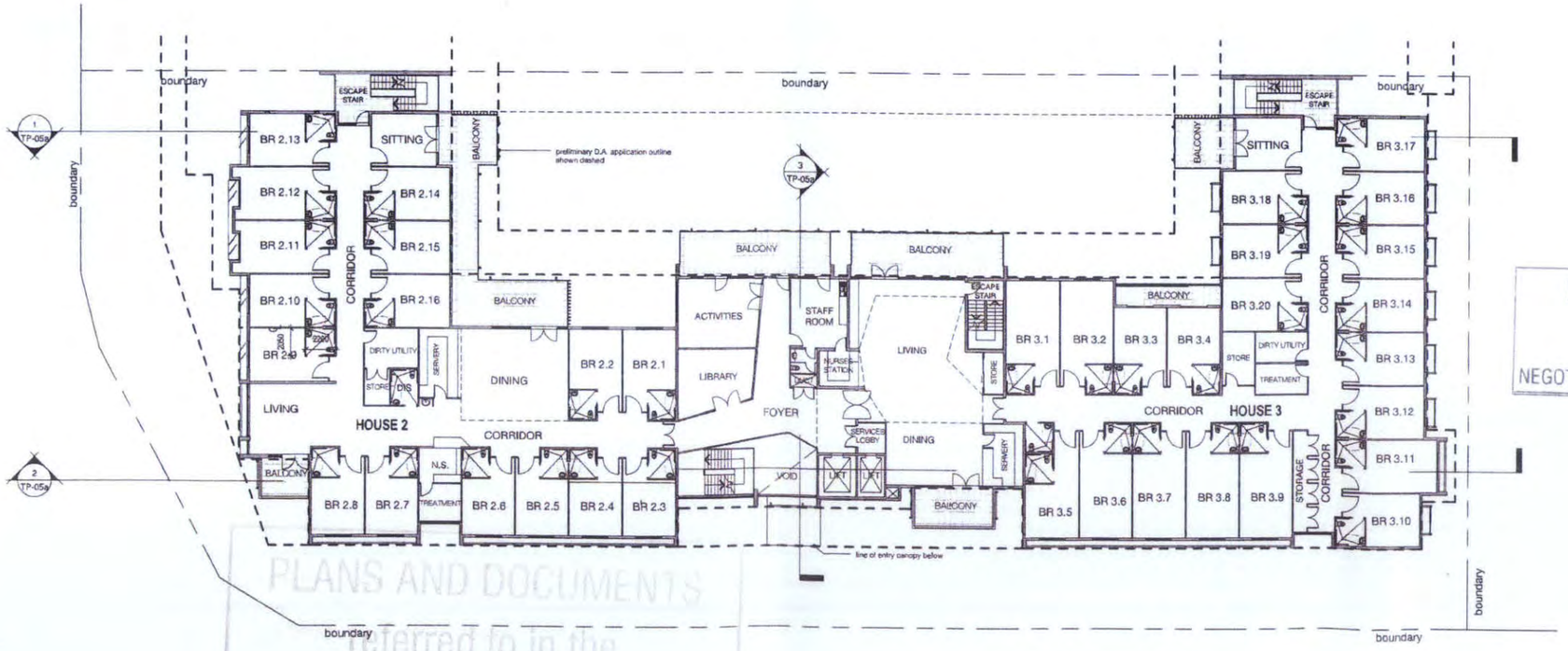


2 TP-04a **LEVEL 3**
1 : 200@A1



1 TP-04a **LEVEL 2**
1 : 200@A1

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floor plans 2

regis yeronga a.c.r., queensland

1 : 200@A1 june 2008 0648 TP-03a

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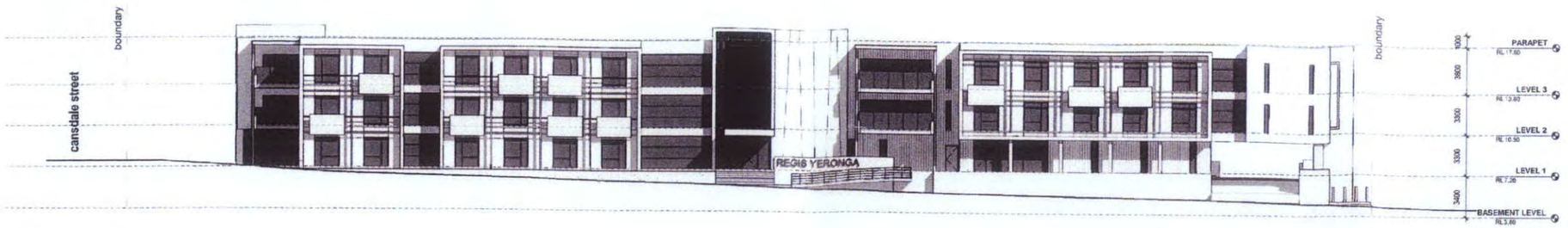
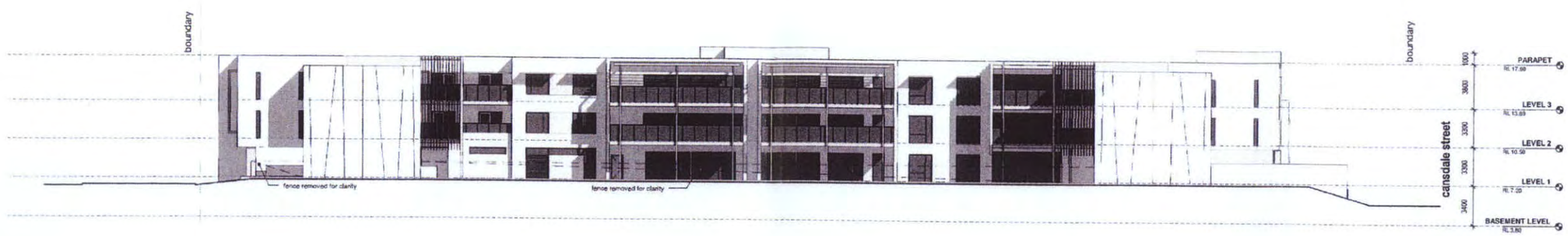
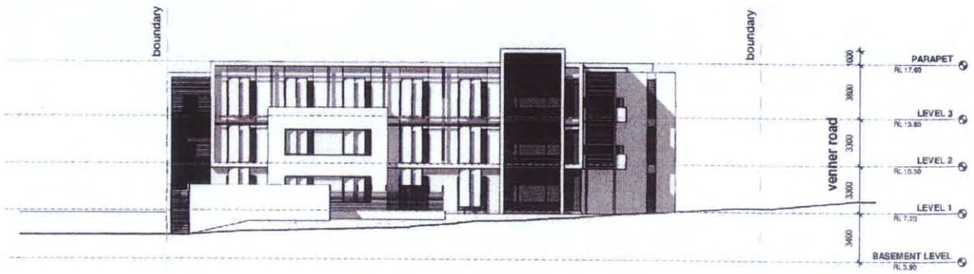


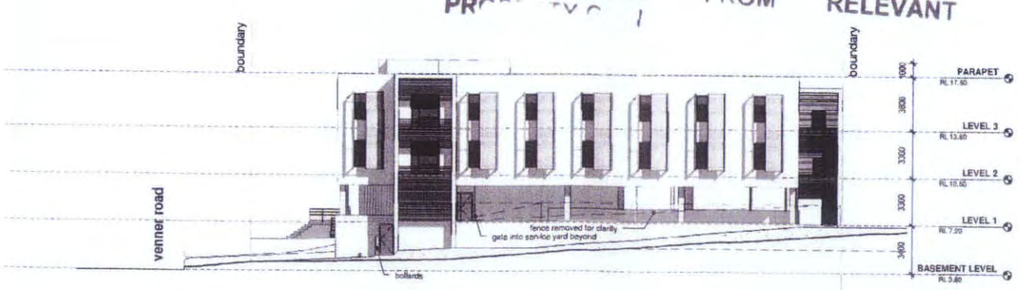
1 **South Elevation (VENNER ROAD)**
1 : 200



2 **North Elevation**
1 : 200



3 **West Elevation (CANSDALE STREET)**
1 : 200



4 **East Elevation**
1 : 200@A1

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- 5 NOV 2008

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elevations

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1 : 200@A1 september 2008 0648 TP-04b

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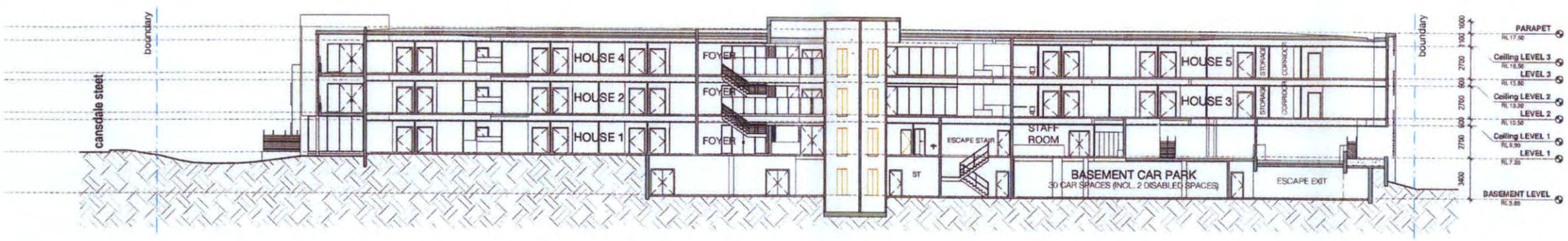
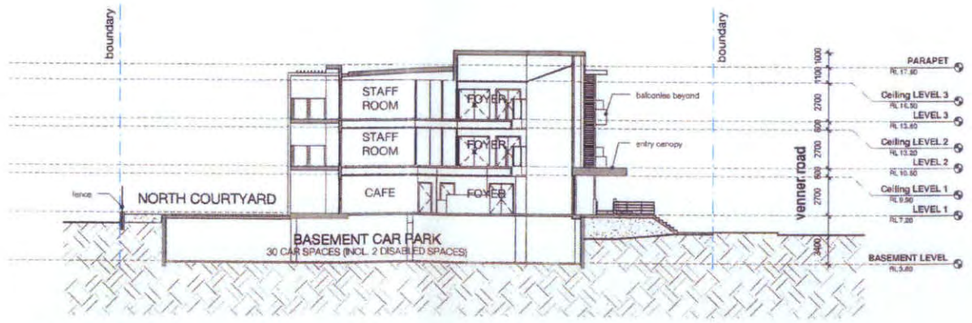
1 TP-02a **SECTION 1**
1 : 200@A1



2 TP-02a **SECTION 2**
1 : 200@A1



3 TP-02a **SECTION 3**
1 : 200@A1

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PLANS AND DOCUMENTS referred to in the NEGOTIATED DECISION dated 7 APR 2009

- 5 NOV 2008

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sections
regis yeronga a.c.r., queensland

1 : 200@A1 june 2008 0648 TP-05a

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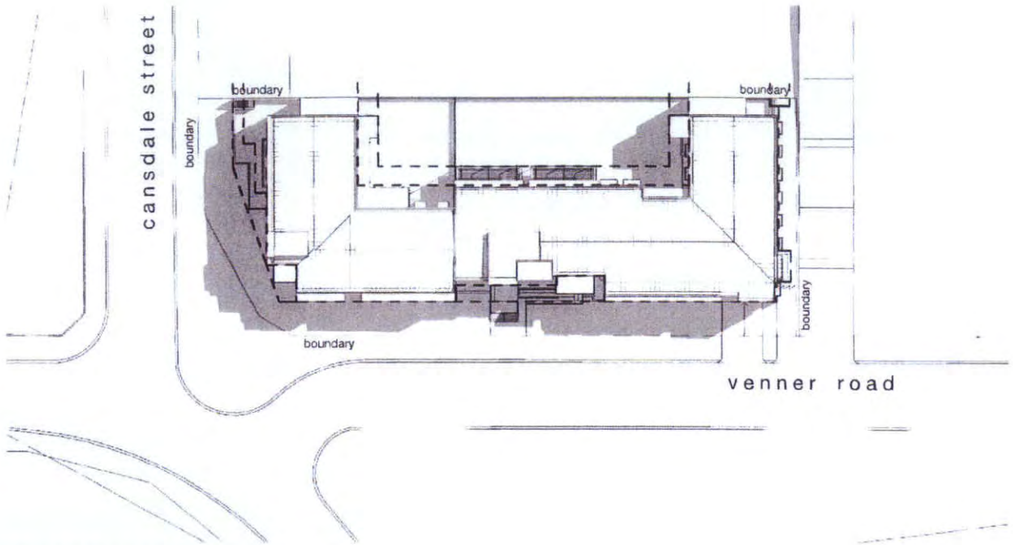
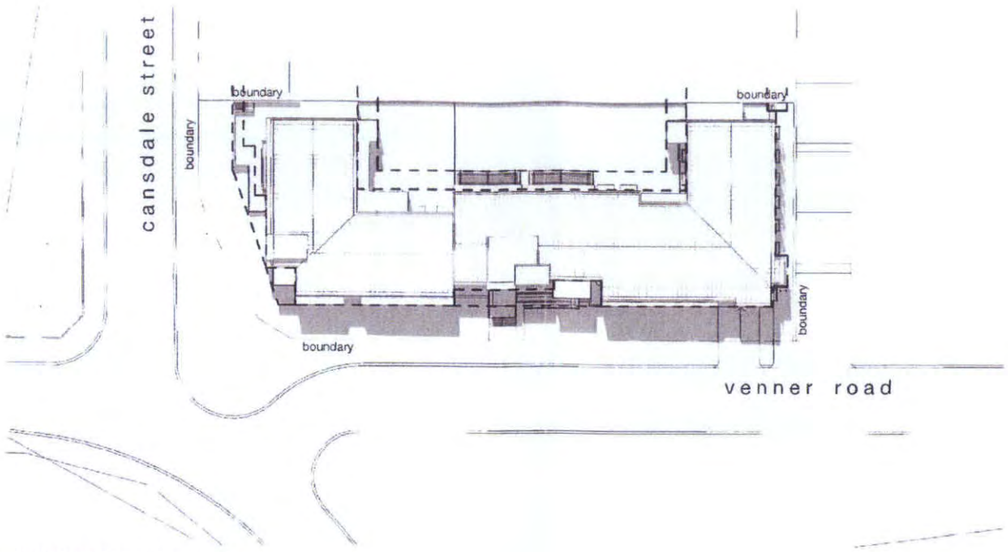
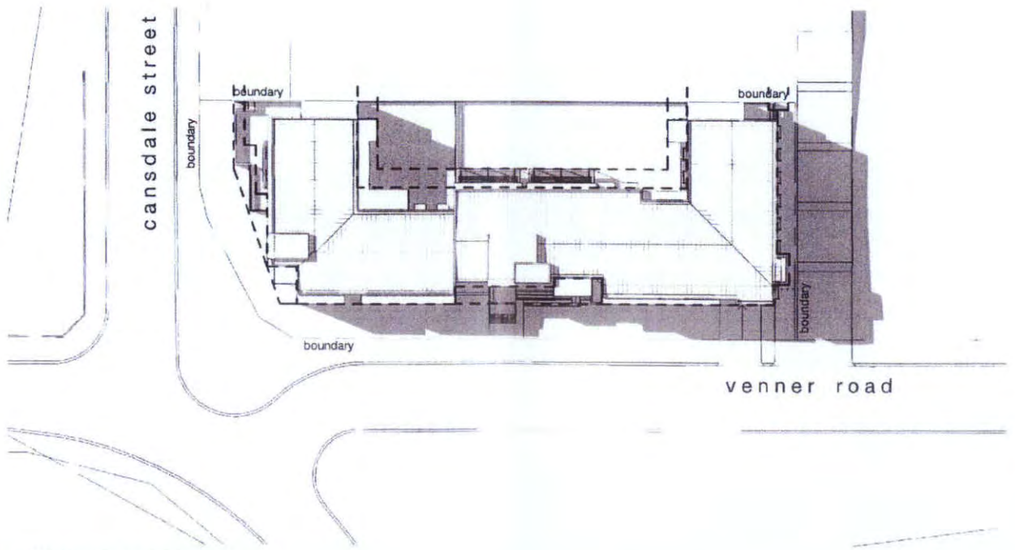


2 TP-04b **SHADOW 09am 22 September**
1 : 500



3 TP-04b **SHADOW 12pm 22 September**
1 : 500



1 TP-04b **SHADOW 03pm 22 September**
1 : 500@A1

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- 5 NOV 2008

PLANS AND DOCUMENTS
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NEGOTIATED DECISION dated 17/APR/2009

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shadow diagrams

regis yeronga a.c.r., queensland

1 : 500@A1 september 2008 0648 TP-06b

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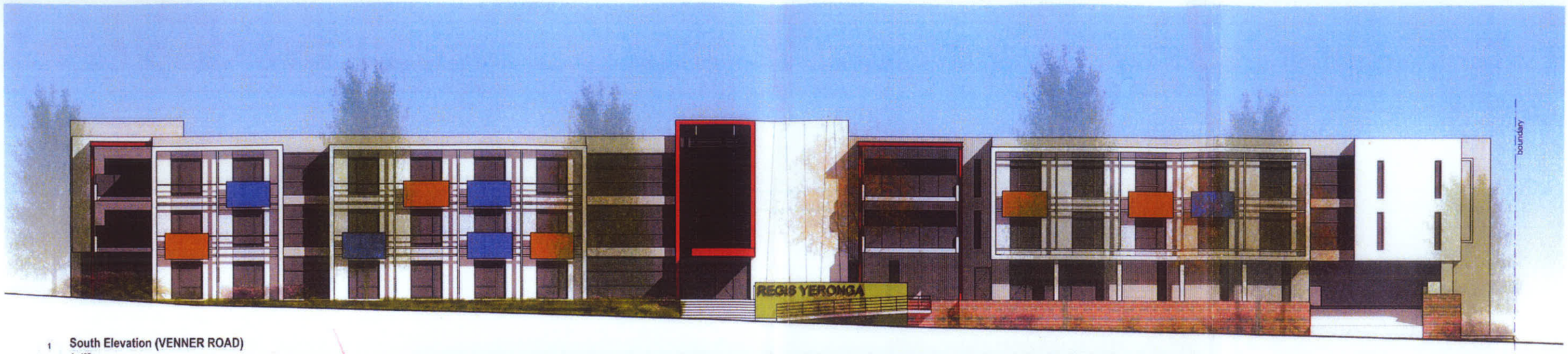

1 South Elevation (VENNER ROAD)
1 : 125



2 West Elevation (CANSDALE STREET)
1 : 125

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated - 5 NOV 2008

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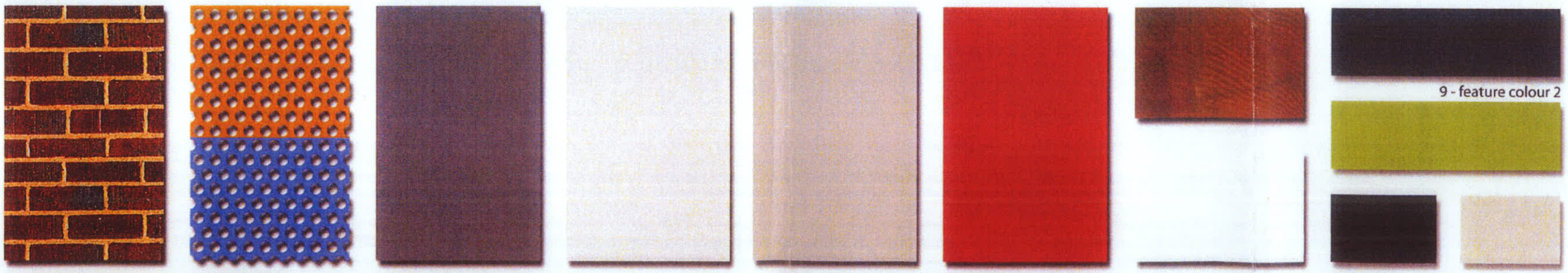

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finishes board

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1 : 125@A1 june 2008 0648 TP-07a

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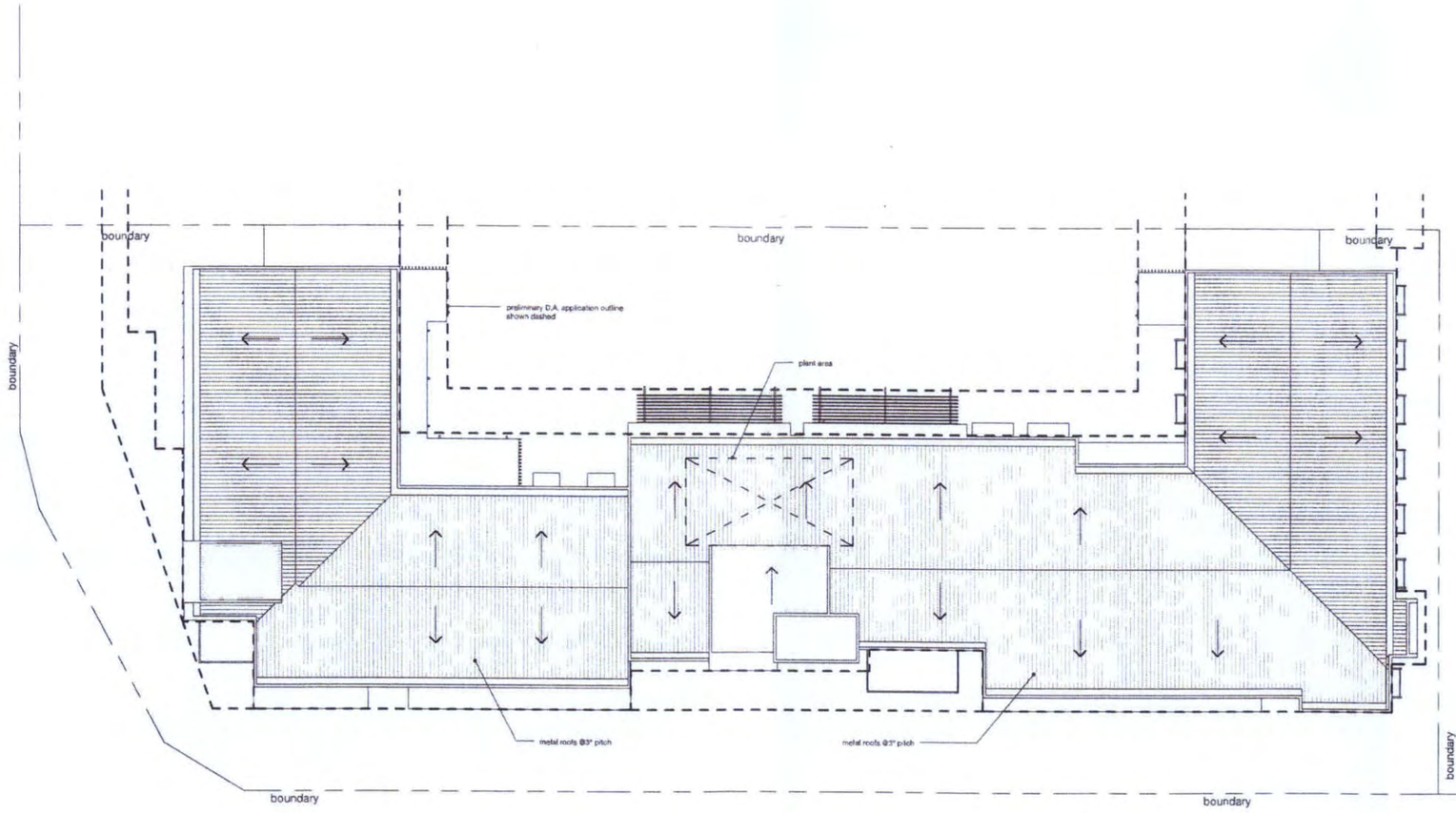
cansdale street



venner road

1 TP-08 **ROOF PLAN**
1 : 200@A1

PLANS AND DOCUMENTS
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NEGOTIATED DECISION dated 17 APR 2009

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roof plan

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1 : 200@A1 june 2008 0648 TP-08

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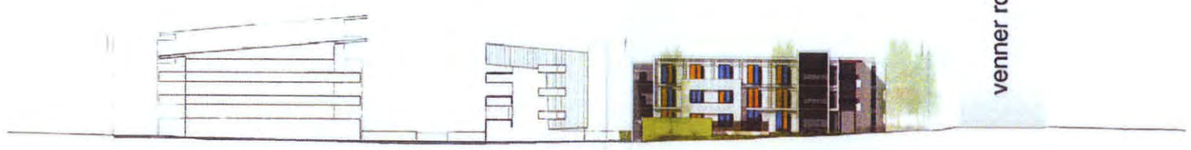
1 **South Elevation (VENNER ROAD)**
1 : 125



2 **West Elevation (CANSDALE STREET)**
1 : 125

PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION dated 17 APR 2009

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context elevations

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1 : 400@A1 june 2008 0648 TP-09

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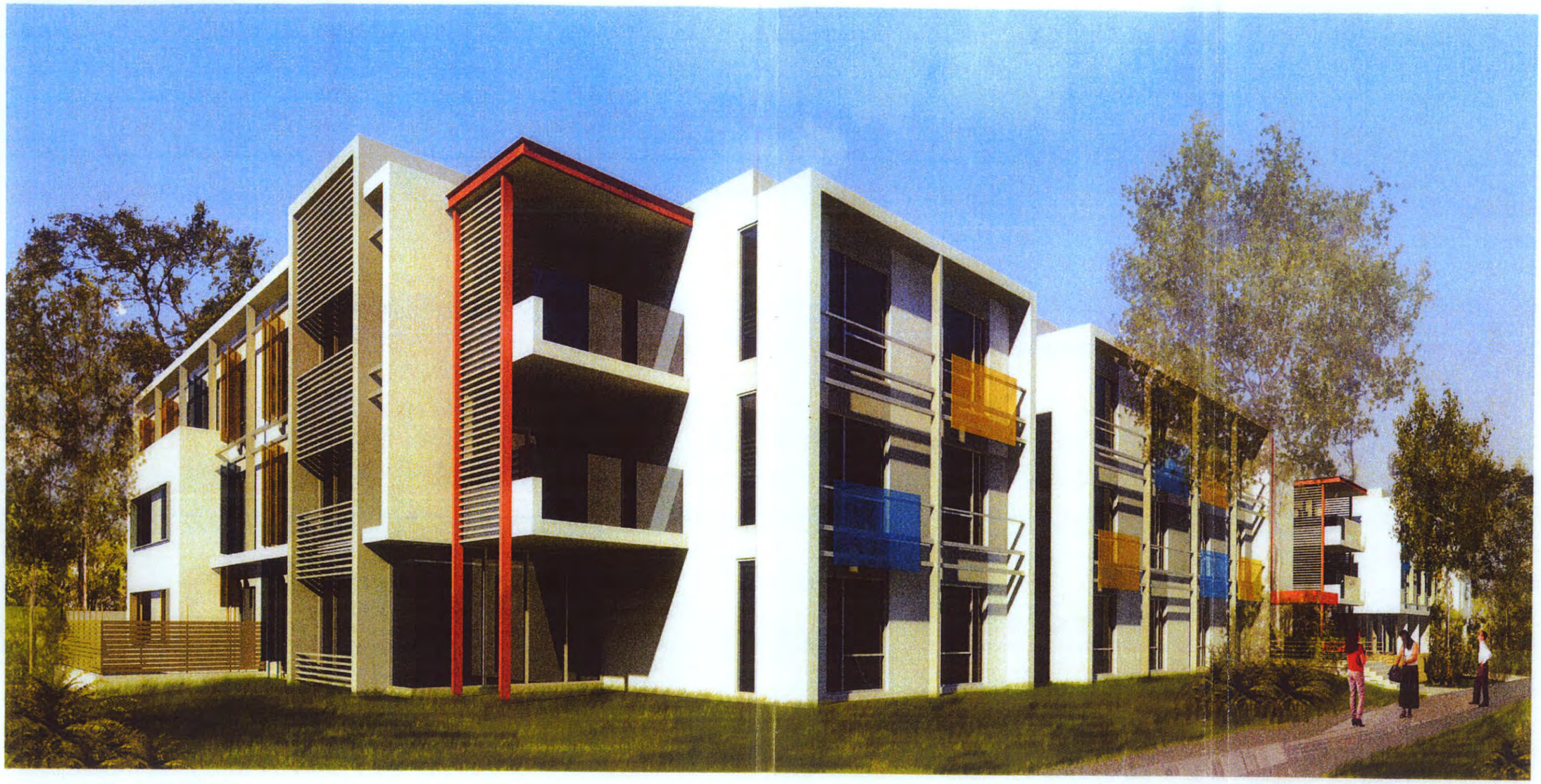

1 Perspective View from SOUTH-WEST

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated
- 5 NOV 2008

PLANS AND DOCUMENTS
referred to in the
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perspective view

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june 2008 0648 TP-10

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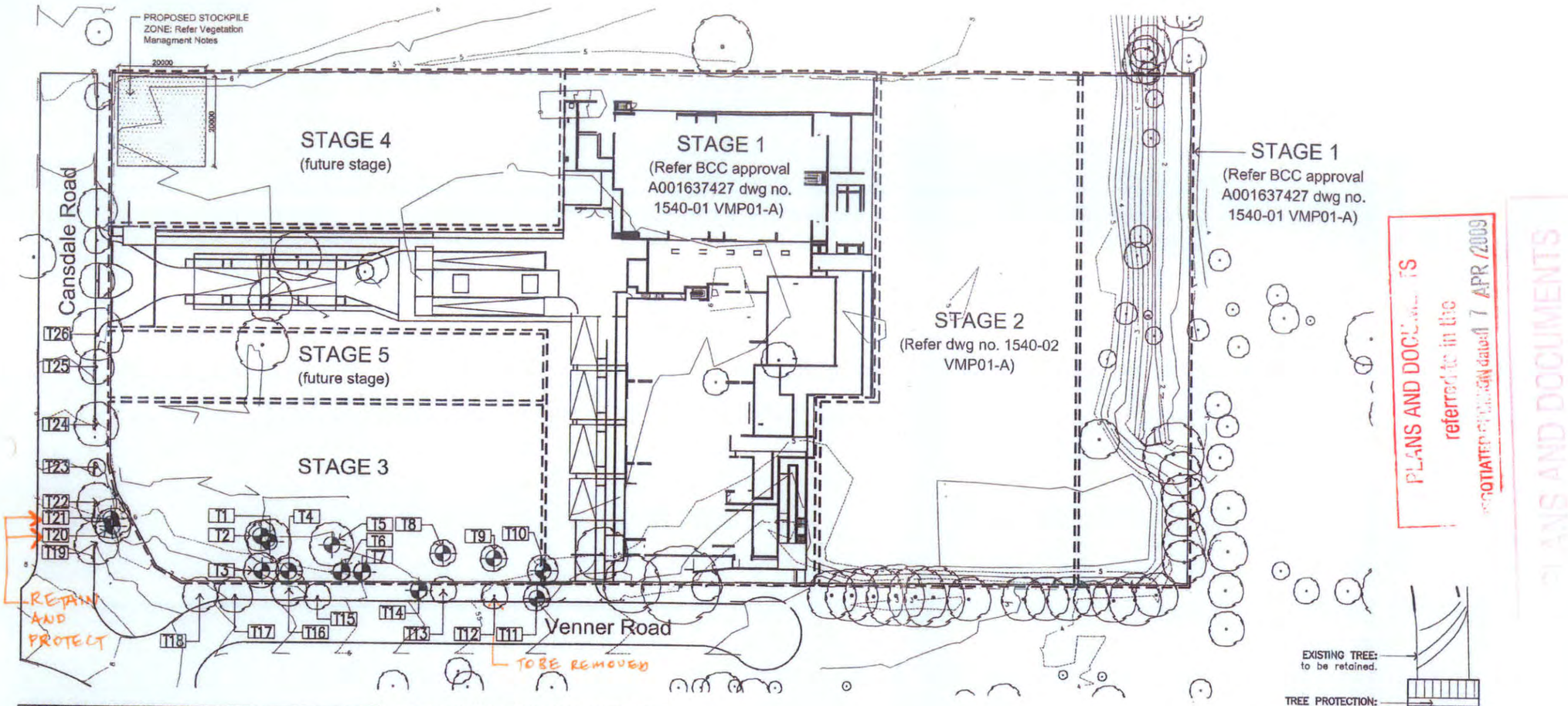


PLANS AND DOCUMENTS
referred to in the
dated 7 APR 2009

PLANS AND DOCUMENTS
- 5 NOV 2008

LEGEND

- EXISTING TREE TO BE REMOVED (Refer Existing Vegetation Schedule)
- EXISTING TREE TO BE RETAINED (Refer Existing Vegetation Schedule)
- PROPOSED STOCKPILE LOCATION

COUNCIL APPROVAL

EXISTING VEGETATION SCHEDULE

Project: 1764 Regis Yeronga

This schedule to be read in conjunction with the Vegetation Management Plan (VMP)

Action

P	**Retain and Protect**
P1	No other action required
P2	Prune dead or dying branches
P3	Prune branches to allow access
P4	Prune lower branches
P5	Tree surgery required
P6	Localized retaining required as directed on site
R	**Remove**
R1	Impact from building works will kill or severly damage tree
R2	Weed species
R3	Dead or dying
RL	**Relocate**
RL1	Relocate to location shown on plan

Tree No.	Botanical Name	Common Name	Trunk Dia (m)	Height (m)	Spread (m)	Action
T1	*Melaleuca leucadendra*	Weeping Paperbark	0.50	7.0	8.0	R1
T2	*Ficus benjamina*	Weeping Fig	0.40	9.0	10.0	R1
T3	*Cassia fistula*	Golden Shower Tree	0.40	7.0	8.0	R2
T4	*Cupaniopsis anacardioides*	Tuckeroo	0.30	6.0	6.0	R1
T5	*Ficus benjamina*	Weeping Fig	0.40	9.0	10.0	R1
T6	*Callistemon viminalis*	Weeping Bottlebrush	0.20	4.0	2.0	R1
T7	*Callistemon viminalis*	Weeping Bottlebrush	0.20	4.0	2.0	R1
T8	*Ulmus spp.*	Elm species	multi	6.0	10.0	R2
T9	*Ficus benjamina*	Weeping Fig	0.40	9.0	10.0	R1
T10	*Harpullia pendula*	Tulipwood	0.50	6.0	7.0	R1
T11	*Caesalpinea ferea*	Leopard Tree	0.25	5.0	6.0	R1
T12	*Caesalpinea ferea*	Leopard Tree	0.25	5.0	6.0	P1
T13	*Caesalpinea ferea*	Leopard Tree	0.50	6.0	6.0	P1
T14	*Syagrus romanzoffiana*	Cocos Palm	0.40	10.0	5.0	R2
T15	*Caesalpinea ferea*	Leopard Tree	0.30	5.0	6.0	P1
T16	*Caesalpinea ferea*	Leopard Tree	0.25	5.0	8.0	P1
T17	*Caesalpinea ferea*	Leopard Tree	0.25	6.0	8.0	P1
T18	*Caesalpinea ferea*	Leopard Tree	0.30	8.0	8.0	P1
T19	*Caesalpinea ferea*	Leopard Tree	0.25	6.0	6.0	P1
T20	*Callitris glaucophylla*	Bribie Island Pine	0.70	8.0	8.0	R1 P
T21	*Acacia concurrens*	Black Wattle	0.50	7.0	9.0	R1 P
T22	*Caesalpinea ferea*	Leopard Tree	0.30	8.0	9.0	P1
T23	*Caesalpinea ferea*	Leopard Tree	0.15	5.0	4.0	P1
T24	*Caesalpinea ferea*	Leopard Tree	0.30	8.0	10.0	P1
T25	*Caesalpinea ferea*	Leopard Tree	0.25	6.0	8.0	P1
T26	*Caesalpinea ferea*	Leopard Tree	0.40	8.0	12.0	P1

VEGETATION MANAGEMENT SPECIFICATION NOTES:

1. VEGETATION PROTECTION:
Any vegetation listed to be retained and protected shall have dead or dangerous limbs removed. All tree surgery shall be undertaken by a qualified aborist and shall be undertaken in accordance with AS4373 - Pruning of Amenity Trees.

2. SITEWORKS/EARTHWORKS:
For location and extent of site works, proposed infrastructure, and earthworks refer to Civil Engineer's plans.

3. VEGETATION RETENTION/REMOVAL:
For all vegetation to be removed or retained and protected refer to vegetation management plans 1764 VMP01.

4. VEGETATION PROTECTION:
The following strategies shall be adopted to protect existing vegetation during construction:
i. All construction activity is to be restricted by temporally fencing undisturbed areas where existing trees are to be retained. Refer detail 01 on drawing 1764 VMP01.
ii. Where possible tree roots should be tunneled under rather than severed. In the event of root damage, make a clean cut above the severed root and treat the root with a suitable fungicide. Do not excavate or fill within a 360 degree radius of a minimum of 10x trunk diameter at chest height.
iii. Access to the construction areas should be restricted to preexisting tracks or the path of existing disturbance.
iv. Do not store or otherwise place bulk materials and harmful materials under or within the dripline. Ensure decompation using hand methods.

5. WORKS WITHIN BUILDING FOOTPRINT AREAS:
All vegetation within the building footprint areas as indicated on plans is to be removed unless otherwise indicated and tub gound for use as mulch (except declared weed species). Weed species are to be disposed of off site at an authorised location. All areas disturbed by clearing works shall be grass seeded to prevent soil erosion or have appropriate sedimentation controls implemented in line with BCC best practice.

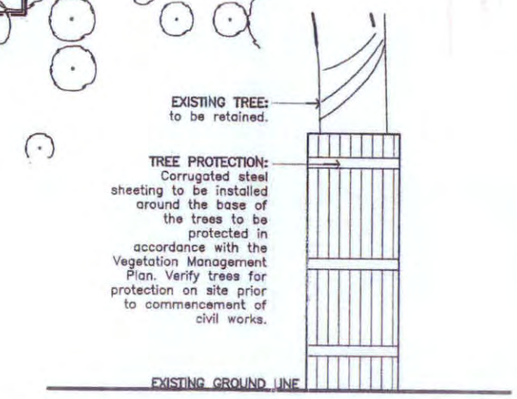
6. MATERIALS STORAGE/STOCKPILE:
Topsoil, mulch and sub-soil should be stockpiled separately. All stockpiles should be located outside the dripline of existing trees for retention to avoid compaction of the root zones. Appropriate sediment controls should be placed around stockpiles. For the location and extent of storage, and stockpile areas for removed vegetation, including description of all methods to salvage and/or re-use cleared vegetation as mulch, refer to Civil Engineer's drawings.

7. SEDIMENT/EROSION CONTROL:
Sediment fences are to be installed immediately downslope of all disturbed areas. For the location, description and extent of all sediment traps and other erosion control devices refer Civil Engineer's drawings.

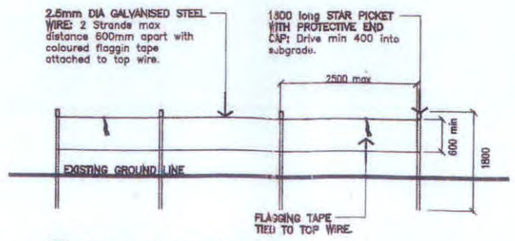
8. SEDIMENT/EROSION CONTROL PROGRAM:
For erosion and sediment control program, including control measures, monitoring programs, and maintenance procedures refer Civil Engineer's drawings.

9. AERIAL FAUNA:
All trees will be inspected prior to removal for evidence of aerial fauna or other fauna. The superintendent is to be notified immediately and the tree protected until further notice should fauna be present. Ensure a qualified fauna spotter is on site during pre-clearing inspection of and removal of trees indicated on drawing 1540-02 VMP01. This includes staging and sequencing of any clearing works operations, with relevant recovery proceedures in place during clearing works.

TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT ANY BUILT TO BOUNDARY WALLS OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS



VP01 / VMP01 TREE PROTECTION FENCING
SCALE 1:20 @ A1



VP02 / VMP01 TREE PROTECTION FENCING
SCALE 1:50 @ A1

Issue:	Description:	Date:	Signed:
A	Council Approval	04.07.08	JW

DRAWING STATUS: | SIGNATURE: | DATE:
Preliminary
For Information Only
For DA Approval
For BA Approval
For Tender
For Construction

PROJECT: REGIS, YERONGA

CLIENT: REGIS GROUP PROPERTIES PTY LTD

SITE: 15 CANSDALE STREET, YERONGA

DRAWING: VEGETATION MANAGEMENT PLAN STAGE 3

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

300MM ON ORIGINAL | 0 | 5 | 10 | 20 | 30 | 40 | 50

drawn:	scale:	no in set:	date:
KH	1:500@A1	1	04.07.08

project:	project no:	DWG no:	revision no:
DD	1764	VMP01	A

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REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION

SUBMISSION BY Shirley Shannon 27 October 2008

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 2790m² **Area Classification:** CP-LI **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** Material Change of Use - Development Permit - Multi-Unit Dwelling and Aged Care Accommodation **Description/Purpose of Proposal:** Multi-Unit Dwelling - Aged Care Accommodation (100 beds in 88 bedrooms) **Applicant:** Regis Group Properties Pty Ltd C/- Conics C/-Brad Jones PO BOX 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A002049510 **Lodgement Date:** 28 March 2008

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

BACKGROUND/HISTORY

The Council issued a Preliminary Approval for Multi Unit Dwelling, Retirement Village, Aged Care Accommodation, Shop, Office and Restaurant on 3 October 2006. The Preliminary Approval established the framework for future applications over the site for subsequent Development Permits and where it is compliant with the Preliminary Approval, the application is subject to a code assessment. The current application is compliant with the Preliminary Approval and is therefore code assessable.

The Preliminary Approval set a maximum gross floor area of 5,000m² for the Aged Care Residence, a maximum building height of 5 storeys and specific building setbacks and design elements. The current proposal complies with these development controls.

The current application relates to Stage 3 of the Preliminary Approval.

THE PROPOSAL

The proposed development forms part of the Yeronga Aged Care component of "The Village at Yeronga", an integrated retirement village. The proposal is for Multi Unit Dwelling – Aged Care Accommodation (100 beds in 88 rooms).

The proposed building is 3 storeys in height and consists of the following aspects:

- Sited within the approved Building Envelope H (Aged Care Residence site), incorporating a total of 100 beds and associated common facilities, including a hairdresser and cafe.
- Basement level car parking; and
- Associated landscaping.

AREA CLASSIFICATION AND LAND USE IN THE LOCALITY

The subject site is located within the Light Industry land use.

Future stages of the Yeronga Retirement Village adjoin the Aged Care Residence site immediately to the north, and a park is located beyond the northern boundary of the subject site. Further to the north are the Brisbane Corso and the Brisbane River.

There is a park to the east of the site and low density residential area further east.

The section close to the subject site is partially constructed. A parkland reserve which includes a dog park and children's play area and a childcare centre are located on the southern side of Venner Road, opposite the subject site. Beyond the parkland are existing Low-Medium Density and Low Density Residential and Commercial uses.

Cansdale Street and existing Light Industrial uses are located to the west of the site. This Light Industrial area contains several existing industrial uses and is surrounded by Sport and Recreation and Low-Density Residential areas.

THE INTEGRATED PLANNING ACT 1997

The application has been assessed against the provisions of the *Integrated Planning Act 1997*.

SUBMISSIONS, REPRESENTATIONS AND PUBLIC CONSULTATION

The application is a Code application and did not require public notification. Hence no submissions have been received.

ISSUES RELEVANT TO THE APPLICATION

Proposed Entry from Venner Road

During preliminary discussions between the applicant and the Council (prior to the lodgement of this application) it was agreed that only an exit from the site onto Venner Road would be approved. This was due to the fact that an all turn access to Venner Road would result in an increased volume of traffic at this intersection, thereby making it unsafe.

The main cause for concern with the current traffic arrangement is that there is no opportunity to improve motorist and pedestrian safety at the Venner Road and Hyde Road

intersection where sight distances are poor. Also this intersection is extremely close to the Cansdale Street intersection which is undesirable.

However, given that a Preliminary Approval has been granted over the entire development and Stage 1 of this development has already been approved, it was felt by the DA Team that it would be inappropriate to require the applicant to redesign the proposal to include ingress from Cansdale Street and egress off Venner Road.

Accordingly, a condition of approval requires that a double white line is to be installed in Hyde Road from Kingsley Parade to Cansdale Street and an advisory sign is to be installed which reads "**NO RIGHT TURN INTO VENNER ROAD AHEAD**".

This is considered to be an acceptable solution given the circumstances outlined above.

Design

The façade of the proposed building facing Venner Road initially appeared to be unarticulated and bulky. Following negotiations, this elevation was amended to include a range of colour boards that provide passive solar control, articulation to the facade, and variations in building material and form to the recessed façade. Furthermore, balconies are located at the western and central points of the façade, which both reduces the apparent building bulk, and provides a variation in the building form presented to Venner Road.

The provision of a prominent pedestrian entry to the building on Venner Road is constrained by the height restriction imposed by the Preliminary Approval for the flood immunity. However, various architectural design elements have been applied to demonstrate a prominent pedestrian entry. These include:

- Increase in the height of the roof element at the point of pedestrian entry including the articulation of the façade using vertical elements which accentuate the height at this section of the building;
- The entry is detailed in a colour different to the remainder of the building;
- The stairs and the wheelchair access are located at the front of the entry; and
- Signage is located at the front of the entrance.

The location of the boom gate on the ramp has been moved to a visually prominent position.

Flood Immunity

The top of the ramp has been raised to the height of the Q100 level (7.2m AHD) to provide sufficient flood immunity.

Height

The Preliminary Approval issued for this site sets the height control for any three storey building to be 19.6m AHD. The height of the current proposal is 17.6m AHD and is in accordance with the Preliminary Approval.

Setbacks

The Preliminary Approval for this site required that the setbacks to Venner Road and Cansdale Street are to be no less than 6m. The setback to Venner Road is 6m and 8m to Cansdale Street and complies.

Gross Floor Area

The gross floor area of the proposed building is 5,000m^2 and is in accordance with the Preliminary Approval. The proposal does not seek to exceed the individual thresholds for Office, Shop and Restaurant as indicated in the Preliminary Approval.

Car Parking

The car parking requirement under the TAPS Policy is 1 car space per 3 dwellings. For 88 units, this equates to 29.33 spaces. A total of 30 car spaces, including 2 for the disabled, are provided and complies with the policy.

On Site Manoeuvring

Although the TAPS Policy requires an MRV to service a Retirement Village, it has been accepted that an SRV is adequate given that the use is an Aged Care Accommodation which has different operating demands to that of a Retirement Village. The application has been conditioned accordingly.

RECOMMENDATION

After considering the proposal, the relevant provisions of the *Integrated Planning Act 1997* and the *Brisbane City Plan 2000* I recommend that the application be approved with conditions.

[redacted]

Shirley Shannon
Senior Urban Planner, Development Assessment
Development Assessment South BSQ
3403 4682
Development Assessment Branch

(5)

119/88/4115 - N Hp 95 - 2049510

CONICS

31 JUL 2008

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Conics the new name for pmm

CA08/26694

Our Ref: 22208
Your Ref: A002049510
Date: 10 July 2008

Attn: Meaghan Bourke - Development Assessment South

Brisbane City Council
Development Assessment South
GPO Box 1434
BRISBANE QLD 4001

RECEIVED
11 JUL 2008
Development Assessment

Via Delivery

Dear Meaghan,

RE: REQUEST FOR FURTHER INFORMATION RESPONSE
15 CANSDALE STREET, YERONGA (COUNCIL REF: A002049510)

We write on behalf of our Client, Regis Group Properties Pty Ltd, in relation to the Development Application lodged with Brisbane City Council on 28 March 2008. On 19 May 2008 a Request for Further Information was received by Conics.

This is a Code Assessable Development Application for Multi-Unit Dwelling – Aged Care Accommodation (100 beds in 88 bedrooms) over the abovementioned site. Please find below the Applicant's response to this Information Request. Included with the response are additional plans and reports as follows:

Attachment A	Amended Architectural Proposed Plans prepared by Smith & Tracey Architects
Attachment B	Amended Landscape Concept Plan and Vegetation Management Plan prepared by JW Concepts
Attachment C	Acoustic Report prepared by MWA Environmental
Attachment D	Traffic Statement prepared by TTM

In relation to the matters raised by Council, we provide the following information.

Planning & Design

1. Clarify the operation of the proposed uses on the ground floor including the hairdresser, cafe and offices. Condition 2 of the Preliminary Approval states Shop or Office or Restaurant is subject to Code Assessment, where predominantly servicing residents within the site; complying with the conditions in the Preliminary Approval; the total combined area of all three uses is no greater than 250m² in gross floor area; and any relevant "secondary codes" are to be considered part of the "primary code". Demonstrate compliance with condition 2 of the Preliminary Approval. Indicate the total gross floor area of all Office, Shop and Restaurants in the approved Stage 1 and the proposed Stage 2, and indicate the proposed gross floor area for any Office, Shop and Restaurants in Stage 3

Response: Having reviewed the previous Stages of development on the site, we understand the Shop / Office / Restaurant use includes the following:

Stage 1	
Office	Ancillary office, managers room, staff room, and interview room.
Shop:	Medical Room 30m²; Beauty Salon 22m²; Sales 38m²; Shop 14m² (Total 104m²)
Restaurant:	none
Stage 2	
Office	none
Shop:	none
Restaurant:	none
Current Stage – Regis Aged Care Accommodation	
Office	Ancillary office, manager's room, staff room, and interview room.
Shop:	Hair Dresser: 20m²
Restaurant:	Café / Tea and Coffee Making Facility 30m²
TOTAL AREAS	
Office	Ancillary office, manager's room, staff room, and interview room.
Shop:	124m²
Restaurant:	30m²

On the basis of the above table, the proposal does not seek to exceed the thresholds for Office, Shop and Restaurant uses imposed under the Preliminary Approval.

Nevertheless, it is our understanding that Condition 2 of the Preliminary Approval seeks to restrict the provision of stand alone commercial activities on the site. The above Office, Shop and Restaurant uses are integral and ancillary to the operation of the existing residential apartment building and the proposed aged care accommodation. That is, a dedicated space is being allocated for a hairdresser to service the needs of the residents only. Similarly, the café space is an area for visitors to meet with residents of the Aged Care Residence. As these activities will not service the public and provide services ancillary to the use, we consider that the thresholds do not apply in this regard.

2. Demonstrate compliance with P3IA3.1 & A3.3 of the *Residential Design – Medium Density Code* with regards to building bulk, design elements and materials, colours and/or textures.

Condition 3(i) of the Preliminary Approval requires the design elements of the building to reduce the appearance of building bulk. Variation in balustrading or other elements and colours would add variety and would break up the façade to Venner Road.

The Venner Road elevation as shown on the approved drawing SD 07.2 Rev D of the Preliminary Approval indicates the upper level to be setback from the east and west elevations providing articulation and variation in the building form. The approved drawings in the Preliminary Approval also indicate balconies fronting Cansdale Street, large windows to Venner Road, and a prominent pedestrian entry to Venner Road.

Response: The matters raised in the Information Request have been considered in the amendments to the proposed plans. The Acceptable Solution A3.1 states: "*The building bulk is reduced by a combination of; balconies and recesses; and variations in material and building form*". The Acceptable Solution A3.3 states "*Elevations show variation in materials, colours and/or textures between levels*". The proposed elevations have been amended and are shown on the elevations drawing TP-04a, the finishes board TP-07a, and the building perspective view TP-10, prepared by Smith & Tracy Architects. The elevations now include a range of colour boards that provide passive solar control, articulation to the façade, and variations in building material and form to the recessed façade. Furthermore, balconies are located at the western and central points of the façade, which both reduces the apparent building bulk, and provides a variation in the building form presented to Venner Road.

BCC.106.1269

The amended Architectural Proposed Plans prepared by Smith & Tracy are attached as **Attachment A** and satisfy this request.

3. Provide a prominent pedestrian entry to Venner Road, in accordance with P20/A20 in the *Residential Design - Medium Density Code*.

Response: The provision of a prominent pedestrian entry to the building on Venner Road is constrained by the height restriction imposed by the Preliminary Approval for the flood immunity. However, the pedestrian entrance has been identified through architectural design elements in the following ways:

- Increase in the height of the building roof element at the point of pedestrian entry. The location of the entry on Venner Road is the highest point of the building. The articulation of the façade introduces vertical elements which accentuate the height and invite visual interest and pedestrians to this point.
- Indicative colouring of the building finish is shown of the finishes board TP-07a, and the building perspective view TP-10. The entry is detailed in red which provides a contrast to the remainder of the building.
- Prominent stairs and a wheelchair ramp are proposed to connect the building to the pedestrian path on Venner Road. Being 4.5m in width, the stairs provide the only connection point between the footpath and the building with the remainder of the frontage being landscaped.
- The only signs that advertise the use of the building are located to the front of the entrance.

Having regard to the measures outlined above, the proposal satisfies P20/A20 in the *Residential Design – Medium Density Code* through the provision of a prominent entry that connects the foyer to the footpath. Refer to the amended Architectural Proposed Plans prepared by Smith & Tracy attached as **Attachment A**.

4. The proposed location of the roller access grill is an issue due to the location at the bottom of the ramp. Indicate an alternative location for a roller access grill (or similar) closer to Venner Road to prevent any lengthy reversing up the ramp if access to the basement level cannot be granted.

Response: The location of a boom gate has been moved to the top of the ramp to the basement. This visually prominent position will ensure access to the basement is clearly visible and avoid unnecessary manoeuvres. Refer to the amended floor plans TP-02a in **Attachment A**.

5. Provide a streetscape elevation to both Cansdale Street and Venner Road, also indicating any proposed front fencing in accordance with P9/A9.2 & A9.3 in the *Residential Design - Medium Density Code*. The streetscape elevation should also show a prominent pedestrian entry to Venner Road.

Response: A streetscape elevation of the both Cansdale Street and Venner Road has been prepared and is attached in **Attachment A**. The elevation incorporates those buildings currently under construction and the indicative building outline that is approved as part of the Preliminary Approval. The streetscape elevation illustrates the context of the prominent entrance in the context of the streetscape.

6. Submit a copy of the proposed roof plan.

Response: A roof plan is attached in **Attachment A** and is referenced as TP-08.

Landscape

7. A detailed vegetation survey is required that identifies the species (provide botanical name), dimensions (height, spread, DBH) and exact location of all existing vegetation on site and on the adjacent

footpath reserve. Please note that the VMP provided in Stage 1 includes a vegetation survey of all existing trees affected by this Stage 3 development, but the DBH of the trees was not included.

Response: A Vegetation Survey (VS) and a Vegetation Management Plan (VMP) was submitted as part of the preliminary approval and further updated with Stage 1 of the development of the site. The VS has been updated to reflect the species, dimensions, and exact location of the vegetation on the site affected by the proposal. Furthermore, the VMP provides updated details of the proposed works required in relation to the vegetation on site. Refer to the amended Landscape Concept Plan and Vegetation Management Plan prepared by JW Concepts attached as **Attachment** B.

8. The site plan highlights a proposed conflict of the proposed vehicular driveway to Venner Rd with an existing street tree. All existing street trees are protected by NALL (Council controlled vegetation). The driveway should be relocated away from all existing street trees.

Response: The vehicle access to the building on site is at the location identified in the Preliminary Approval. We confirm that the construction of the vehicle access requires the removal of one street tree to facilitate access. This is unavoidable based on the current approval. In our opinion the loss of the tree will effectively be mitigated by the proposed vegetation planting on the site to be undertaken as per the Landscape Concept Plan. Refer to **Attachment B** for the location of the street tree in relation to the vehicle access, and for the proposed Landscaping Concept Plan.

9. The proposed location of the pedestrian pathway within the footpath reserve conflicts with existing street trees. All existing street are protected by NALL (Council controlled vegetation). The Landscape Concept Plan is to be updated to illustrate a revised pathway layout which accommodates the retention of all street trees.

Response: The location of the pedestrian pathway has been amended to resolve the conflicts with the remaining street vegetation. The revised pathway accommodated the retention of all street vegetation with the exception of that tree required to be removed to facilitate vehicle access. Refer to **Attachment B** for the amended location of the pedestrian pathway.

10. The planting theme approved in Stage 1 and proposed in Stage 2 of the overall development along Venner Road should continue along the frontage of Stage 3. Therefore, the Landscape Concept Plan should be updated to indicate the provision of ex-ground tree planting (*Araucaria cunninghamii*) along the southern side of the building, adjacent to the southern property boundary. Trees are to be spaces at a maximum of 10-15 metres. The provision of screen planting is also required adjacent to the southern side of the building, adjacent to the southern property boundary to screen the facade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.

Response: The trees along Venner Road in Stage 1 are *Agathis robusta* with only one *Araucaria cunninghamii* being present. *Araucaria cunninghamii* have been proposed for Stage 2 however this is adjacent a Council Park where there is a 9m setback. The proposed building has a setback to Venner Road and Cansdale Street of only 6m. Taking into account the retention of the existing street trees and the location of a pedestrian footpath in this area, we have been advised by the Landscape Architect that it is not suitable in this instance to plant *Araucaria cunninghamii* along Venner Road due to the conflicting size of the existing and proposed trees given the space available. The proposed planting is *Brachychiton acerifolius* with *Agathis robusta* used in key places. Refer to the Landscape Concept Plan (**Attachment** B) for details of the proposed planting. On the advice of the Landscape Architects, JW Concepts, we are able to confirm that the proposed screening shrub species *is Syzygium* "Cascade" which will reach the desired height of 5m in 5 years.

Pollution

11. Provide a noise report prepared by a qualified acoustic consultant in accordance with the *Brisbane City Plan 2000 - Noise Methodologies Guidelines* demonstrating that acceptable levels of noise from nearby uses e.g. industrial/commercial uses, mechanical plant and equipment, etc can be achieved at the proposed residential use. The noise report must detail the location, extent and construction specifications for proposed attenuation measures and include all assumptions and methodologies used.

The report must include all data required to be presented by Australian Standard AS1055 "Acoustics - Description and Measurement of Environmental Noise".

Response: An Acoustic Report has been prepared to demonstrate compliance with the *Brisbane City Plan 2000 - Noise Methodologies Guidelines*. More specifically, the report reviews previous acoustic advice in relation to the site development, and reviews the relevance of the readings and predictions for traffic noise and future residential noise from on and off-site land uses that may impact upon the development.

The key conclusion of the Acoustic Report is as follows:

> *"The traffic noise assessment has determined that an appropriate external living area is provided in the form of the proposed communal outdoor recreation areas located adjacent to the northern building façade. The noise assessment determined the maximum Rw ratings required for typical building components so as to achieve the design internal noise levels of AS2107:2000 considering the noise of vehicular traffic on the surrounding road network. The required acoustic ratings are achievable with relatively standard building façade construction and using readily available glazing elements (i.e. windows, sliding glass doors etc.). These RW requirements will be revised at the detailed design phase of the development to ensure appropriate internal acoustic amenity is achieved. It is submitted the attached advice confirms the proposal will satisfy Council's requirement and request."*

On the basis of the reports conclusion, compliance with the *Brisbane City Plan 2000 - Noise Methodologies Guidelines* has been demonstrated.

Refer to **Attachment C** for the full Acoustic Report by MWA Environmental.

12. The applicant must identify if any stand-by generators is to be used in this stage.

Response: No generators are proposed in this Stage of development and this can be conditioned accordingly.

13. If the proposal includes the storage of distillate for the emergency generator(s) in quantities of 10,000 litres or more, an application is required for a Material Change of Use – Environmentally Relevant Activity, ERA1 I (a) Petroleum Product Storage.

Response: As no generators are proposed in this Stage of development, the storage of large quantities of fuel is not necessary and is not proposed.

14. Identify the amount of fuel to be used with any associated stand-by generation and determine whether this activity constitutes Fuel Burning as defined in:

- Schedule 2 activities within Chapter 3, Section 6 - Industrial Areas in the *Brisbane City Plan 2000:*

Fuel Burning - Any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) ***100kg or more of fuel per hour.***

- Schedule 1 of the *Environmental Protection Regulations* 1998, prescribed Environmentally Relevant Activities:

ERA 17 (Fuel Burning) - Any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) ***500kg or more of fuel per hour.***

Response: As no generators are proposed in this Stage of development, the storage of large quantities of fuel is not necessary and is not proposed.

15. Describe all dangerous goods to be stored on site. The following information relating to the storage of dangerous goods must be presented as a minimum:

- Maximum quantities of each material stored
- Dangerous goods Class, Packaging group and UN Number for each material
- Total quantities stored for each Class and Packaging group
- Location of each material stored identified on site plans
- Manner in which material is stored (i.e. above-ground tank, drums)
- Handling and safety measures (i.e. fire protection measures, bunding)

Response: We can confirm no dangerous good outlined in the list above are to be stored on site.

Engineering

16. The Traffic Report prepared by TTM indicates that the grades for the access ramp are to be altered to comply with the *Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy.* Amend the plans to reflect these changes.

Response: The ramp gradients have been amended to comply with the *Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy.* Refer to the attached Architectural Plans prepared by Smith & Tracy (**Attachment** A) and the attached Traffic Engineering Response prepared by TTM (**Attachment** D).

17. The proposed service vehicle allowed for is a van. In accordance with Table 1 in the TAPS Policy, a MRV is required for a retirement village. Demonstrate access and manoeuvring on site for an MRV.

Response: The proposal is for an Aged Care Accommodation which has different operating demand to that of a Retirement Village. This proposal will provide for a higher level of care than typically required for a retirement village where independent living prevails. The attached Traffic Engineering Response prepared by TTM (**Attachment** D) evaluates the servicing of the site in relation to similar aged care accommodation residences elsewhere in Australia. Based on the operations of the existing facilities it is concluded in the report that servicing by a van is appropriate in this instance.

18. Obtain approval from City Waste Services for the proposed refuse collection facilities due to the location of the access ramp.

Response: The proposed building will require six (6) standard bins for its waste collection. In accordance with the TAPS Policy, as the proposed number of bins does not exceed ten (10), kerbside collection is permitted. Refer to the Traffic Engineering Response prepared by TTM (**Attachment** D) for

the full assessment. The refuse collection for the site has been discussed with Mr John Love of City Waste who has identified a preference for curb side refuse collection and the resolution reached.

19. The Traffic Report prepared by TTM states that refuse collection is not required for this site as they have a shared collection area with the adjoining retirement village. If a shared arrangement is allowed then an easement will be required over this area as the site has an approval to subdivide the land.

Response: The Applicant has opted to amend the refuse collection arrangements for the proposal. Shared collection is no longer required over the adjoining property and therefore the need for easements is no longer obsolete.

20. Provide levels at the top of the access ramp and surrounding areas to show that the basement has flood immunity to a Q100 level.

Response: The top of the ramp has been raised to the height of the Q100 level (7.2m AHD) to provide sufficient flood immunity.

21. Indicate any proposed visitor and staff car parking spaces in the basement car park.

Response: The staff and visitor spaces have been identified on the plan prepared by TTM and attached as **Attachment** D.

In accordance with Section 3.3.8(1)(a) of the *Integrated Planning Act 1997*, this letter and its attachments provides a response to all of the information requested. Accordingly we ask that Brisbane City Council proceed with assessment of this Development Application.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact Simon Forsyth or the writer by telephone on 3237 8899.

Yours faithfully,
CONICS PTY LTD

[redacted]

PLANNER

Enc **Attachment A** – Amended Architectural Proposed Plans prepared by Smith & Tracy Architects
Attachment B – Acoustic Report prepared by MWA Environmental
Attachment C – Landscape Plan and Vegetation Management Plan prepared by JW Concepts
Attachment D – Traffic Engineering Response prepared by TTM

Cc [redacted] Regis Group
[redacted] Smith & Tracy Architects

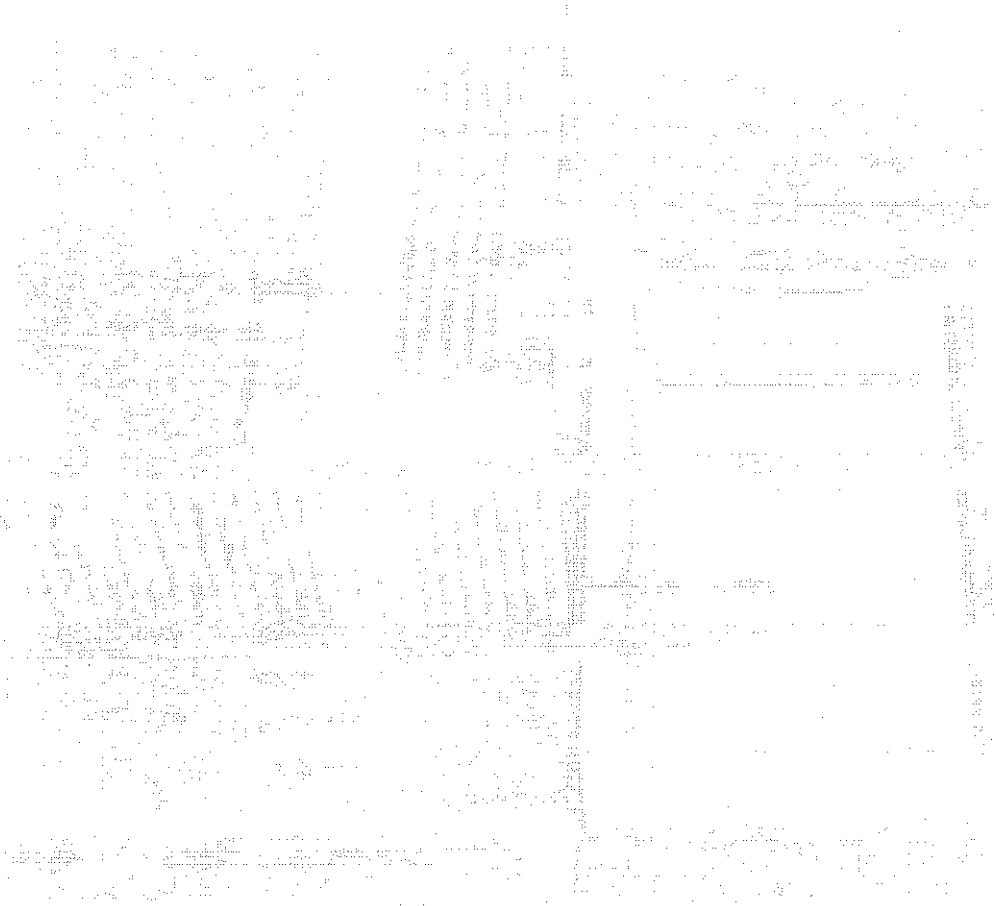
CONICS

ATTACHMENT A

Amended Architectural Proposed Plans

Prepared by

Smith & Tracey Architects



Superseded Set

drawing list

tp01a - site plan proposed

tp02a - floor plans 1

tp03a - floor plans 2

tp04a - elevations

tp05a - sections

tp06a - shadow diagrams

tp07a - finishes board

tp08 - roof plan

tp09 - contextual elevations

tp10 - perspective view from south-west

town planning submission - revision a, june 2008. project no.0648

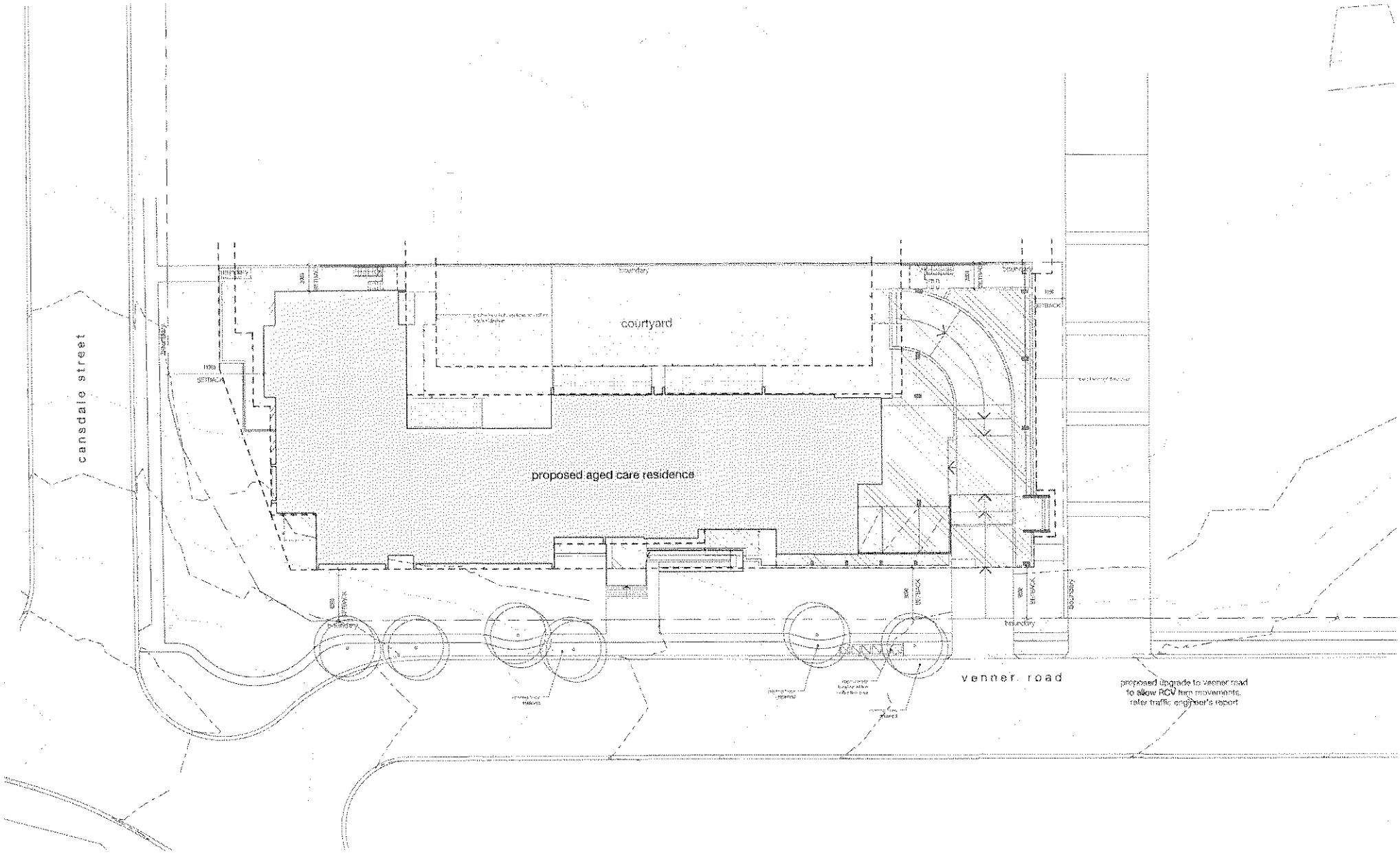
proposed aged care residence

regis yeronga a.c.r. , queensland

smith+tracey architects

REGIS

BCC.106.1276



1 Proposed Site Plan
1 : 200@A1

smith+tracey architects

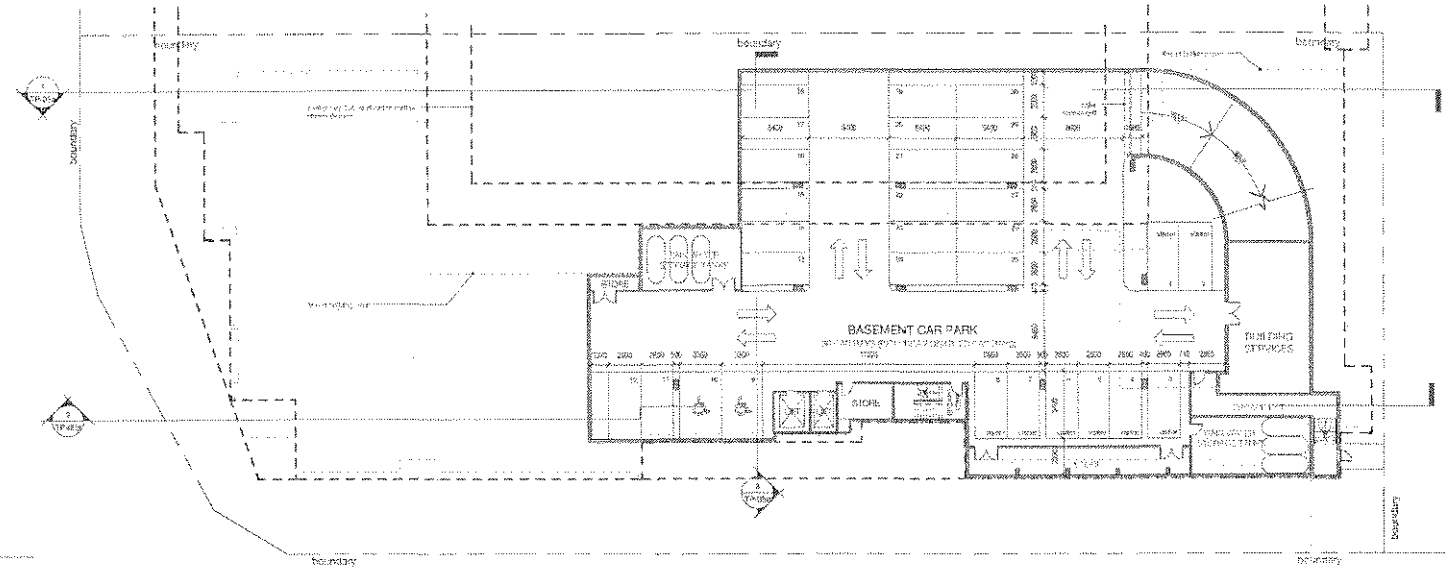
site plan proposed

regis yeronga a.c.r., queensland

1 : 200@A1 | june 2008 | 0648 | TP-01a

REGIS

BCC.106.1277



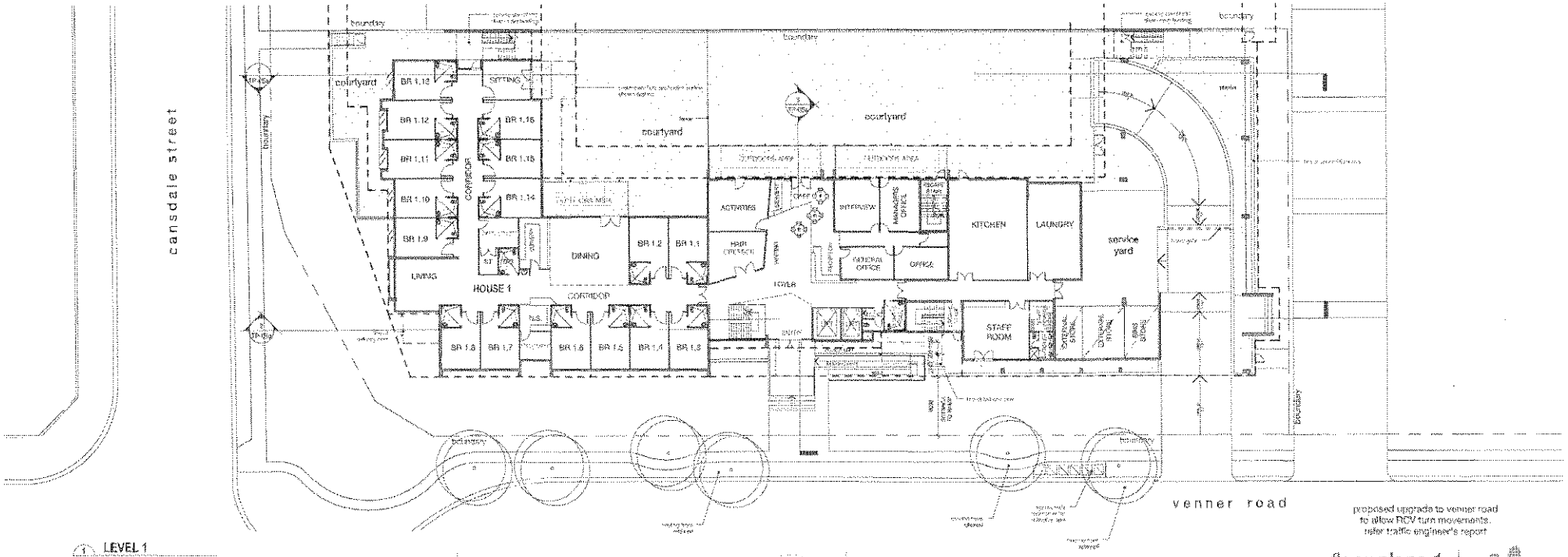
BASEMENT LEVEL
1 : 200@A1

GROSS BUILDING AREA	
Level	Area
LEVEL 1	1215 m²
LEVEL 2	1690 m²
LEVEL 3	1895 m²
Grand total: 3	5000 m²

ACCOMMODATION SUMMARY	
Level	House no. / No. of bed rooms (no. of beds)
LEVEL 1	1/18 (18)
LEVEL 2	2/18 (18)
	3/20 (26)
LEVEL 3	4/18 (18)
	5/20 (26)
Total:	88 (106)

PARKING	
Level	No. of car spaces
BASEMENT	80 (including 7 disabled spaces)

for 88 rooms = 0.34 spaces/room



LEVEL 1
1 : 200

proposed upgrade to venner road to allow RCV turn movements. refer traffic engineer's report

smith+tracey architects

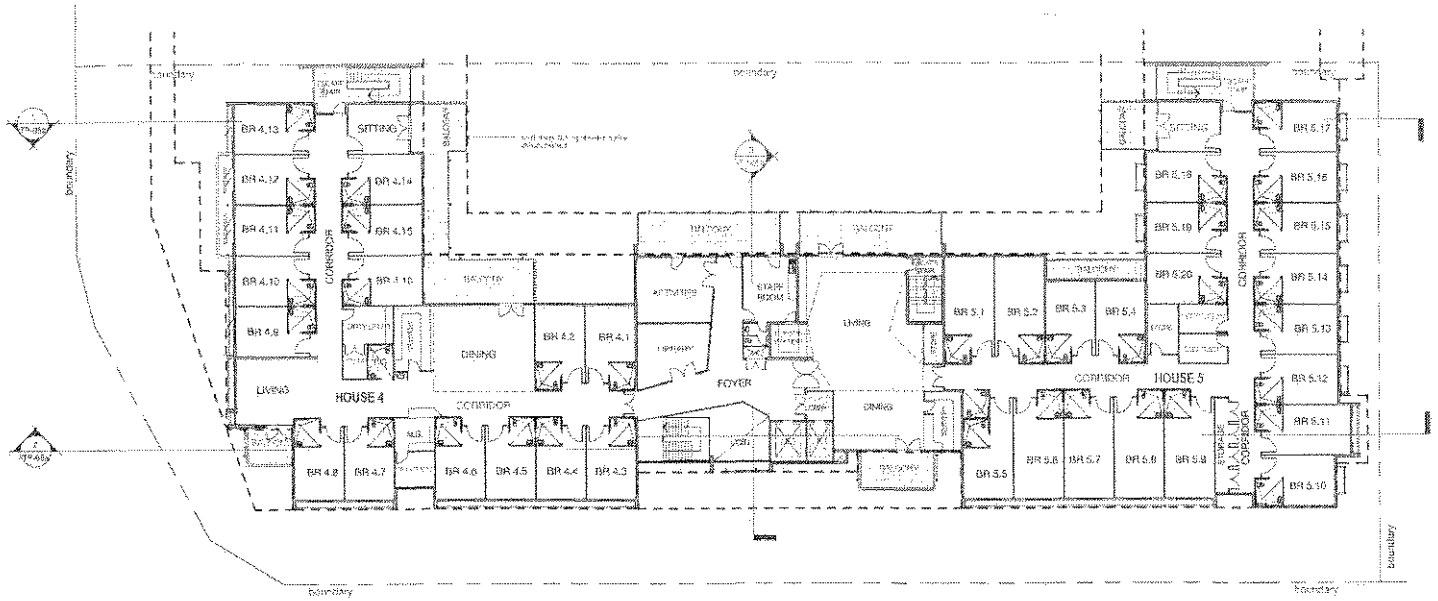
floor plans 1

regis yeronga a.c.r., queensland

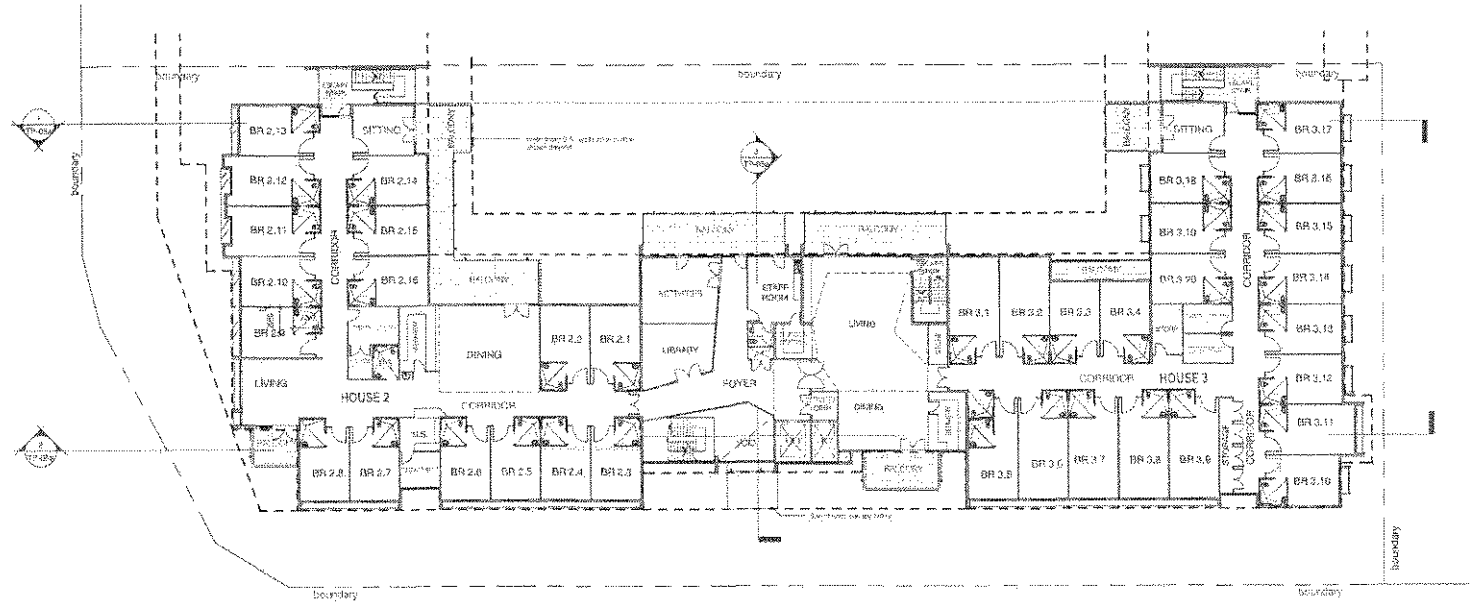
1 : 200@A1 | june 2008 | 0648 | TP-02a

REGIS

BCC.106.1278



LEVEL 3
1 : 200@A1



LEVEL 2
1 : 200@A1

smith+tracey architects

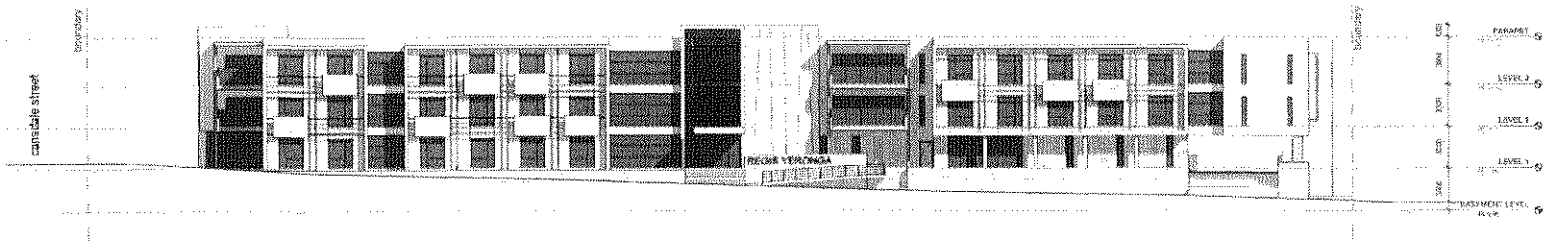
floor plans 2

regis yeronga a.c.r., queensland

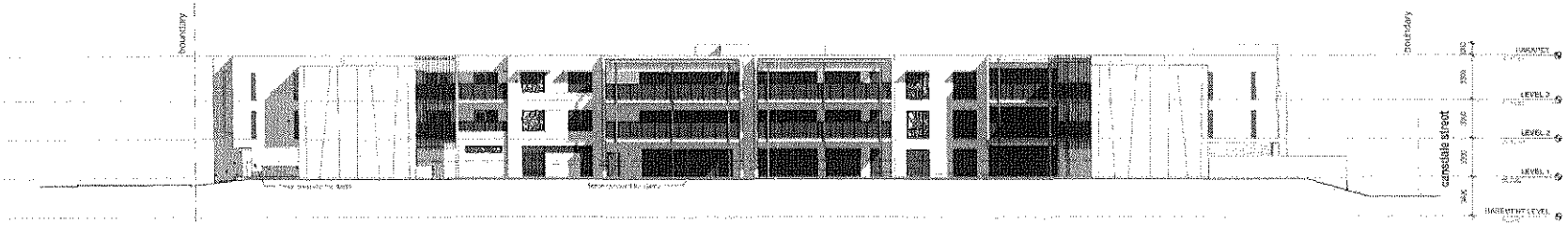
1 : 200@A1 | June 2008 | 0648 | TP-03a

REGIS

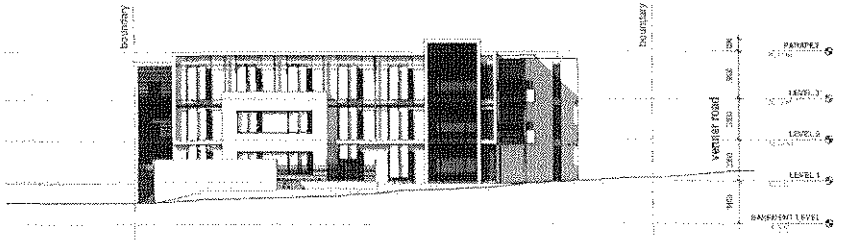
BCC.106.1279



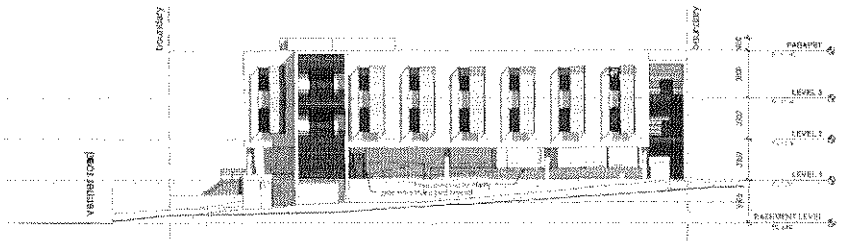
1 South Elevation (VENNER ROAD)
1 : 200



2 North Elevation
1 : 200



3 West Elevation (CANSDALE STREET)
1 : 200



4 East Elevation
1 : 200@A1

smith+tracey architects

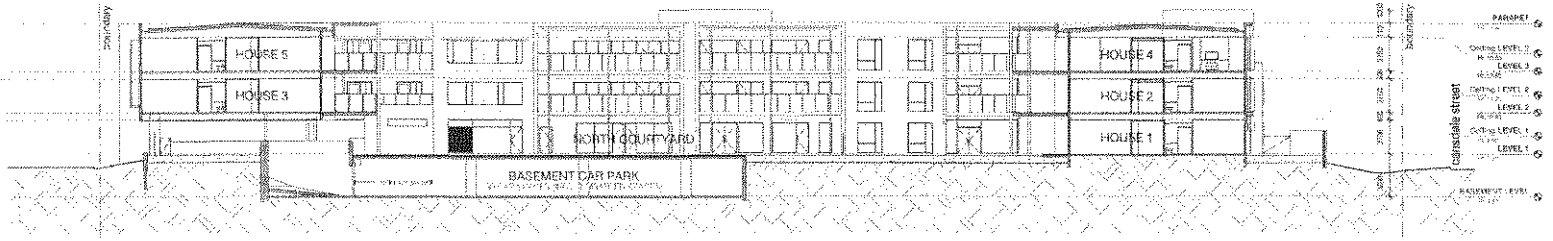
elevations

regis yeronga a.c.r., queensland

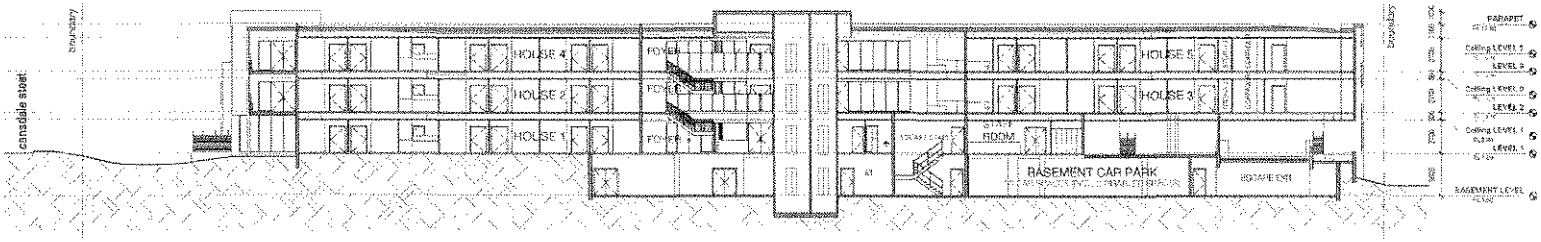
1 : 200@A1 | june 2008 | 0648 | TP-04a

REGIS

BCC.106.1280



SECTION 1
1 : 200@A1



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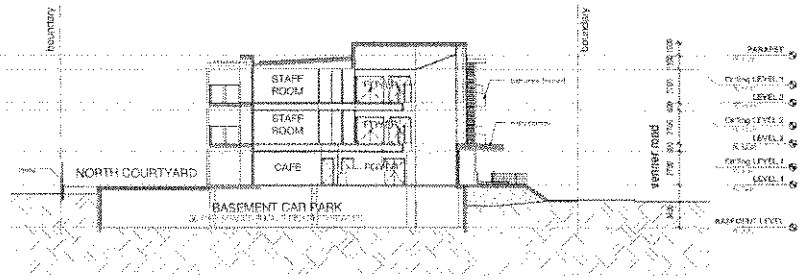


SECTION 3
1 : 200@A1

smith+tracey architects

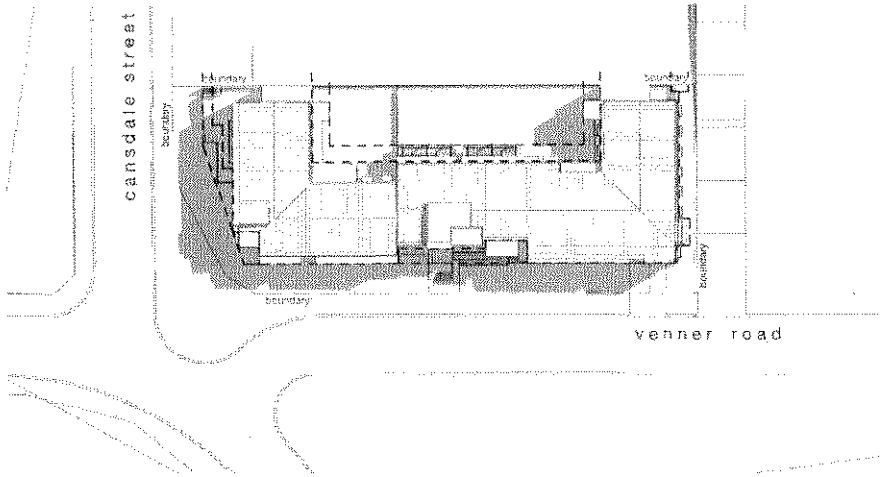
sections

regis yeronga a.c.r., queensland

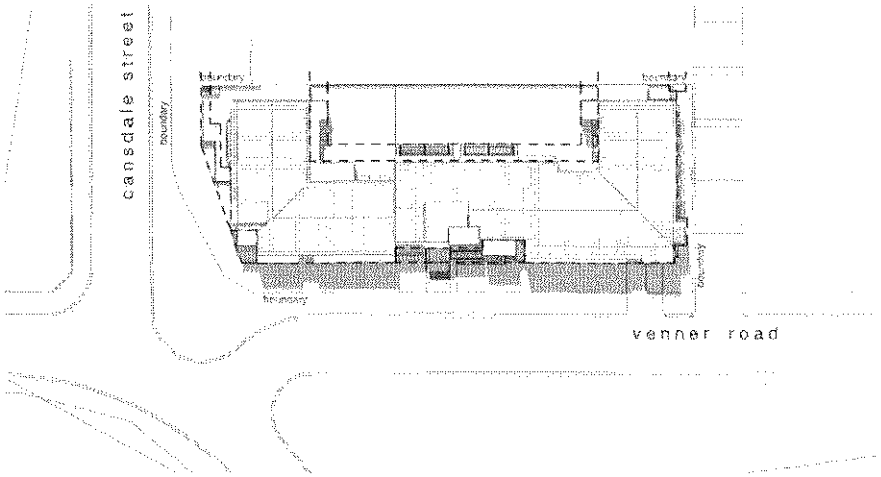
1 : 200@A1 june 2008 0848 TP-05a

REGIS

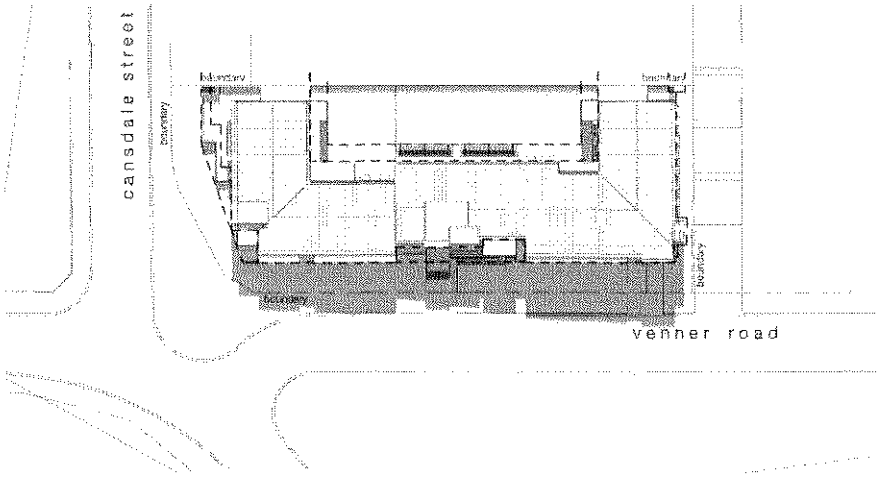
BCC.106.1281



2 SHADOW 09am 22 September
1 : 500



3 SHADOW 12pm 22 September
1 : 500



1 SHADOW 03pm 22 September
1 : 500@A1

smith+tracey architects

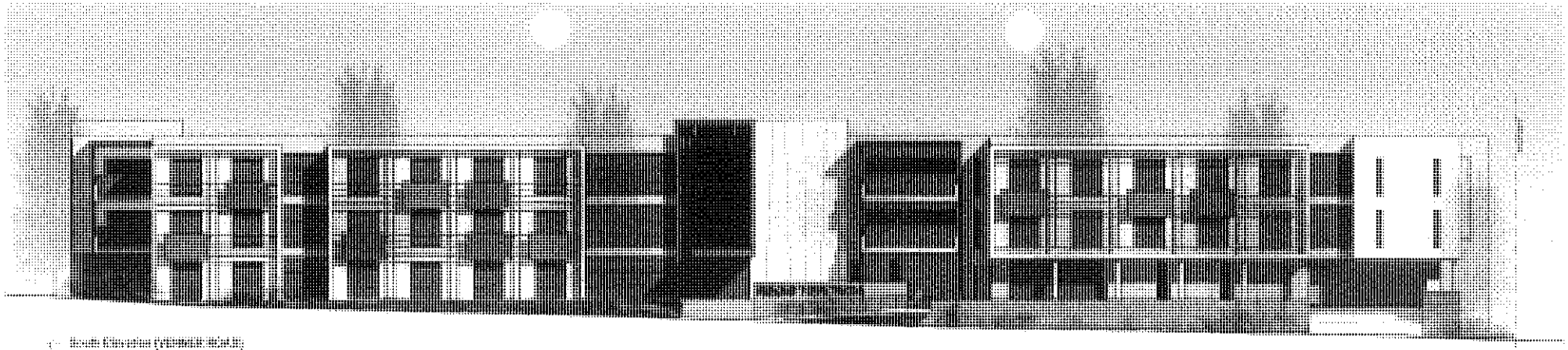
shadow diagrams

regis yeronga a.c.r., queensland

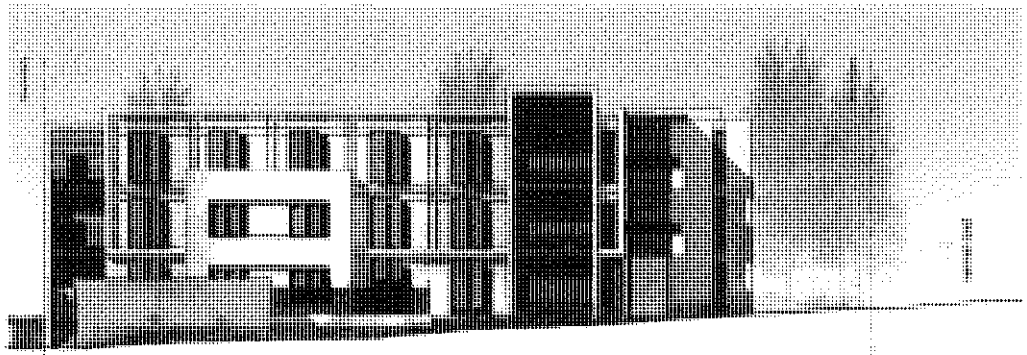
1 : 500@A1 | june 2006 | 0648 | TP-06a

REGIS

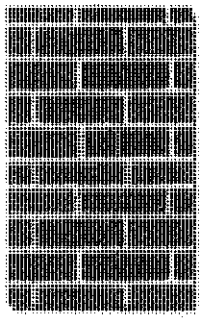
BCC.106.1282



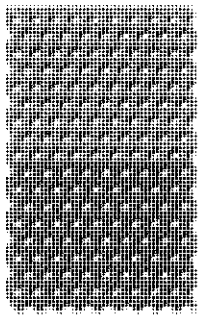
South Elevation (CRESWICK ROAD)
1 : 125



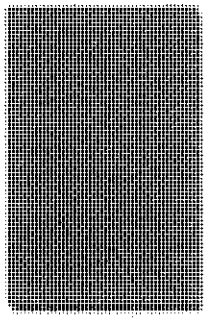
2 West Elevation (CANSDALE STREET)
1 : 125



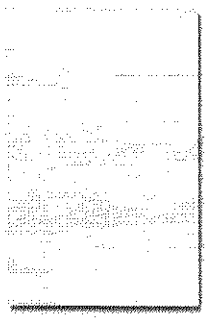
1 - masonry colour



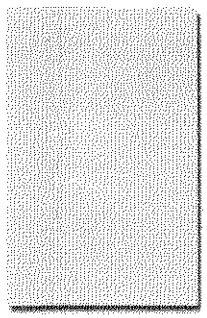
2 - perforated metal screens



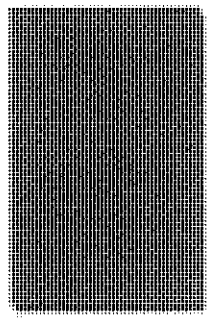
3 - concrete colour 1/ lightweight cladding



4 - concrete colour 2

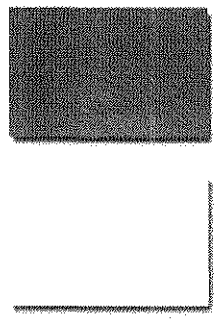


4 - concrete colour 3



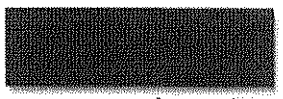
5 - concrete colour 4/ aluminium cladding/ steelwork

7 - timber fences

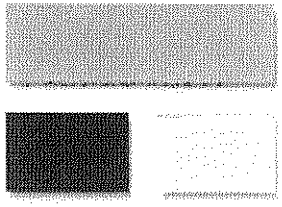


6 - concrete colour 5

8 - feature colour 1



9 - feature colour 2



10 - window frames

smith+tracey architects

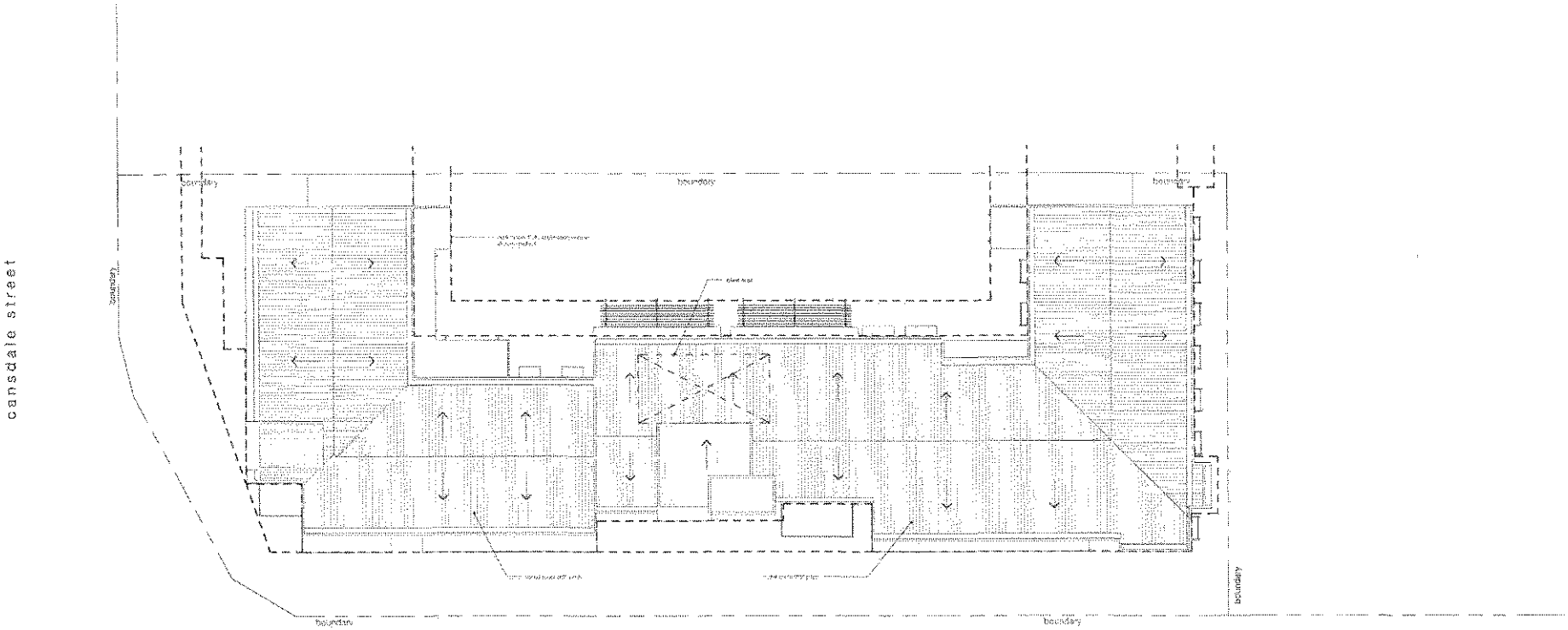
finishes board

regis yeronga a.c.r., queensland

1 : 125@A1 | june 2008 | 0646 | TP-07a

REGIS

BCC.106.1283



ROOF PLAN
1 : 200@A1

smith+tracey architects

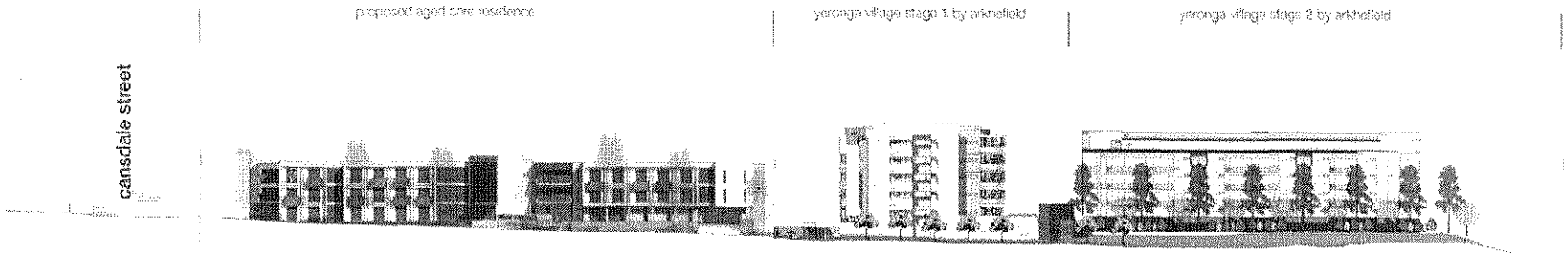
roof plan

regis yeronga a.c.r., queensland

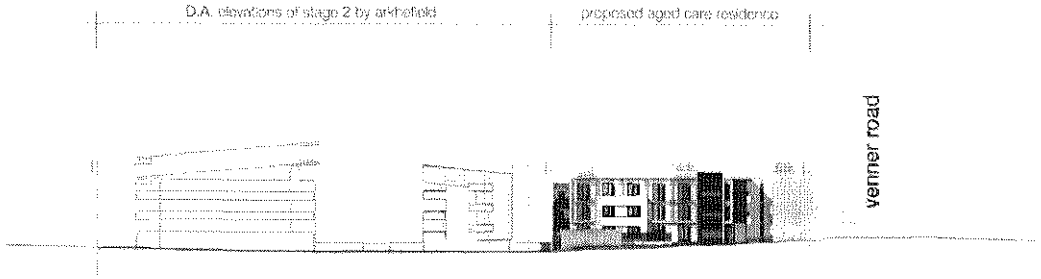
1 : 200@A1 | June 2008 | 0648 | TP-08

REGIS

BCC.106.1284



1 South Elevation (VENNER ROAD)
1 : 125



2 West Elevation (CANSDALE STREET)
1 : 125

smith+tracey architects

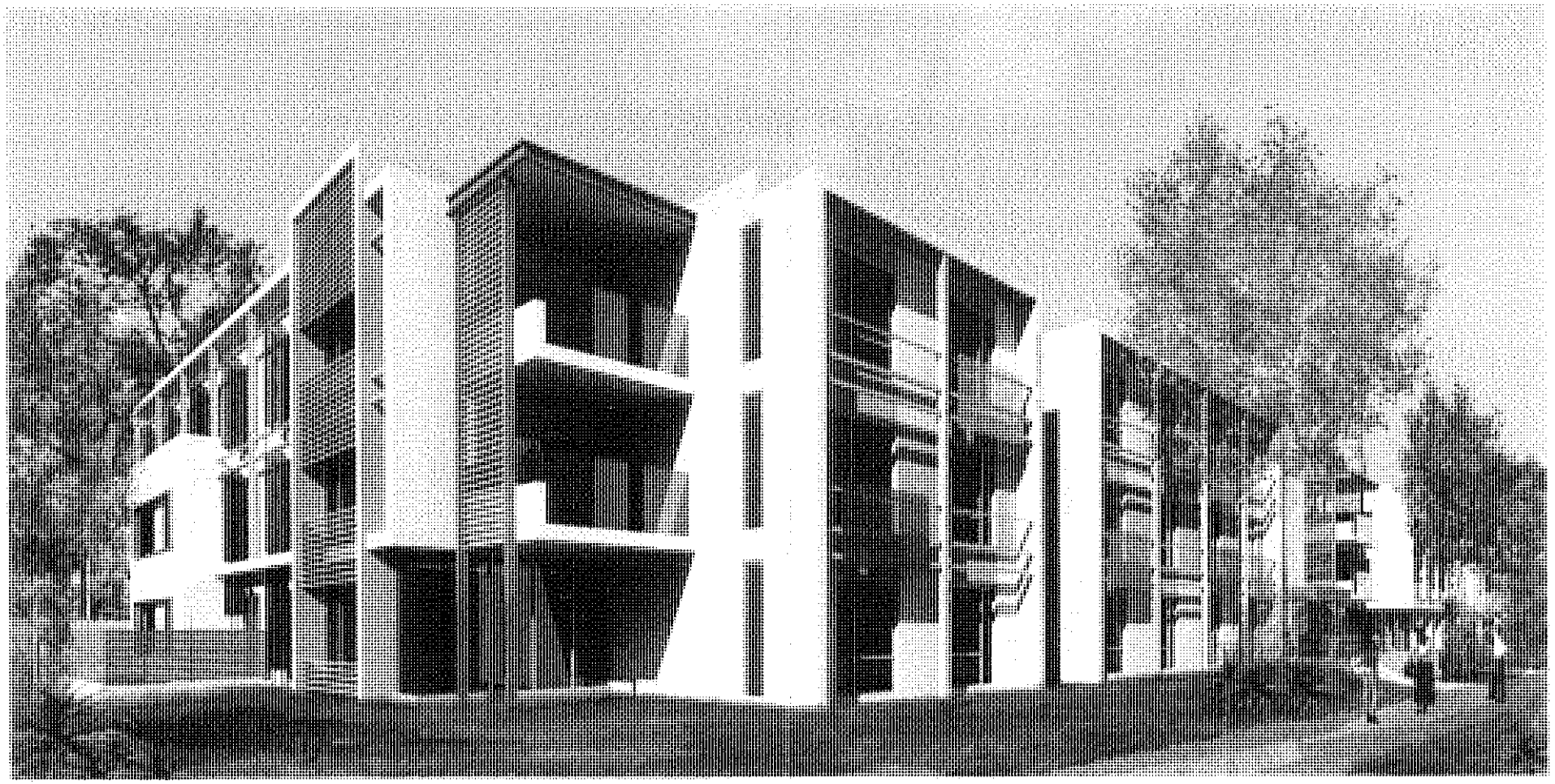
context elevations

regis yeronga a.c.r., queensland

1 : 100@A1 | june 2008 | 0648 | TP-09

REGIS

BCC.106.1285



1 Perspective View from SOUTH-WEST

smith+tracey architects

perspective view

regis yeronga a.c.r., queensland

June 2008 0646 TP-10

REGIS

BCC.106.1286

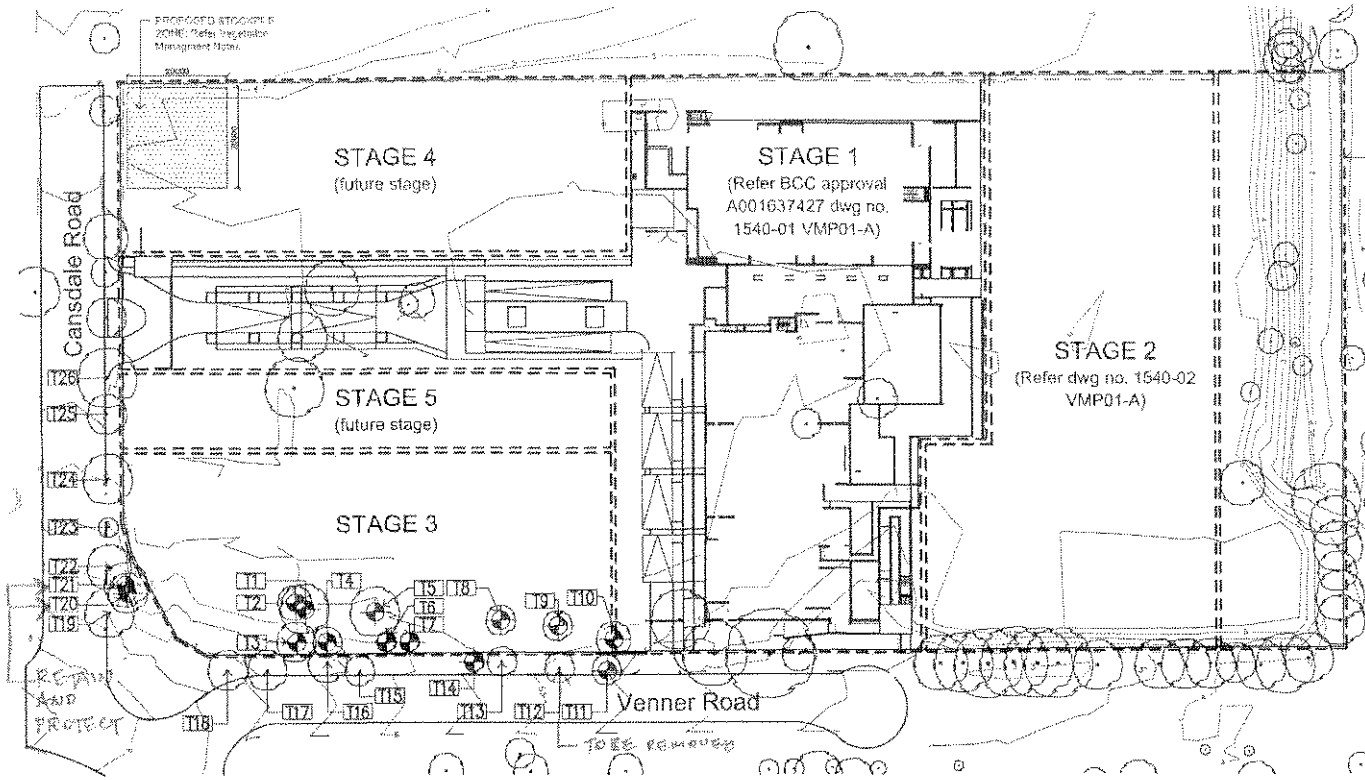
CONICS

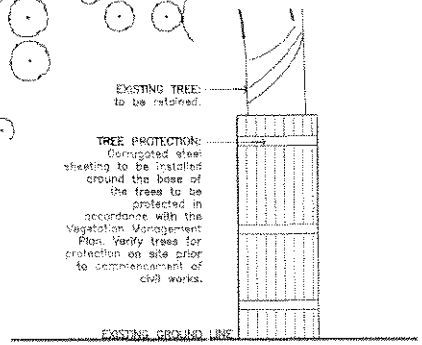
ATTACHMENT B

Amended Landscape Concept Plan and Vegetation Management Plan

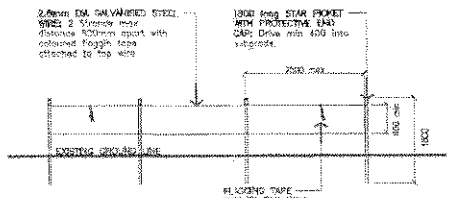
Prepared by

JW Concepts





TREE PROTECTION FENCING



TREE PROTECTION FENCING

EXISTING VEGETATION SCHEDULE

Project: LTC8 Regis Yeronga

This schedule is to be read in conjunction with the Vegetation Management Plan (VMP).

Actions

R	Retain and Protect
RH	No other action required
RS	Prune, seal or dress branches
RW	Prune selectively to allow access
RA	Prune to any direction
RB	Tree subject to [illegible]
RC	Trees not to be damaged during construction, direction on site
R	Remove
RH	Injured tree, building work or risk of property damage
RG	Weed species
RS	Seed to dying
RL	Relocate
RL1	Relocate to location shown on plan

Tree No.	Botanical Name	Common Name	Trunk dia.	Height	Spread	Action
T1	Melaleuca quinquenervia	Cleaved Paperbark	0.50	7.0	8.0	R1
T2	Ficus benjamina	Weeping Fig	0.40	6.0	10.0	R1
T3	Cryptostemon	Broken Shower Tree	0.40	7.0	8.0	R2
T4	Corymbia citriodora subsp. variegata	Spotted Gum	0.50	6.0	6.0	R1
T5	Ficus benjamina	Weeping Fig	0.40	9.0	10.0	R1
T6	Eucalyptus microcorys	Tallowwood	0.20	4.0	2.0	R1
T7	Eucalyptus microcorys	Tallowwood	0.20	4.0	2.0	R1
T8	Cheese tree	Bitter oleander	0.40	8.0	10.0	R2
T9	Ficus benjamina	Weeping Fig	0.40	9.0	10.0	R1
T10	Araucaria heterophylla	Cook pine	0.50	8.0	7.5	R1
T11	Corymbia ficifolia	Flowering gum	0.25	5.0	5.0	R1
T12	Corymbia ficifolia	Flowering gum	0.25	5.0	5.0	R1
T13	Corymbia ficifolia	Flowering gum	0.50	5.0	5.0	R1
T14	Syzygium australe 'Aphrodite'	Creek Lilly pilly	0.40	10.0	5.0	R2
T15	Corymbia ficifolia	Flowering gum	0.30	5.0	5.0	R1
T16	Corymbia ficifolia	Flowering gum	0.25	5.0	5.0	R1
T17	Corymbia ficifolia	Flowering gum	0.25	5.0	5.0	R1
T18	Corymbia ficifolia	Flowering gum	0.30	5.0	5.0	R1
T19	Corymbia ficifolia	Flowering gum	0.25	5.0	5.0	R1
T20	Cupaniopsis anacardioides	Water tupelo/Tuckeroo	0.25	5.0	5.0	R1
T21	Pinus pinaster	Black Pine	0.50	7.0	9.0	R1
T22	Corymbia ficifolia	Flowering gum	0.20	5.0	4.0	R1
T23	Corymbia ficifolia	Flowering gum	0.15	5.0	4.0	R1
T24	Corymbia ficifolia	Flowering gum	0.30	5.0	10.0	R1
T25	Corymbia ficifolia	Flowering gum	0.25	5.0	5.0	R1
T26	Corymbia ficifolia	Flowering gum	0.40	5.0	12.0	R1

VEGETATION MANAGEMENT SPECIFICATION NOTES:

1. VEGETATION PROTECTION:
Any vegetation listed to be retained and protected shall have dead or dangerous limbs removed. All tree surgery shall be undertaken by a qualified arborist and shall be undertaken in accordance with AS4373 - Pruning of Amenity Trees.

2. SITEWORKS/EARTHWORKS:
For location and extent of site works, proposed infrastructure, and earthworks refer to Civil Engineer's plans.

3. VEGETATION RETENTION/REMOVAL:
For all vegetation to be removed or retained and protected refer to vegetation management plans 1764 VMP01.

4. VEGETATION PROTECTION:
The following strategies shall be adopted to protect existing vegetation during construction:
i. All construction activity is to be restricted by temporally fencing undisturbed areas where existing trees are to be retained. Refer detail 01 on drawing 1764 VMP01.
ii. Where possible tree roots should be tunnelled under rather than severed. In the event of root damage, make a clean cut above the severed root and treat the root with a suitable fungicide. Do not excavate or fill within a 360 degree radius of a minimum of 10x trunk diameter at chest height.
iii. Access to the construction areas should be restricted to pre-existing tracks or the path of existing disturbance.
iv. Do not store or otherwise place bulk materials and harmful materials under or within the dripline. Ensure decompaction using hand methods.

5. WORKS WITHIN BUILDING FOOTPRINT AREAS:
All vegetation within the building footprint areas as indicated on plans is to be removed unless otherwise indicated and sub ground for use as mulch (except declared weed species). Weed species are to be disposed of off site at an authorised location. All areas disturbed by clearing works shall be grass seeded to prevent soil erosion or have appropriate sedimentation controls implemented in line with BCC best practice.

6. MATERIALS STORAGE/STOCKPILE:
Topsoil, mulch and sub-soil should be stockpiled separately. All stockpiles should be located outside the dripline of existing trees for retention to avoid compaction of the root zones. Appropriate sediment controls should be placed around stockpiles. For the location and extent of storage and stockpile areas for removed vegetation, including description of all methods to salvage and/or re-use cleared vegetation as mulch, refer to Civil Engineer's drawings.

7. SEDIMENT/EROSION CONTROL:
Sediment fences are to be installed immediately downslope of all disturbed areas. For the location, description and extent of all sediment traps and other erosion control devices refer Civil Engineer's drawings.

8. SEDIMENT/EROSION CONTROL PROGRAM:
For erosion and sediment control program including control measures, monitoring programs, and maintenance procedures refer Civil Engineer's drawings.

9. AERIAL FAUNA:
All trees will be inspected prior to removal for evidence of aerial fauna or other fauna. The expert handler is to be notified immediately and the tree protected until further notice should fauna be present. Ensure a qualified fauna spotter is on site during pre-clearing inspection of and removal of trees indicated on drawing 1540-02 VMP01. This includes staging and sequencing of any clearing works operations, with relevant recovery proceedures in place during clearing works.

LEGEND

EXISTING TREE TO BE REMOVED (Refer Existing Vegetation Schedule)

EXISTING TREE TO BE RETAINED (Refer Existing Vegetation Schedule)

PROPOSED STOCKPILE LOCATION

COUNCIL APPROVAL

Issue	Description	Date	Signed
A	Council Approval	04.07.08	KH

PROJECT: REGIS, YERONGA

CLIENT: REGIS GROUP PROPERTIES PTY LTD

SITE: 15 CANSDALE STREET, YERONGA

DRAWING: VEGETATION MANAGEMENT PLAN STAGE 3

DRAWN	SCALE	ISSUE	DATE
KH	1:500@A1	1	04.07.08
JOB NO.	DRAWING NO.	REVISION NO.	
DD 1764	VMP01	A	

AILA
DESIGNSCAPE
landscape architecture
[illegible]
ph: (07) 3846 6111 fax: 3846 6344
mob: 0417 581 723
email: [illegible]
ABN: 71 [illegible]

BCC.106.1288

53

DEMENTIA GARDEN:

- Included in the garden are important sensory features such as shade, fall sun, colour, aroma, texture, and sound, including dry creek bed for water management.
- A combination of screening plants, feature trees and seating areas to provide secure setting for dementia courtyard.
- Trees in dementia courtyard to be in 1200 podium above carpark.

LEGEND

FEATURE PLANTING
Refer Planting Schedule for Suggested Species

GROUNDCOVER
Refer Planting Schedule for Suggested Species

HARDSTAND AREAS
Landscape Intent Images for suggested type

FEATURED PLANTING BANDS
Planting Schedule for Suggested Species

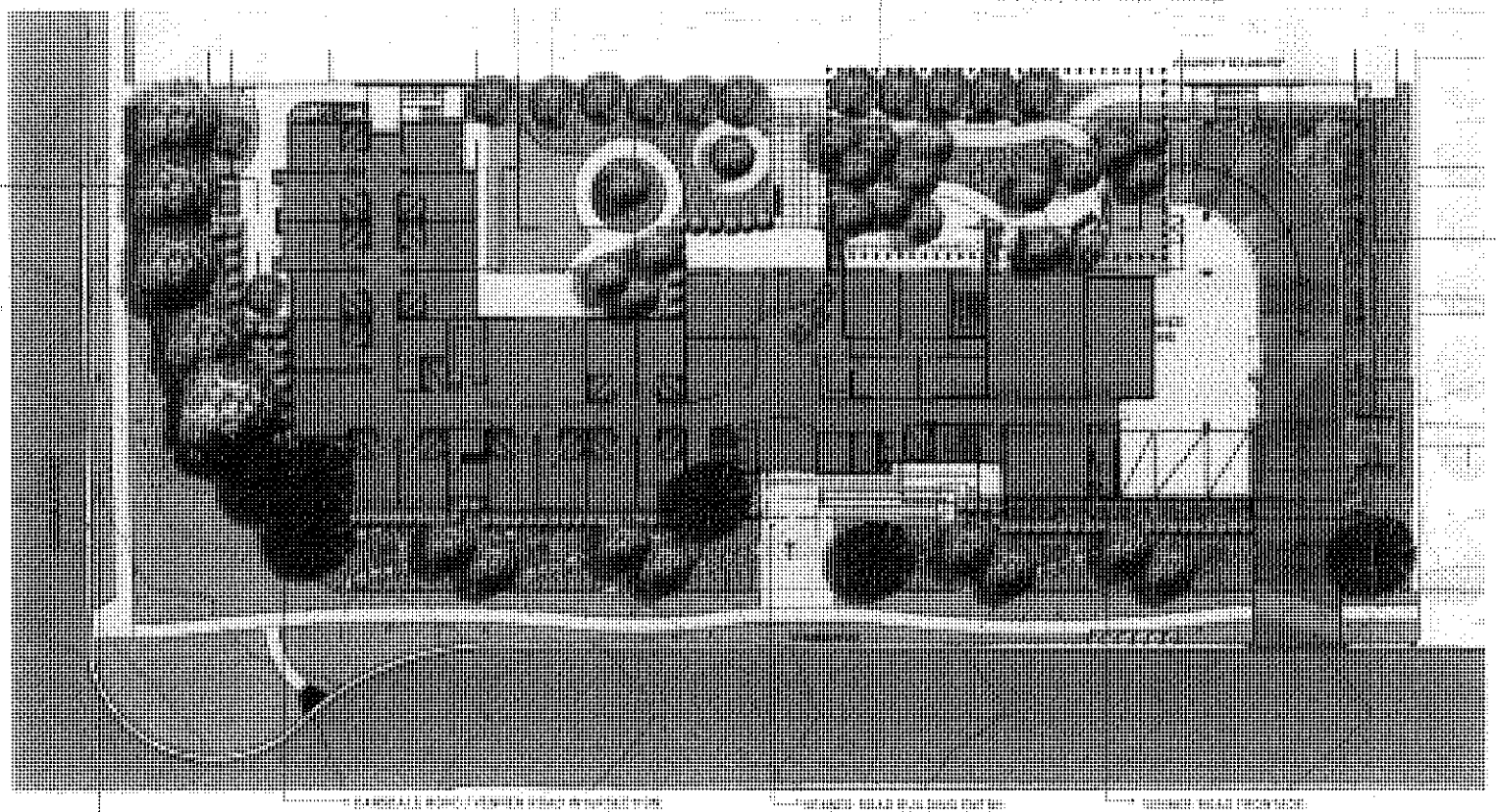
BRIDGE STRUCTURE:
Seats underneath

DEVO FOOTPRINT
Architect's Drawings

EXISTING TREES:
Retained and protected within the Venner and Cansdale Street frontages.

CANSDALE STREET FRONTAGE:

- Feature trees to the frontage to screen the bulk of the building and provide privacy to raised balcony levels.
- Groundcovers underneath the trees help to add to the residential nature of the development.



PLANTING TO NORTH EAST CORNER:

Species under Roof Canopy to Landscape Works

NOT APPROVED

CANSDALE ROAD / VENNER ROAD INTERSECTION:

- [illegible]

EXISTING STREET TREES ALONG CANSDALE AND VENNER ROADS:

- To be retained

VENNER ROAD BUILDING ENTRY:

- [illegible]
- [illegible] preventing partial views from the building.
- Pedestrian pathways to the entry are to be of a non-slip treatment, if exposed aggregates are to be used they are to be of a fine grain to help to minimise noise. Dark pavement banding will be limited to the Australian Standard minimum to ensure there is no visual impediment to use.
- Planting to the right of the entry way to be either low groundcover or feature plants in gravel to enable emergency exit.

VENNER ROAD FRONTAGE:

- [illegible]

CONCEPTS

'01 CONCEPT PLAN SOUTH 8.10.07.05

REGIS YERONGA ACR
CLIENT Regis Group Properties Pty Ltd
Cnr Cansdale Street and Venner Road, Yeronga

CP01> LANDSCAPE INTENT PLAN

BCC.106.1289

CONICS

ATTACHMENT C

Acoustic Report

Prepared by

MWA Acoustics

(52)

NOISE IMPACT ASSESSMENT

PROPOSED YERONGA AGED CARE FACILITY

15 CANSDALE STREET

YERONGA

Prepared for:
Regis Property Group Pty Ltd
C/- CONICS

Prepared by:
MWA Environmental

10 July 2008

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1.0 INTRODUCTION

1.1 STUDY BRIEF

MWA Environmental has been engaged by Regis Property Group Pty Ltd to prepare a Noise Impact Assessment report for the proposed Yeronga Aged Care Residence to be developed on part of the existing approved aged care development "*The Village at Yeronga*".

This report has been prepared to address the Brisbane City Council information request (reference A002049510, dated 15 May 2008) Item 11.

The report has been prepared to assess the potential noise impact on future residential amenity at the proposed development from vehicular traffic on surrounding roadways and from noise generated at surrounding land uses.

The report has been prepared in accordance with requirements as specified in the Brisbane City Council (BCC) *Brisbane City Plan 2000* (CP2000), including relevant Codes and Planning Scheme Policies.

1.2 SITE DESCRIPTION

The subject site is located at 15 Cansdale Street, Yeronga and has a real property description of Part of Lot 1 on RP150512.

The subject site is located in the southwest corner of the overall site and has frontages to Venner Road and Cansdale Street and is adjacent to Hyde Road at Yeronga. The location and extent of the subject site is shown on **Figure 1**.

The subject site has formerly operated as an auction yard and is presently being developed in stages as "*The Village at Yeronga*".

Surrounding land uses include residential detached dwellings to the south, across Hyde Road. Sports fields are located to the north and east of the subject site. Industrial uses are located to the west of the site, along the northern side of Hyde Road and the western side of Cansdale Street.

The surrounding industrial land uses are summarised in **Table 1** below:

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Table 1: **Summary of Surrounding Industry**

ADDRESS	INDUSTRY	NATURE	NOISE EMISSIONS?
24 Cansdale St	Airtech	Office	Minimal
Corner Brisbane Corso & Cansdale St	Fairfield Sewage Treatment Plant	Sewage treatment	Minimal
101 Hyde Rd	EM Solutions	Office / warehouse	Yes
95-103 Hyde Rd	Mountcastle	Clothing Manufacture	Yes
115 Hyde Rd	Akzo Nobel	Marine Paint Manufacture	Yes
123 Hyde Rd	R&R Bakery Products	Low volume specialist bakery	Yes
133 Hyde Rd	Moxon Timbers	Timber Manufacture	Yes
167 Hyde Rd	File Force	File warehousing	Yes
187 Hyde Rd	Access Office Systems	Office / warehouse	Minimal

The nature of the surrounding land use is shown on the aerial photograph included as **Figure 2**.

1.3 PROPOSED DEVELOPMENT

The proposed Yeronga Aged Care Facility is located on the south western portion of the site. The proposed building is 3 storeys in height and provides a total of 100 beds and associated common facilities.

It is proposed to provide outdoor areas and courtyards at ground level to the north of the aged care building.

Car parking is proposed to be located within a basement level, with access via a driveway from Venner Road.

The indicative design drawings are included as ***Attachment 1***.

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2.0 EXISTING NOISE ENVIRONMENT

2.1 EXISTING NOISE SOURCES

The site is located in an urban area with proximity to a number of significant noise sources. The prominent noise sources at the site are vehicular traffic noise, noise from surrounding industrial uses and noise from adjacent sports fields.

2.2 EXISTING NOISE LEVELS

To enable an assessment of the existing noise exposure of the subject site detailed long-term and short-term noise measurements have been undertaken. The noise measurements were undertaken in 2004, however due to current construction works adjacent the subject site, it was not possible to record more recent noise levels. It is considered that the noise levels recorded in 2004 are still valid as the basis for this assessment.

The recorded noise levels are presented as statistical components, which are described as:

- L_1: Noise level exceeded for 1 percent of the measurement period, referred to as the adjusted maximum sound pressure level.
- L_{10}: Noise level exceeded for 10 percent of the measurement period, referred to as the averaged maximum sound pressure level.
- L_{90}: Noise level exceeded for 90 percent of the measurement period. AS1055.1–1997[1] notes that the L_{90} is described as the background sound pressure level.
- L_{eq} An "average" measurement, and as per AS1055.1–1997 defined as the value of the sound pressure level of a continuous steady sound state, that within a measurement period, has the same mean square sound pressure as a sound under consideration whose level varies with time.

To provide data on the diurnal variation of noise at the site, long-term noise datalogger measurements were conducted by MWA Environmental on the subject site over a continuous four day period from 30 November to 3 December, 2004. The noise datalogger was located on the south western portion as shown on **Figure 2**.

Table 2 below provides the minimum, maximum and average statistical noise levels recorded by the noise datalogger.

[1] Australian Standard *AS 1055.1-1997 Acoustics – Description and measurement of environmental noise, Part 1: General procedures*

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Table 2: Recorded Range of Statistical Noise Levels – dB(A)
30 November to 3 December, 2004

PARAMETER	PERIOD	RECORDED NOISE LEVELS - dBA		
		MINIMUM	MAXIMUM	AVERAGE
L_1	Daytime (7am-6pm)	58.0	73.0	63.7
	Evening (6pm-10pm)	53.5	78.0	59.9
	Nighttime (10pm-7am)	40.0	65.5	54.9
L_{10}	Daytime (7am-6pm)	53.5	64.0	56.9
	Evening (6pm-10pm)	47.5	58.5	53.1
	Nighttime (10pm-7am)	38.5	58.0	47.7
L_{90}	Daytime (7am-6pm)	44.5	53.5	48.6
	Evening (6pm-10pm)	37.0	50.0	43.6
	Nighttime (10pm-7am)	35.0	48.5	40.5
L_{eq}	Daytime (7am-6pm)	50.0	61.0	54.4
	Evening (6pm-10pm)	44.5	63.0	50.6
	Nighttime (10pm-7am)	37.0	54.5	45.6

The noise datalogger recorded statistical noise level parameters included:

Recorded L_{10} (18-hour) = 54.4 to 54.9 dB(A)

Recorded L_{eq} (24-hour) = 49.9 to 50.8 dB(A)

Maximum Recorded L_{eq} (1-hour) 7am to 10pm = 58.0 dB(A)

Maximum Recorded L_{eq} (1-hour) 10pm to 7am = 53.4 dB(A)

The complete results from the noise datalogger are presented as a trace of noise level versus time for the statistical noise level descriptors L_1, L_{10}, L_{90} and L_{eq} as ***Attachment 2.***

The noise datalogger used was an Acoustic Research Laboratories noise datalogger, model EL-215, programmed to provide statistical analysis results based on 15-minute sampling periods. The datalogger was pre-calibrated to 94 dB at 1kHz using a Rion Sound Level Calibrator, model NC-73, and displayed a deviation of less than ±0.5 dB from this level at post-calibration.

The noise datalogging was undertaken in a period of generally fine weather with light to moderate breezes.

The above results demonstrate that the site experiences noise levels typical of an urban area in proximity to moderate transport routes (i.e. Hyde Road and Cansdale Street) and some industrial land uses.

In addition to the above long-term noise monitoring, manned short-term noise measurements were made at several locations adjacent to the Lot 1 on RP150512 site boundaries in order to identify distinct noise emissions from the surrounding land uses. The results of the short-term noise measurements are provided in **Table 3** below, with noise measurement locations shown on **Figure 2.**

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Table 3: Recorded Short-Term Noise Levels – dB(A)

#	LOCATION	DATE	TIME	RECORDED STATISTICAL NOISE LEVEL - dB(A)					COMMENTS
				L_1	L_{10}	L_{50}	L_{90}	L_{eq}	
1	Venner Road	01/12/04	0715 - 0730	65.8	61.8	51.6	46.4	57.2	Traffic
		02/12/04	1150 – 1200	61.1	52.5	47.7	44.3	50.6	Traffic
2	Cansdale Street	01/12/04	0735 - 0750	58.5	55.2	51.8	45.7	52.5	Traffic, occasional air compressor noise from Mountcastle (53 dB(A) at site boundary)
		02/12/04	1205 - 1215	65.7	63.1	61.5	58.9	61.6	Cooling tower at 24 Cansdale Street operating, traffic

The short-term noise monitoring was undertaken with a Rion NL-21 Precision Sound Level Meter, internally pre-calibrated to 94 dB at 1kHz. There was no deviation from this level at post-calibration.

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3.0 ASSESSMENT OF NOISE IMPACTS ON DEVELOPMENT

3.1 TRAFFIC NOISE IMPACT ASSESSMENT

3.1.1 Traffic Noise Criteria

The *Brisbane City Plan 2000* refers to the EPP (Noise) for criteria levels of external traffic noise exposure. This requires that a criterion traffic noise exposure level of 63 dB(A) L_{10} (18 hour) be achieved at the facade of the most exposed part of a residential dwelling nearest the subject roadway(s), and should otherwise be achieved for at least one outdoor recreation area. This criterion has been used as an assessment methodology.

The NIAPSP requires that the design of residential developments in locations adjacent to roadways with over 15,000 vehicles per day (vpd) to consider internal noise levels, as contained in Australian Standard AS2107:2000[2], determined in accordance with AS3671–1989[3]. The roadways in proximity to the site are projected to carry significantly below 15,000 vpd under ultimate traffic flow conditions. As such, the assessment has not considered internal traffic noise levels.

For external traffic noise amenity the following is taken from the NIAPSP Guidelines as the relevant criteria:

> *B.2.3 Special Notes about Outdoor Recreation Areas*
>
> *AS2107 does not include limits for outdoor recreation areas. A reasonable level of outdoor amenity must be maintained for residential and other similar uses in areas where outdoor recreation may occur. In such areas the maximum L_{eq} in any one hour period should not exceed 60 dB(A) and the L_{eq} averaged over a 24 hour period should not exceed 55 dB(A).*

3.1.2 Traffic Volume Data

Existing and ultimate traffic data for Hyde Road past the subject site was supplied by Brisbane City Council Transport Planning in 2005 as 4,000 vehicles per day (vpd) and 5,000 vpd, respectively. The commercial vehicle content was provided as 5%. The annual growth rate was determined to be 2.26% from the supplied data. This growth rate was used to calculate an ultimate traffic volume for Year 2018 of 5,349 vpd.

Existing and ultimate traffic data for Cansdale Street past the subject site was supplied by Brisbane City Council Transport Planning in 2005 as 1,000 vehicles per day (vpd) and 2,000 vpd, respectively. The commercial vehicle content was provided as 3%. The annual growth rate was determined to be 7.18% from the supplied data. This growth rate was used to calculate an ultimate traffic volume for Year 2018 of 2,463 vpd.

The 24-hour traffic volumes were converted to an 18-hour traffic volume, estimated as 94% of the daily volumes. The traffic volumes, as determined from the data provided are listed in **Table 4** below.

---

[2] Australian Standard *AS2107:2000 Acoustics – Recommended design sound levels and reverberation times in building interiors*

[3] Australian Standard *AS3671 –1989 Acoustics – Road traffic noise intrusion – Building Siting and construction*

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Table 4: Year 2005 and 10-Year Design Horizon Traffic Volumes

Roadway	VPD			VP18hr			%CV
	2005	2015	2018	2005	2015	2018	
Hyde Road	4000	5000	5349	3760	4700	5028	5.00
Cansdale Street	1000	2000	2463	940	1880	2315	3.00

3.1.3 Traffic Noise Model Validation

The first step in the predictive traffic noise modelling process is to validate the model to the recorded noise levels, i.e. the aim being to predict the to within ±2dB of the recorded level, with selected parameters used in the future traffic (ten year horizon) noise modelling scenarios.

The model used in the traffic noise modelling process was SoundPLAN 6.5. This model uses the CoRTN methodology for traffic noise prediction, a method accepted by regulatory bodies in Queensland.

The Year 2005 level of traffic noise exposure at the noise datalogger location was recorded to be 54.4 – 54.9 dB(A) as the free-field L_{10} (18-hour).

The SoundPLAN model predicted at the datalogger location a level of 54.7 dB(A) L_{10} (18-hour) using the year 2005 traffic volumes, thus within 2 dB(A) of the recorded values. It is considered that the model is well validated and suitable for the prediction of future traffic noise levels.

The model layout and receiver location used in the SoundPLAN validation model and the result table are provided in ***Attachment 3.***

3.1.3 Predicted Future Traffic Noise Levels

Year 2018 traffic noise predictions have been made at external facades of the proposed aged care facility building. The future traffic noise modelling has considered proposed building location and finished floor levels as per the *Smith & Tracey Architects* drawings included in ***Attachment 1.*** The modelling considered receivers at finished floor level plus 1.5 metres.

The SoundPLAN 6.5 model was setup to predict the external L_{10} (18-hour) traffic noise levels under Year 2018 traffic conditions. The predicted Year 2018 L_{10} (18-hour) noise levels were converted to site-specific Year 2018 L_{eq} (24-hour) and maximum L_{eq} (1-hour) noise levels by applying the same differences as were recorded by the noise datalogger as follows:

L_{eq} (24-hour) Adjustment:

Recorded L_{10} (18-hour) to Recorded L_{Aeq} (24-hour): 50.8 - 54.9 = **-4.1 dB(A)**

Maximum L_{eq} (1-hour) Adjustment:

Recorded L_{10} (18-hour) to Maximum Recorded L_{Aeq} (1-hour): 58.0 - 54.9 = **+3.1 dB(A)**

A table of the results, predicting Year 2018 traffic noise levels (including façade reflection) at the proposed aged care facility building facades was produced (**Table 5**). See ***Attachment 4*** for the model layouts and modelling results.

Table 5: 2018 Modelled Traffic Noise Levels
Includes +2.5 dB(A) façade reflection

Façade	Level	Predicted Year 2018 Traffic Noise Levels (dB(A))		
		L_{10} (18hr)	L_{eq} (24hr)	L_{eq} (1hr)
East	1	43.5	39.4	46.6
	2	45.5	41.4	48.6
	3	47.6	43.5	50.7
North	1	53.5	49.4	56.6
	2	55.2	51.1	58.3
	3	56.2	52.1	59.3
West	1	60.4	56.3	63.5
	2	62.1	58.0	65.2
	3	62.8	58.7	65.9
South	1	58.9	54.8	62.0
	2	60.7	56.6	63.8
	3	61.6	57.5	64.7

As such, all proposed facades are predicted to satisfy the 63 dB(A) external L_{10} (18-hour) criteria. As the development is not located adjacent to any roadways with over 15,000 vehicles per day (vpd), it is not necessary to conduct an internal traffic noise assessment. This notwithstanding, typical acoustic ratings to achieve the internal noise criteria of AS2107 have been provided.

Table 1 of AS2107:2000 includes for houses and apartments near major roads the following:

This Standard requires the following Design Sound Levels (L_{Aeq} (dB(A)):

Type of occupancy/activity	*Recommended design sound level, L_{Aeq}, dB(A)*	
	Satisfactory	*Maximum*
7 RESIDENTIAL BUILDINGS		
Houses and apartments near major roads-		
Living areas	*35*	*45*
Sleeping areas	*30*	*40*
Work areas	*35*	*45*
Apartment common areas (e.g. foyer, lift lobby)	*45*	*55*

Using the noise levels predicted in the modelling and following the methodology of AS3671 in considering traffic noise exposure, the following indicative Weighted Sound Reduction Indices (R_W's) have been identified for typical components on the most traffic noise affected building façade at the proposed aged care facility. The maximum Rw values for building façade components are summarised below. Detailed calculations are included as ***Attachment 5*** to this report.

Windows	Rw 25 or less
External Wall	Rw 31 or less

The required acoustic ratings are achievable with relatively standard building façade construction and using readily available glazing elements (i.e. windows, sliding glass doors etc.). These R_W requirements will be revised at the detailed design phase of the development to ensure appropriate internal acoustic amenity is achieved.

A traffic noise prediction was also conducted at the common outdoor recreation areas located at ground level adjacent to the northern building façade. The SoundPLAN model predicted a Year 2018 L_{10} (18-hour) of 45.3 dB(A) which relates to a L_{eq} (24-hour) traffic noise level of 41.2 dB(A) and a maximum L_{eq} (1-hour) traffic noise level of 48.4 dB(A) at the outdoor area. Thus, all residents will have access to outdoor recreation space that satisfies the BCC noise criteria.

3.2 SURROUNDING LAND USES NOISE IMPACT ASSESSMENT

3.2.1 Surrounding Land Uses Noise Criteria

The NIAPSP outlines assessment methodologies that should be used based on the noise source(s) characteristics and the time of day at which they occur. The noise sources associated with the surrounding land uses as considered for the assessment are the following:

- Surrounding plant and equipment noise, e.g. air-conditioning, refrigeration, exhaust vents;
- Industrial land use noise, e.g. forklift, service vehicle, car parking and loading activity noise; and,
- Sports field noise;

The range of noise sources and the potential for noise impacts from the surrounding industrial uses to occur over a 24-hour per day period dictates that several noise assessment methodologies are required. The following paragraphs contain assessment methodologies in ***bold & italic*** type that are taken from titled assessment methodologies in the NIAPSP and the accompanying *NIAPSP Guidelines.*

3.2.1.1 Plant and Equipment Noise Criteria

For plant and equipment noise, an appropriate assessment is using Australian Standard ***AS2107***, *AS2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* as a basis for determining the potential for noise intrusion into adjacent habitable dwellings from steady-state noise sources that operate during all hours of the day.

The noise limits are:

> *The maximum recommended design sound levels stated in Table 1 of AS2107.*

Table 1 of AS2107:2000 is as follows:

Type of occupancy/activity	*Recommended design sound level, L_{Aeq}, dB(A)*	
	Satisfactory	*Maximum*
7 RESIDENTIAL BUILDINGS		
Houses and apartments near major roads-		
Living areas	*35*	*45*
Sleeping areas	*30*	*40*
Work areas	*35*	*45*
Apartment common areas (e.g. foyer, lift lobby)	*45*	*55*

3.2.1.2 Industrial Activity Noise Criteria

Aside from plant and equipment noise, noise emissions from the surrounding industrial and warehousing uses are generally limited to vehicle and loading noise.

As there is potential for noise from the surrounding industrial land uses during the most sensitive nighttime period, the noise from service vehicles, forklifts and related loading activities is most appropriately assessed against the ***Sleep Disturbance due to Sources Other than Aircraft*** criteria, which considers the resultant internal noise level at the nearest future habitable dwellings from the intrusive source. This criteria is as follows:

> *Research adopted by the World Health Organisation (WHO), concludes that for short duration variable noise sources the onset of sleep disturbance commences at internal L_{max} noise levels of between 45 dB(A) and 50 dB(A).*
>
> *Accordingly, for these noise sources measured internal maximum noise levels in area categories:*
> - ***R1-R3 must not regularly exceed 45 dB(A) &***
> - *R4-R6 must not regularly exceed 50 dB(A)*
>
> *Here "regularly" refers to the likelihood the noise levels would be exceeded by certain events (e.g. passing trucks) throughout the night.*

From AS1055.2–1997[4], which contains the 'R' noise area category rating (Appendix A), and the ambient recorded noise levels of ***Section 2.1.2***, the location would be best described as an R3 noise area category, "Areas with medium density transportation or some commerce or industry".

As such, the noise criterion for the assessment of noise emissions from the surrounding industrial land uses is **50 dB(A)** external to proposed residences (considering 5 dB(A) attenuation through an open window) during the night-time period (10pm to 7am). Where the 50 dB(A) external limit cannot be achieved, the building façade shall be acoustically treated to achieve the **45 dB(A)** internal noise limit.

[4] Australian Standard *AS 1055.2-1997 Acoustics – Description and measurement of environmental noise, Part 2: Application to specific situations*

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3.2.1.3 Outdoor Sports Noise Criteria

Noise from the outdoor sports fields to the north and east of the subject site will generally be contained to within the daytime and evening periods (7am to 10pm). The noise of outdoor sporting activity are typically noise events of a short duration (e.g. whistles, raised voices) and are best assessed using a *comparison of like parameters or descriptors*, with the criteria as follows:

> *The chosen parameter for assessing the impact of the development does not exceed the corresponding parameter describing the ambient noise by more than 3 dB(A).*

The appropriate statistical noise parameter for the assessment of sports noise is considered to be the L_{10} noise level.

Based upon the recorded L_{10} noise levels at the subject site, the following noise criteria are adopted for the assessment of outdoor sports noise impacts at the proposed residential buildings:

Table 6: Outdoor Sports Noise Criteria

Period	Adopted Ambient Noise Level - dB(A)	Criterion Noise Level - dB(A)
	L_{10}	Outdoor Sports Noise
Daytime (7am to 6pm)	55	58
Evening (6pm to 10pm)	52	55

3.2.2 Assessment of Noise from Surrounding Industry

Industrial land uses are located to the west of the subject site, both across Cansdale Street and along the northern side of Hyde Road. As such, the proposed aged care facility building is potentially exposed to noise from industrial activity.

Plant and equipment noise from the nearby industrial uses was generally visible but inaudible at the subject site during inspections. In 2004 a cooling tower was operating at the building at 20 Cansdale Street, resulting in a noise level of approximately 60 dB(A) at the nearest boundary on the subject site. However, during numerous subsequent site inspections this cooling tower has not been operating and the building appears to be disused at present.

Additionally, air compressor noise was evident during one site inspection from the building directly to the west of the subject site, across Cansdale Street. The operation of the air compressor resulted in a noise level of approximately 53 dB(A) at the subject site.

As such, during occasional operation of plant at the nearest industrial uses the 50 dB(A) external plant noise limit may be exceeded at the proposed residential facades adjacent to the western site boundary. In order to achieve

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the 45 dB(A) internal noise limit, a maximum noise reduction of 15 dB(A) is necessary considering that the cooling tower discussed above may operate in future. The required level of noise reduction will be readily achieved through standard residential grade building construction types and external façade elements. As such, no specific acoustic treatment is required to achieve suitable plant noise amenity within the proposed aged care facility building.

Additionally, there are some communal outdoor recreation areas (located adjacent to the northern building façade) that are well shielded from plant noise at surrounding industrial land uses by the proposed building structure. Thus, residents will have access to outdoor recreation space with appropriate plant noise amenity.

Aside from plant and equipment, noise emissions from the surrounding industrial land uses relates primarily to the noise of trucks, forklifts and loading activities conducted external to the buildings. No other industrial noise sources were noted adjacent to the subject site.

The nearest industrial / warehousing use to the subject site is the light industrial use to the west, across Cansdale Street. Activity at this site is minimal at present.

As this light industrial and warehousing use to the west, across Cansdale Street is the nearest to the subject site, the assessment of industrial noise impacts has addressed noise emissions from this site. All other industrial uses are further separated and shielded from the proposed aged care facility such that resultant noise levels shall be below the levels experienced from the nearest industrial use at 103 Hyde Road and 20 Cansdale Street.

Measured noise levels for industrial noise sources operating in proximity to the proposed development have been recorded by MWA Environmental and others and can be summarised as follows:

Idling Truck:	85 dB(A) at 1 metre
Slow Moving Truck:	90 dB(A) at 1 metre
Idling Delivery Van:	70 dB(A) at 1 metre
Slow Moving Delivery Van:	80 dB(A) at 1 metre
Unloading Truck at dock:	85 dB(A) at 1 metre
Car Start / Door Slam:	85 dB(A) at 1 metre
Slow Moving passenger Car:	80 dB(A) at 1 metre
Forklift:	83 dB(A) at 1 metre
Reversing Beeper:	85 dB(A) at 1 metre (including tonality adjustment)

The resultant noise levels of the above sources affecting the proposed western building façade of the aged care facility building are detailed in **Table 7** below. The calculated noise levels represent the maximum predicted noise level for each source external to the affected building facades.

Table 7: Predicted Resultant Industrial Noise Levels at Western Building Facade – dB(A)

Source	Source SPL dB(A)	Distance Attenuation dB(A) (m)	Resultant SPL – dB(A)
Idling Truck	85 at 1m	31 (35)	54
Slow Moving Truck	90 at 1m	31 (35)	59
Idling Delivery Van	70 at 1m	31 (35)	39
Slow Moving Delivery Van	80 at 1m	31 (35)	49
Unloading truck	85 at 1m	31 (35)	54
Car Start / Door Slam	85 at 1m	30 (32)	55
Slow Moving Car	80 at 1m	31 (35)	49
Forklift	83 at 1m	31 (35)	52
Reversing Beeper	85 at 1m	31 (35)	54
	External Criterion		***50 dB(A)***
	Internal Criterion		***45 dB(A)***

The calculations above indicate that the external noise limit may be exceeded by up to 9 dB(A) at the western building façade of the proposed aged care facility. As such, the western building façade of the proposed aged care facility will need to achieve a noise reduction of 14 dB(A) in order to achieve an internal noise limit of 45 dB(A) within sleeping areas. All other proposed residential facades will need to achieve lower noise reductions due to additional separation and shielding from the industrial noise sources.

Thus, the required level of noise reduction will be readily achieved through standard residential grade building construction type and façade elements. As such, no specific acoustic treatment is necessary in order to satisfy the appropriate noise amenity limits considering noise emissions from the surrounding industrial uses.

There are some communal outdoor recreation areas (located adjacent to the northern building façade) that are well shielded from industrial noise sources to the west by the proposed building structure. Thus, residents will have access to outdoor recreation space with an appropriate level of noise amenity.

3.2.3 Assessment of Noise from Outdoor Sports Activity

Sports fields are located to the north and east of the subject site but are well separated from the proposed development. Sports fields to the north are primarily for football, with cricket fields located to the east of the site.

Noise emissions from cricket are generally minimal, with noise from the ball contact on bat and occasional discussion between players and also between

BCC.106.1306

spectators the only significant noise sources. Given the relatively quiet nature of cricket activity, and the location of football fields nearer to the subject site, the assessment has focussed on noise impacts from football training and competition activities.

The noise of football training and competition matches is generally limited to referee's whistles and raised voices from players and spectators. Noise emissions from the football fields will generally be contained to within the daytime and evening periods (7am to 10pm) only.

Previous measurements conducted by MWA Environmental of a similar outdoor sports activity determined that a source noise level of 80 dB(A) at 1 metre was appropriate for the assessment of sports noise emissions, primarily raised voices from players, spectators and referee's whistles. Considering a distance of approximately 90 metres from the nearest sporting activity to the proposed development, the predicted sports noise level is 41 dB(A) external to the nearest proposed building façade or outdoor recreation area, calculated as follows:

$L_{p2} = L_{p1} - 20*\log_{10}(r_2/r_1)$ $\quad L_{p1} = 80.0$ dB(A), $r_1 = 1$m, $r_2 = 90$m

$= 80 - 20*\log_{10}(90/1)$

$L_{p2} = 40.9$ dB(A)

As such, the resultant sports noise levels at the most exposed boundary of the subject site are predicted to comfortably satisfy the 58 dB(A) daytime and 55 dB(A) evening period noise limits. Thus, noise from the surrounding sports fields should not result in adverse amenity impacts at the proposed development.

4.0 NOISE IMPACT OF PROPOSED DEVELOPMENT

4.1 Plant and Equipment Noise

For plant and equipment noise, an appropriate assessment is using Australian Standard ***AS2107***, *AS2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* as a basis for determining the potential for noise intrusion into adjacent habitable dwellings from steady-state noise sources that operate during all hours of the day.

The noise limits are:

> *The maximum recommended design sound levels stated in Table 1 of AS2107.*

Table 1 of AS2107:2000 is as follows:

Type of occupancy/activity	***Recommended design sound level, L_{Aeq}, dB(A)***	
	Satisfactory	***Maximum***
7 RESIDENTIAL BUILDINGS		
Houses and apartments near major roads-		
Living areas	*35*	*45*
Sleeping areas	*30*	*40*
Work areas	*35*	*40*
Apartment common areas (e.g. foyer, lift lobby)	*45*	*55*

Due to the inner urban nature of the site and the proximity to major transport routes, 'Houses and apartments near major roads' is considered to be an appropriate description of the proposed development at the subject site. As such, the appropriate noise criterion for the assessment plant noise impacts from the proposed development is 45 dB(A) external to any residential façade, considering a noise attenuation of 5 dB(A) through an open window to achieve the 40 dB(A) internal noise criterion for sleeping areas.

External plant and equipment associated with the proposed aged care facility is likely to include centrally located air-conditioning plant, car park exhausts and lift plant.

No specific details are available at this stage on the ultimate nature and suppliers of the air-conditioning plant. Experience dictates that appropriate noise controls are feasible to achieve the 45 dB(A) noise limit and ensure that residential amenity is not adversely impacted by the required air-conditioning plant and equipment.

Any car park exhaust fans should be located within the basement if practicable and discharged through appropriate acoustically designed outlets to achieve the 45 dB(A) limit external to on-site and surrounding residential facades. This design standard will ensure that the noise of the car park exhaust fans does not adversely impact on amenity at surrounding and on-site residential premises.

Any lift motors should be selected and acoustically enclosed if required in order to achieve the 45 dB(A) limit external to on-site and surrounding

BCC.106.1308

residential facades. This design standard will ensure that the noise of the lift motors does not adversely impact on amenity at surrounding and on-site residential premises.

No detailed design is available at this stage on the precise type or manufacturer of the plant and equipment required for the development, and as this becomes available, more detailed assessment of the plant noise attenuation required should be undertaken. Experience with many other similar developments in proximity to existing residential areas dictates that appropriate noise controls are feasible to ensure that plant and equipment can achieve the noise limits required.

4.2 Car Parking Noise Impacts

The majority of the site car parking is proposed to be located within a basement level accessed via a driveway from Venner Road.

The noise of basement car parking activities will generally be contained to within the basement structure with little potential to adversely impact on surrounding land uses. The land uses most potentially affected by noise from vehicles entering / leaving the site are the surrounding residential dwellings to the south of the site. The noise level of vehicles using the driveway and accessing the site will be similar to the noise level of more frequent vehicle movements on Hyde Road and Cansdale Street and thus shall not significantly impact on the acoustic environment at the on-site or surrounding land uses.

BCC.106.1309

5.0 CONCLUSIONS

MWA Environmental has been engaged by Regis Property Group Pty Ltd to prepare a Noise Impact Assessment for a proposed aged care facility at Yeronga.

This report has been prepared to address the Brisbane City Council information request (reference A002049510, dated 15 May 2008) Item 11.

The report considers noise amenity impacts with respect to traffic noise from Hyde Road and Cansdale Street, noise impact on future residential from on and off-site land uses and the impact upon surrounding residential development as a result of the development.

The report has been prepared in accordance with requirements as specified in the Brisbane City Council (BCC) *Brisbane City Plan 2000, Noise Impact Assessment Planning Scheme Policy* (NIAPSP).

The assessment has included detailed long-term and short-term noise measurements taken to characterise the existing noise exposure of the site.

The traffic noise assessment has determined that an appropriate external living area is provided in the form of the proposed communal outdoor recreation areas located adjacent to the northern building façade. The noise assessment determined the maximum R_w ratings required for typical building components so as to achieve the design internal noise levels of AS2107:2000 considering the noise of vehicular traffic on the surrounding road network. The required acoustic ratings are achievable with relatively standard building façade construction and using readily available glazing elements (i.e. windows, sliding glass doors etc.). These R_W requirements will be revised at the detailed design phase of the development to ensure appropriate internal acoustic amenity is achieved.

The assessment has concluded that the required fixed plant and equipment at the development may be suitably selected, located and/or acoustically treated to achieve the appropriate limits at on-site and surrounding residences. Experience with similar developments dictates that the required ameliorative measures are feasible at the site.

The noise of proposed car parking has been assessed with the conclusion that noise impacts at on-site and surrounding residences will be minimal as compared to the more frequent traffic noise peaks from Hyde Road and Cansdale Street.

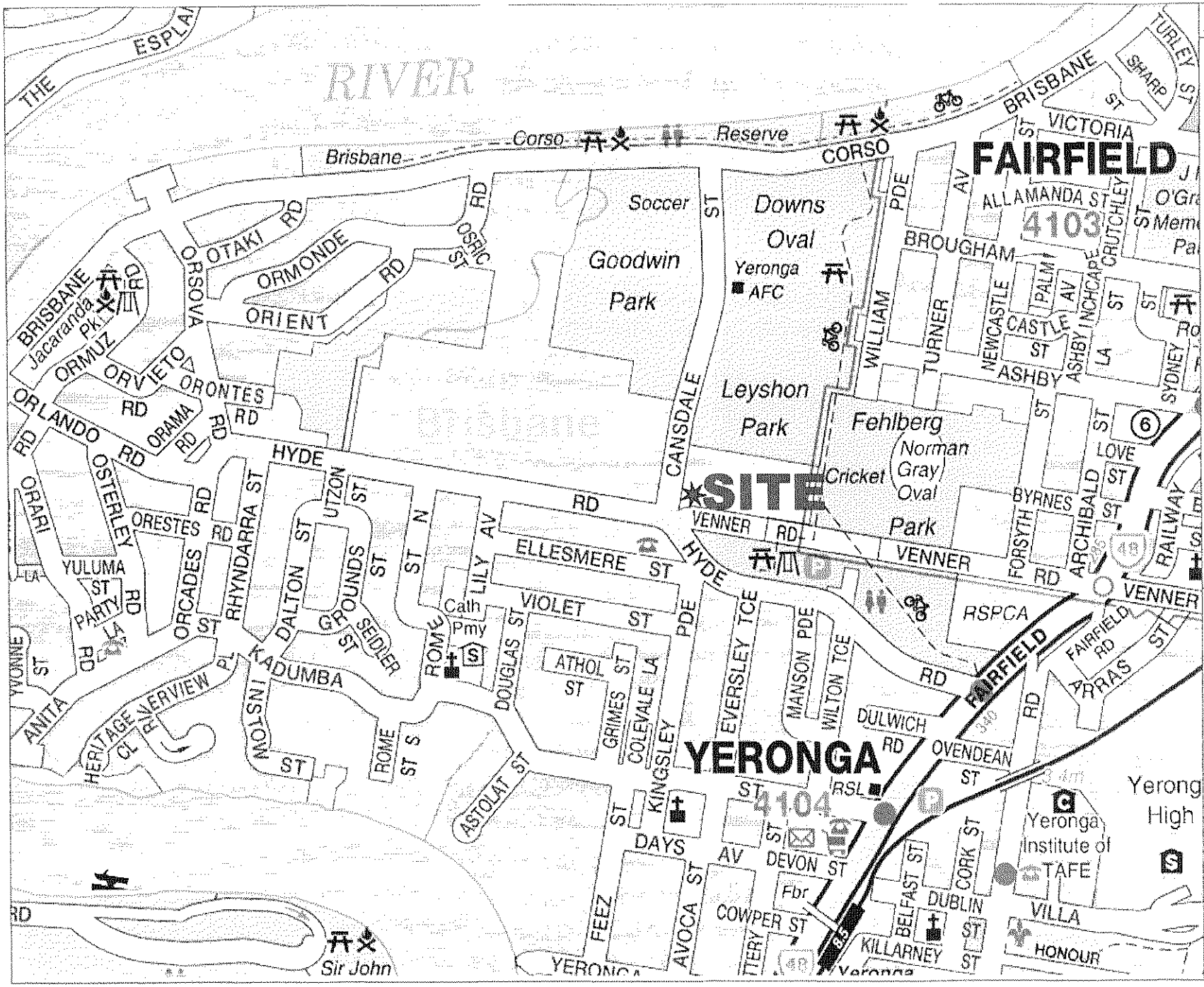
The assessment has also determined that the noise of surrounding land uses, including plant and equipment, industrial uses and sports activities, will not adversely impact on future residential amenity at the proposed development.

In summary, the assessment has determined that with appropriate noise controls the proposed aged care facility will provide a suitable level of amenity for future residents and shall not adversely impact upon the amenity of surrounding residential areas.

MWA Environmental
10 July 2008

BCC.106.1310

FIGURES



DRAWING REFERENCES
(c) Universal Publishers Pty Ltd

PROJECT
YERONGA
Noise Impact Assessment
Proposed Aged Care Facility
15 Cansdale St, Yeronga.

CLIENT
Regis Property Group Pty Ltd

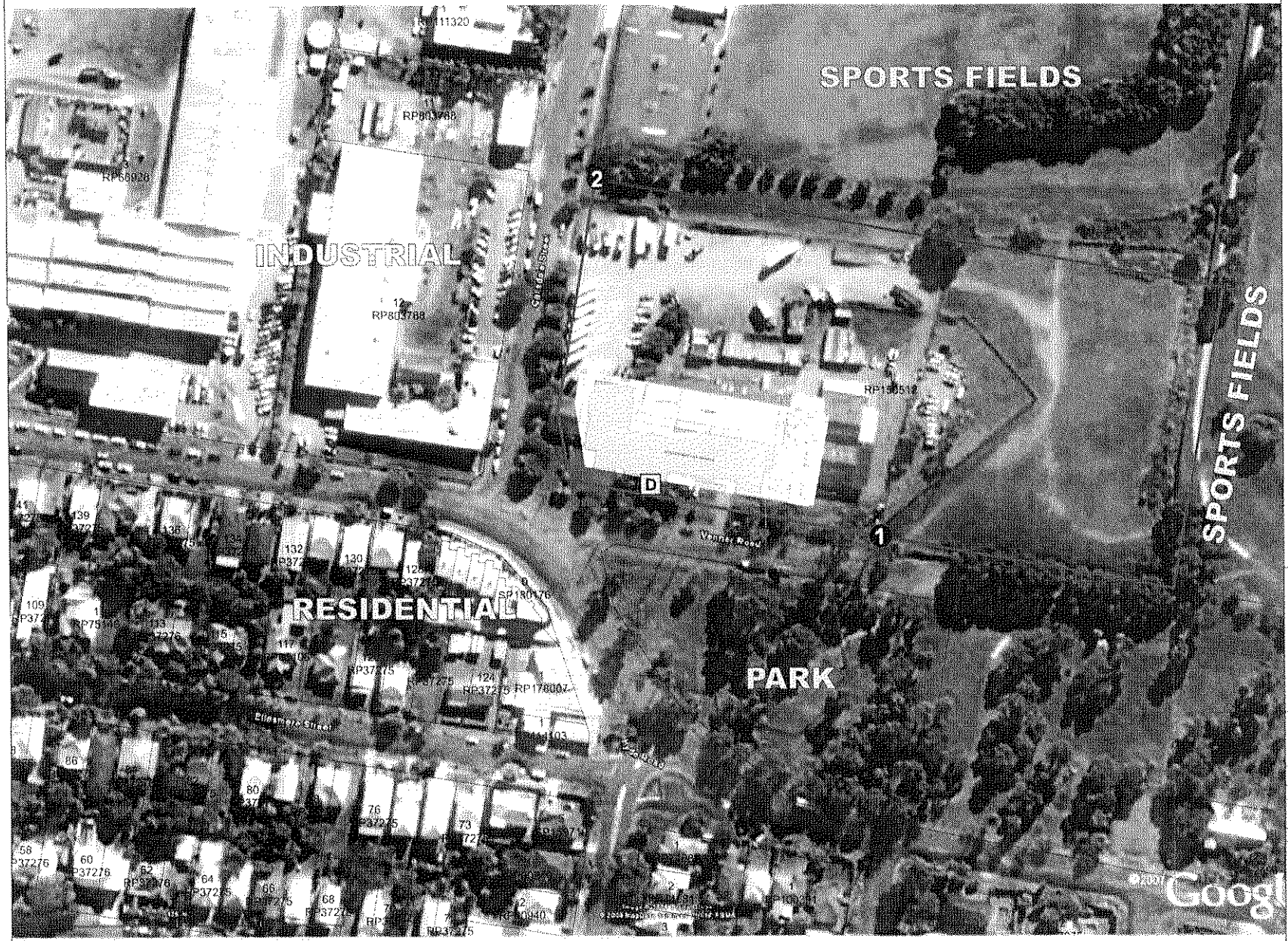
TITLE
GENERAL SITE LOCATION

JOB	YERONGA	FIGURE 1
JOB NO.	08-099	
DATE	25/06/08	DRAWING NUMBER
SCALE	Not to scale	08-099-1

mwa

Max Winders & Associates Pty Ltd t/a MWA Environmental
Level 19, 241 Adelaide St, Brisbane GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5630 F 07 3002 5638 E mail@mwaenv.fm.com.au
W www.mwaenv.com.au
ABN 94 010 593 094

BCC.106.1312



DRAWING REFERENCES

Aerial Photo - Google Earth 2007

LEGEND

D Noise Datalogger

1 2 Noise Monitoring Locations (x)

PROJECT

YERONGA

Noise Impact Assessment

Proposed Aged Care Facility

15 Cansdale St, Yeronga.

CLIENT

Regis Property Group Pty Ltd

TITLE

AERIAL PHOTOGRAPH

JOB	YERONGA	FIGURE 2
JOB NO	08-090	
DATE	25/06/08	DRAWING NUMBER
SCALE	1:2,000	08-090-2

mwa

Mac Winders & Associates Pty Ltd t/as MWA Environmental

Level 15, 241 Adelaide St, Brisbane QLD BOX 3197, Brisbane Qld 4001

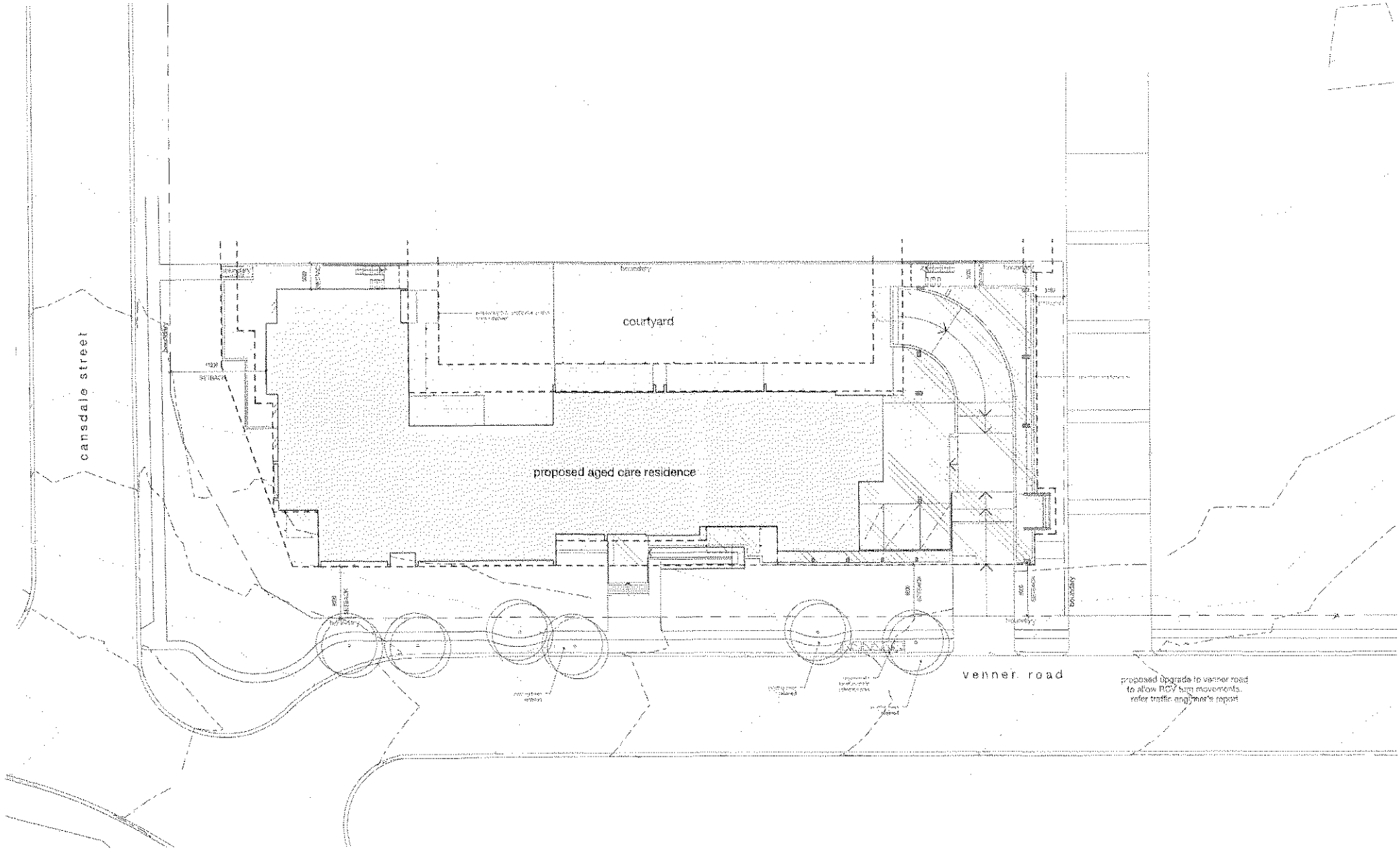
P 07 3002 5600 F 07 3002 5688 E mail@macwinders.com.au

W www.macwinders.com.au

ABN 54 118 933 784

ATTACHMENT 1

Indicative Design Drawings



1 Proposed Site Plan
1 : 200@A1

smith+tracey architects

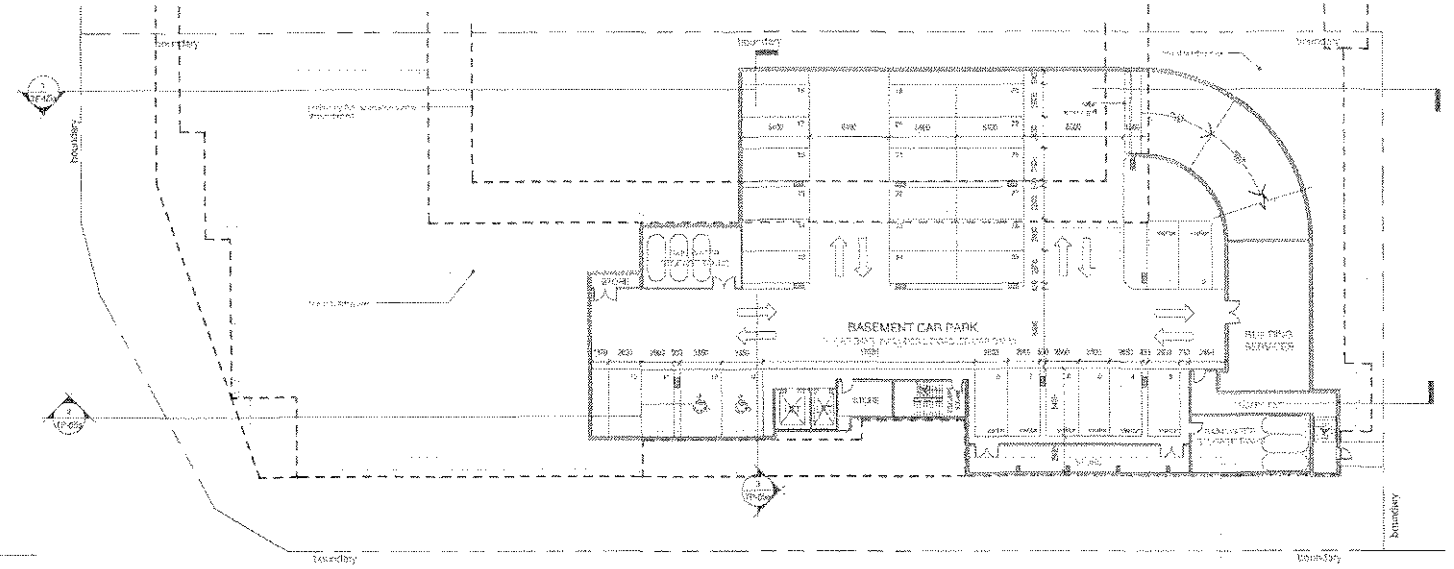
site plan proposed

regis yeronga a.c.r., queensland

1 : 200@A1 June 2008 0648 TP-01a

REGIS

BCC.106.1315



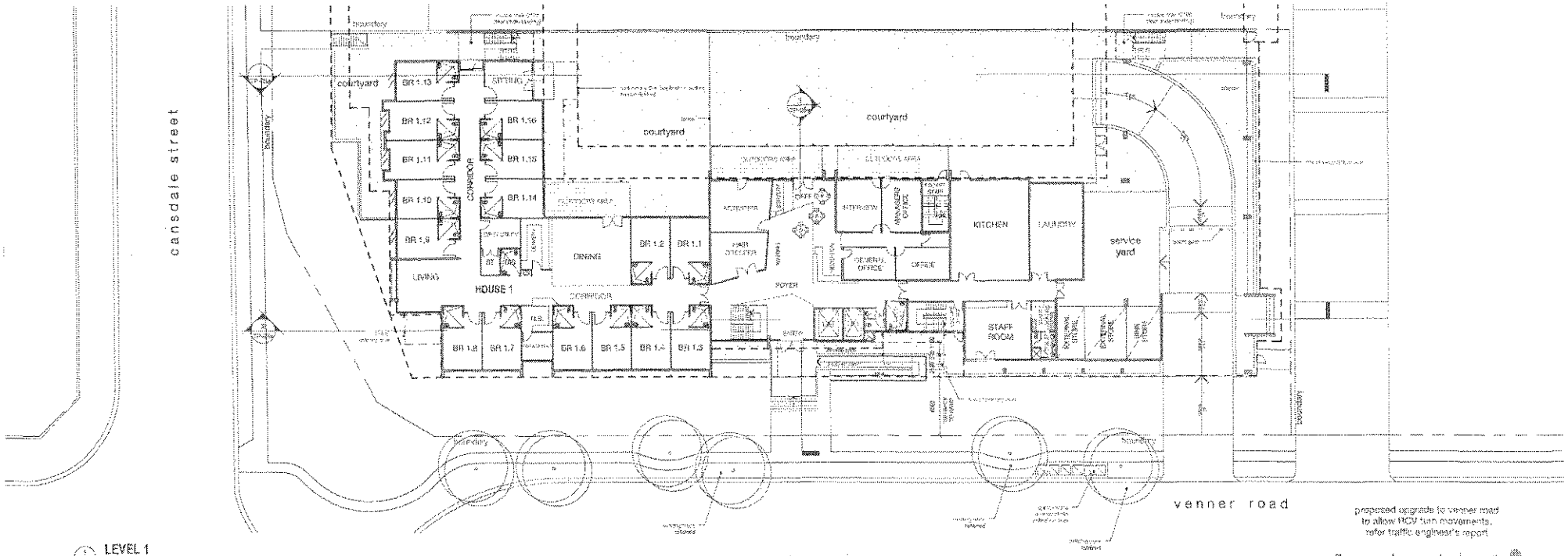
BASEMENT LEVEL
1 : 200@A1

GROSS BUILDING AREA	
Level	Area
LEVEL 1	1215 m²
LEVEL 2	1895 m²
LEVEL 3	1590 m²
Grand total: 3	5029 m²

ACCOMMODATION SUMMARY	
Level	House no. / No. of bed rooms (no. of beds)
LEVEL 1	1/16 (16)
LEVEL 2	2/16 (16)
	3/20 (26)
LEVEL 3	4/16 (16)
	5/20 (26)
Total:	86 (100)

PARKING	
Level	No. of car spaces
BASEMENT	95 (excluding 3 disabled rooms)

for 86 rooms = 0.94 spaces/room



LEVEL 1
1 : 200

proposed upgrade to venner road to allow HCV turn movements, refer traffic engineer's report

smith+tracey architects

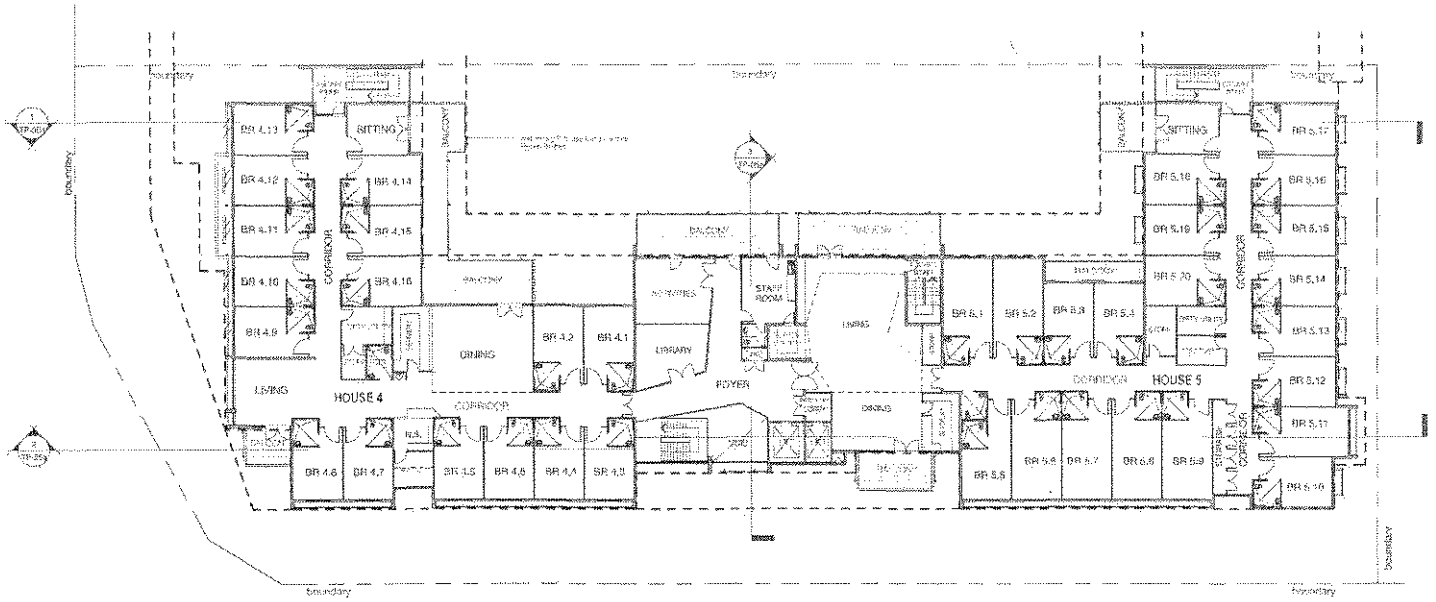
floor plans 1

regis yeronga a.c.r., queensland

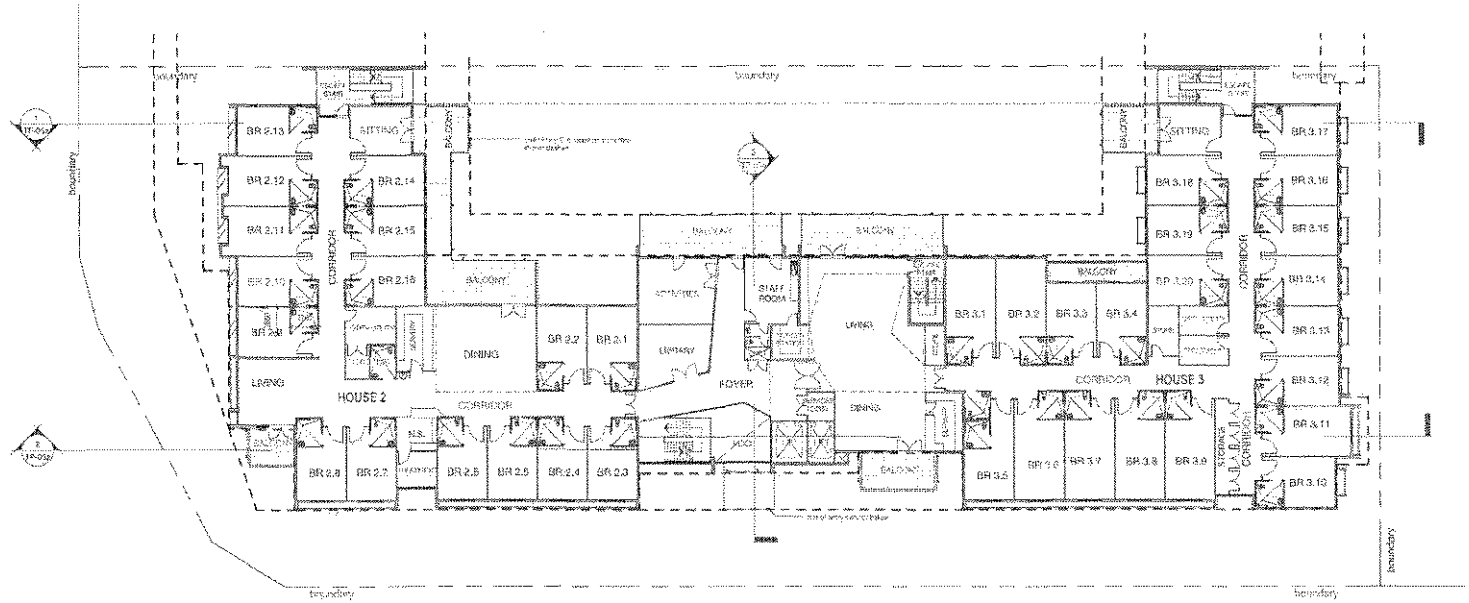
1 : 200@A1 | June 2008 | 0648 | TP-02a

REGIS

BCC.106.1316



2 LEVEL 3
1 : 200@A1



1 LEVEL 2
1 : 200@A1

smith+tracey architects

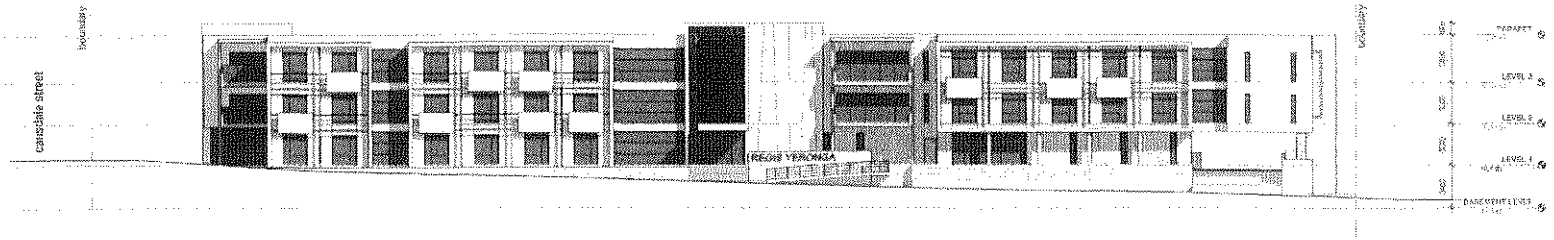
floor plans 2

regis yeronga a.c.r., queensland

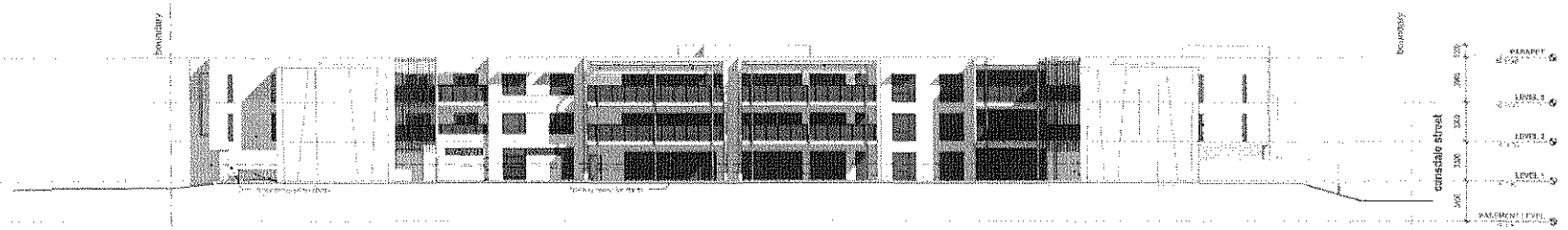
1 : 200@A1 June 2009 0848 TP-03a

REGIS

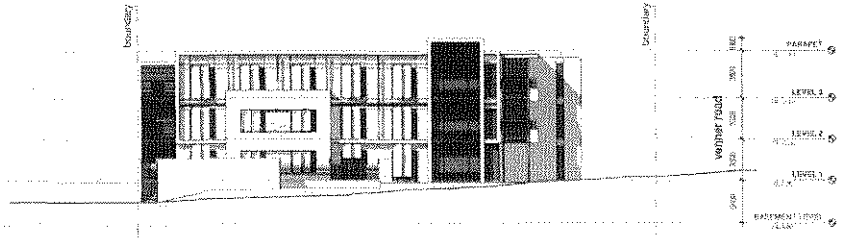
BCC.106.1317



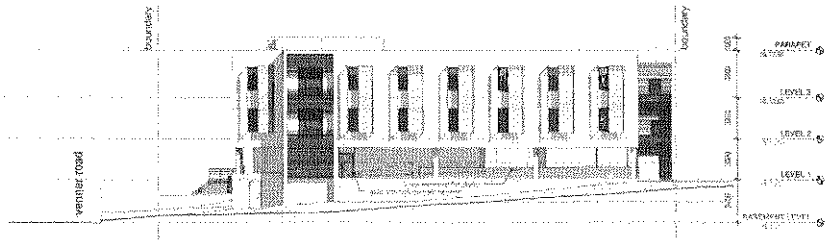
1 South Elevation (VENNER ROAD)
1 : 200



2 North Elevation
1 : 200



3 West Elevation (CANSDALE STREET)
1 : 200



4 East Elevation
1 : 200@A1

smith+tracey architects

elevations

regis yeronga a.c.r., queensland

1 : 200@A1 | june 2008 | 0648 | TP-04a

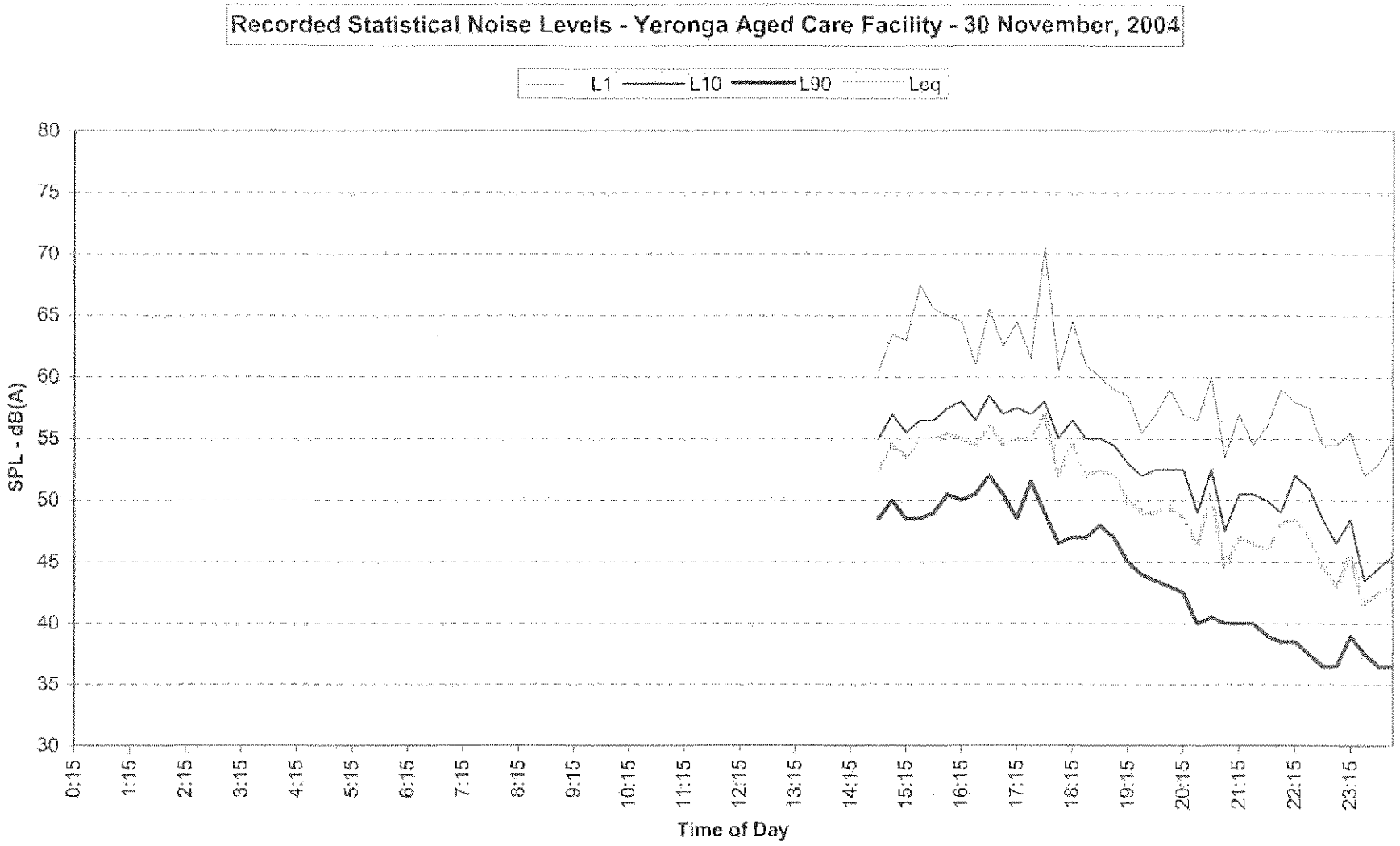
REGIS

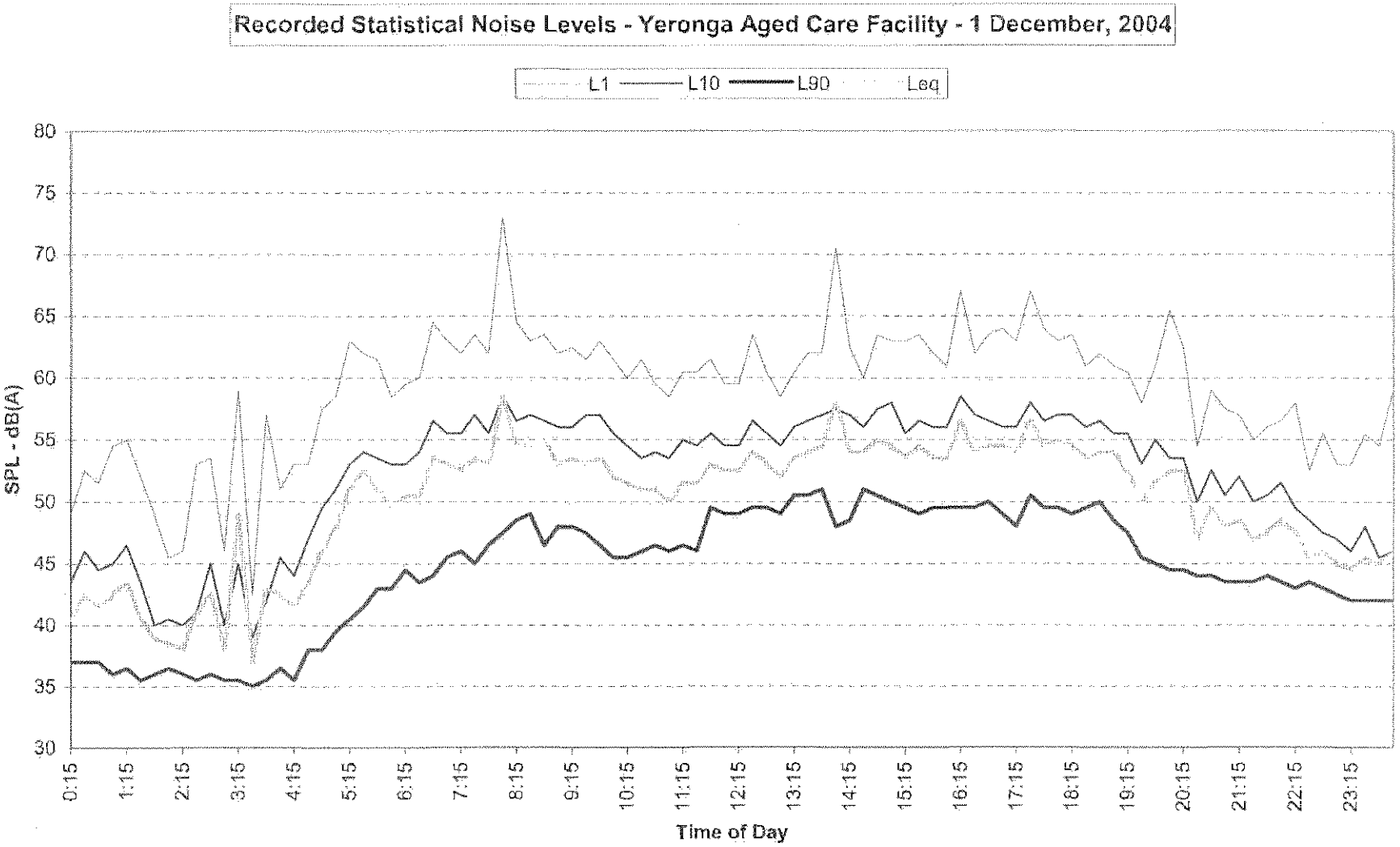
BCC.106.1318

ATTACHMENT 2

Noise Datalogger Results

BCC.106.1319


Recorded Statistical Noise Levels - Yeronga Aged Care Facility - 30 November, 2004
L1
L10
L90
Leq
SPL - dB(A)
80
75
70
65
60
55
50
45
40
35
30
0:15
1:15
2:15
3:15
4:15
5:15
6:15
7:15
8:15
9:15
10:15
11:15
12:15
13:15
14:15
15:15
16:15
17:15
18:15
19:15
20:15
21:15
22:15
23:15
Time of Day


Recorded Statistical Noise Levels - Yeronga Aged Care Facility - 1 December, 2004
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L10
L90
Leq
SPL - dB(A)
80
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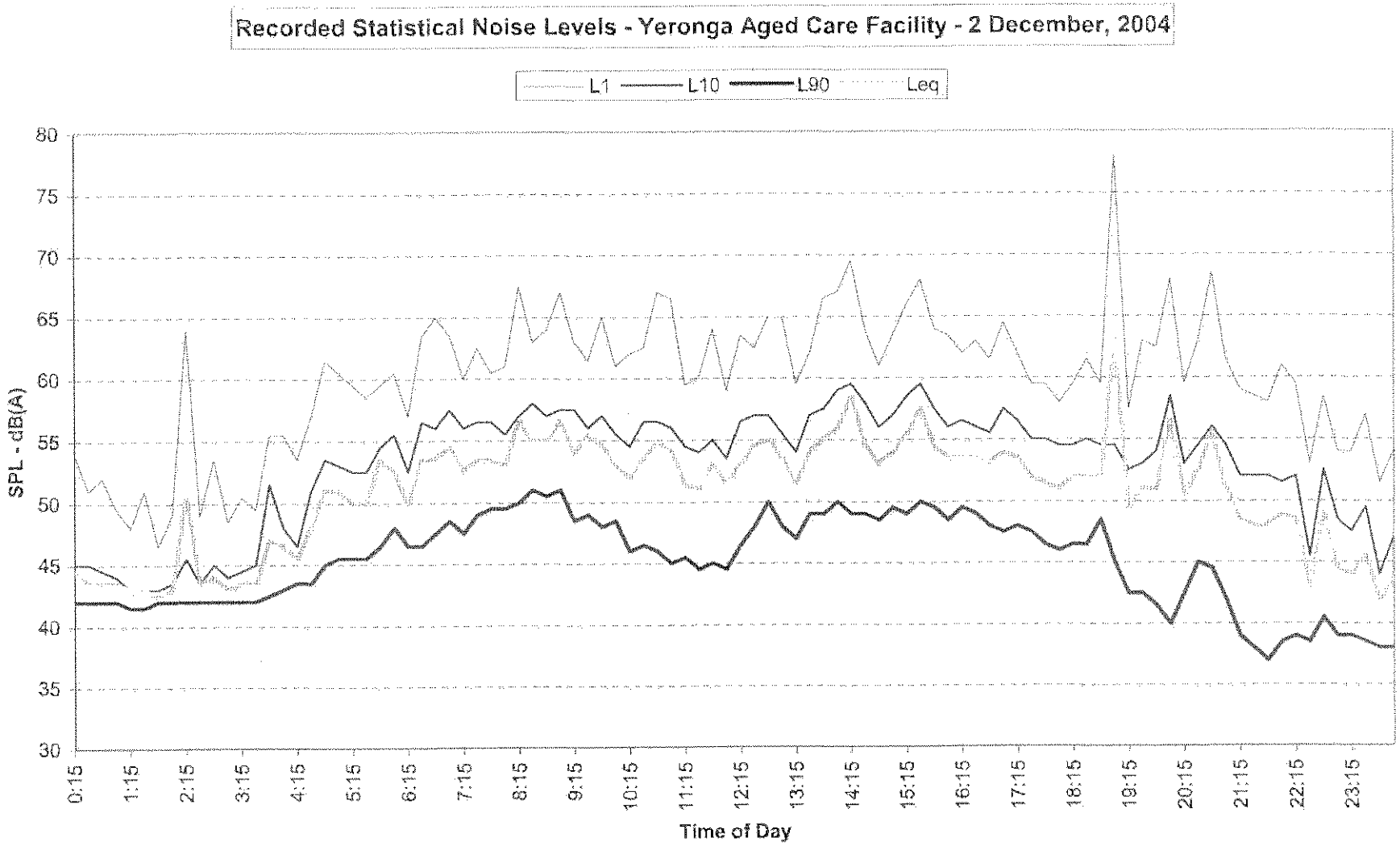
22:15
23:15
Time of Day


Recorded Statistical Noise Levels - Yeronga Aged Care Facility - 2 December, 2004
L1
L10
L90
Leq
SPL - dB(A)
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75
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55
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0:15
1:15
2:15
3:15
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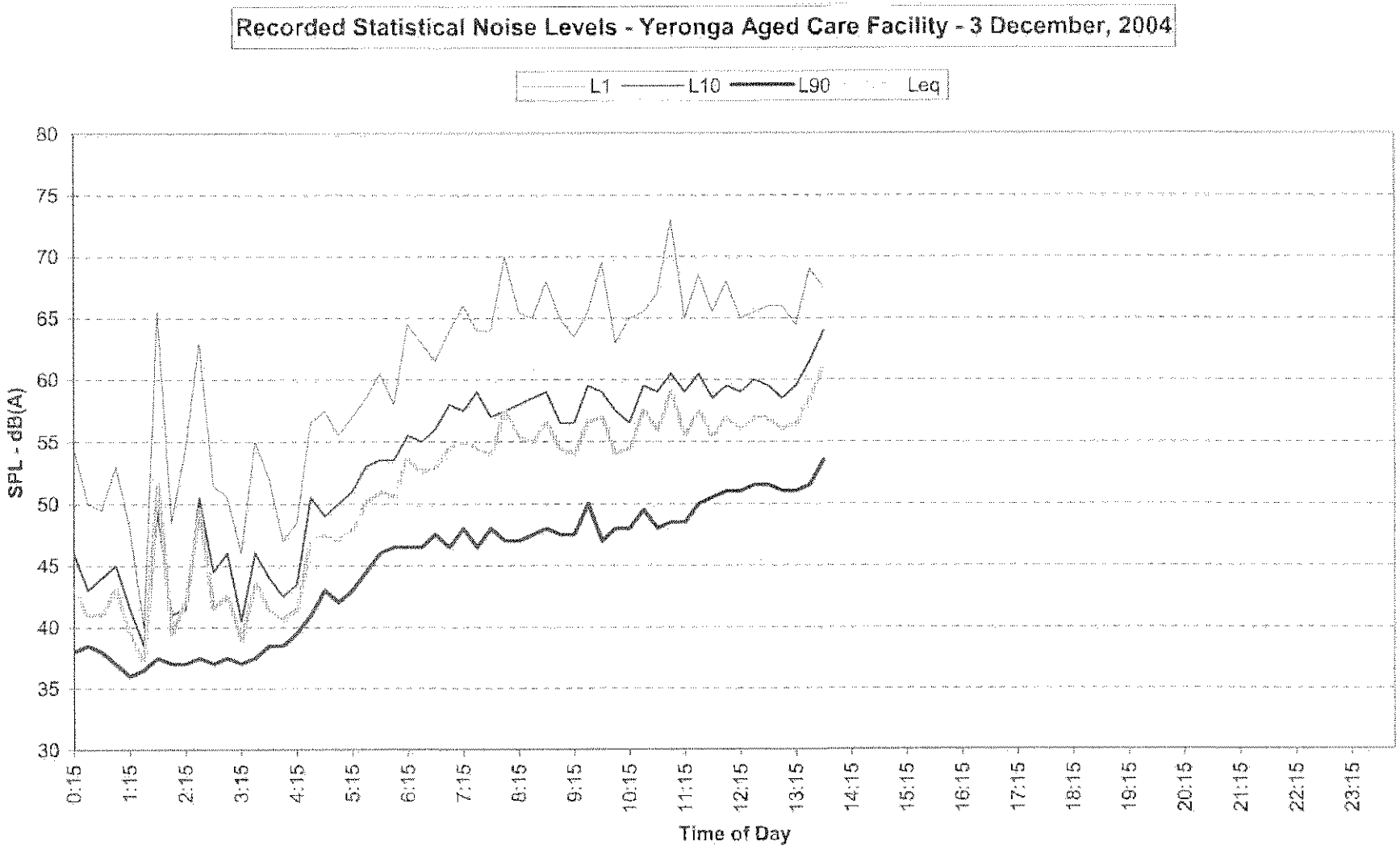
Time of Day


Recorded Statistical Noise Levels - Yeronga Aged Care Facility - 3 December, 2004
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L10
L90
Leq
SPL - dB(A)
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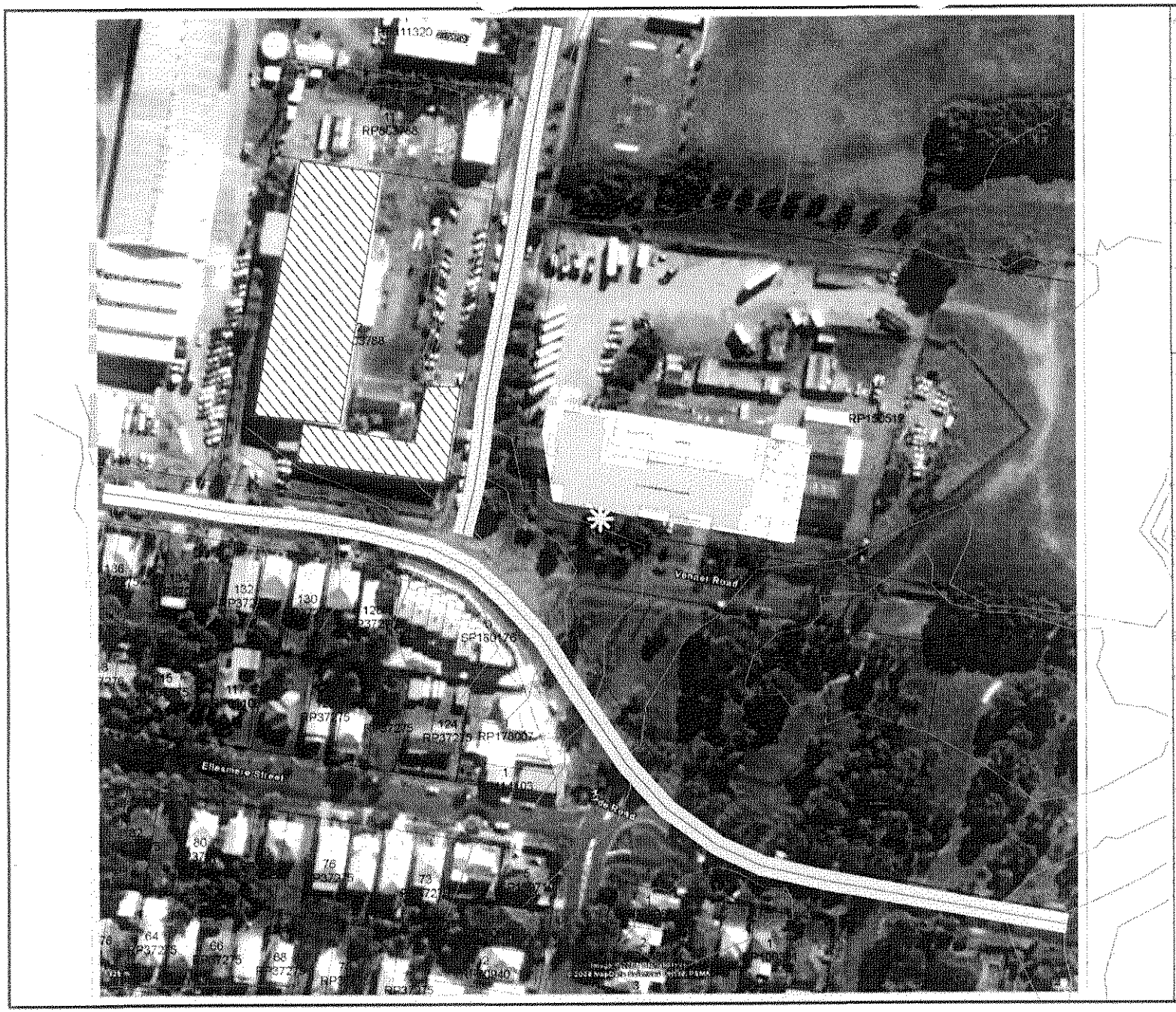
Time of Day



Signs and symbols

- Road axis
- Emission line
- Surface
- Central reservation
- Bridge
- Wall
- Main building
- Elevation line
- Point receiver

Yeronga 08-099
Aged Care Facility
15 Cansdale Street

Year 2005 Model Layout
Validation Point Location

Yeronga 08-099
Run Info - Year 2005 Validation

Project description

Project title:	Yeronga 08-099
Engineer:	[redacted]
Customer:	Regis Property Group Pty Ltd

Description:
Yeronga Aged Care Facility

Run description

Calculation type:	Single Point Sound
Title:	Year 2005 Validation
Run file:	Noname.runx
Result number:	10
Calculation start:	10/07/2008 1:28:03 PM
Calculation end:	10/07/2008 1:28:03 PM
Calculation time:	00:00:078 [m:s:ms]
No. of points:	1
No. of calculated points:	1
Kernel version:	4/07/2008

Run parameters

Angle increment:	1.00 deg
Reflection depth:	1
Number of reflections:	1
Maximal search radius	5000
Weighting:	dB(A)

Calculation with side screening
Source side reflection precalculation enabled

Standards:

Roads:	Calculation of Road Traffic Noise (UK)
Emission according to:	CRTN
Assessment:	CRTN L10

Reflection of "own" facade is suppressed

Geometry data

RDGM0001.dgm	25/06/2008 3:12:08 PM
2005 Validation.sit	10/07/2008 1:28:02 PM
- contains:	
Cansdale Street 2005.geo	25/06/2008 2:57:52 PM
Contours.geo	25/06/2008 3:11:16 PM
Datalogger.geo	26/06/2008 5:10:42 PM
Existing Buildings.geo	26/06/2008 5:06:50 PM
Hyde Road 2005.geo	26/06/2008 5:10:42 PM

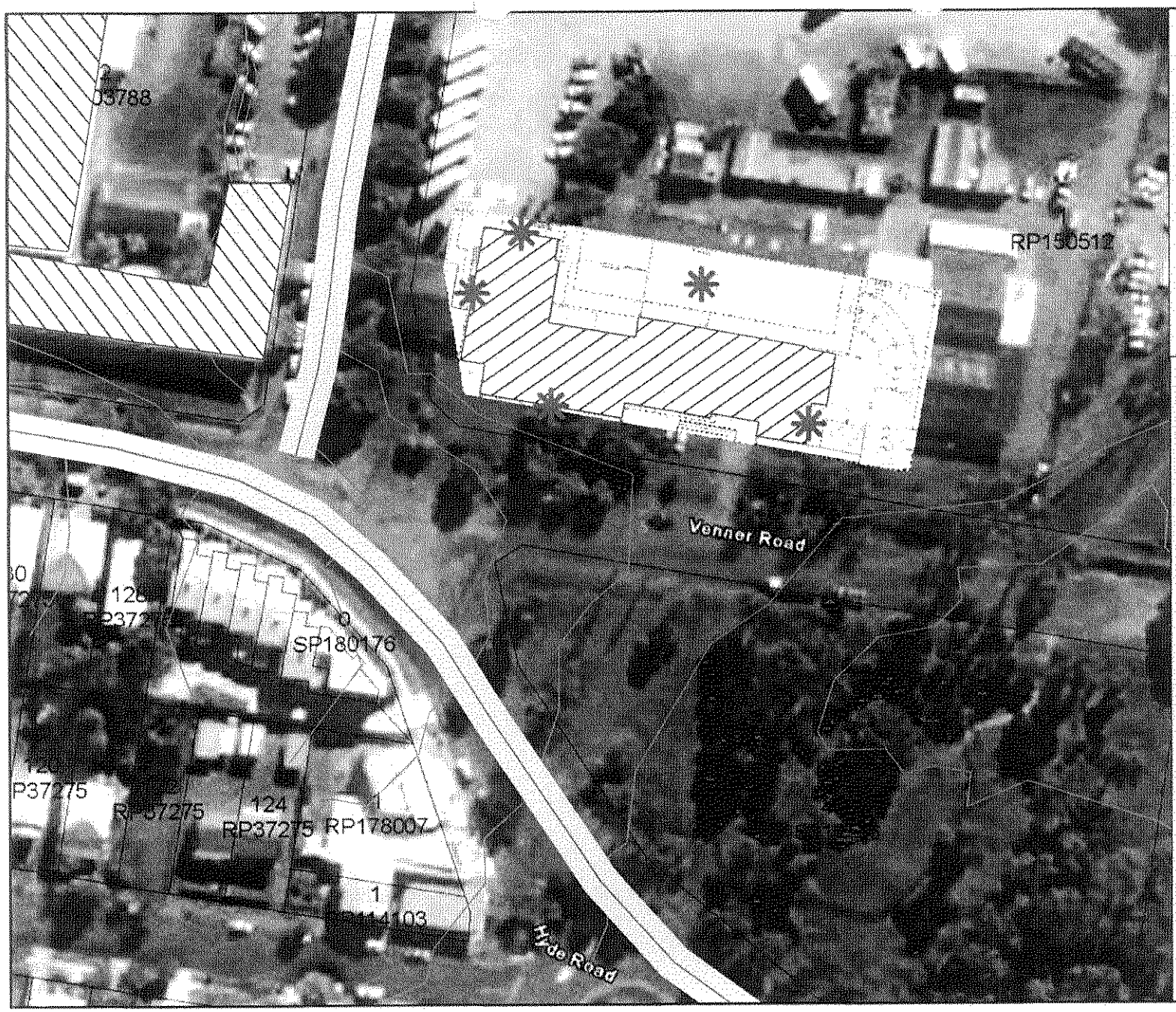
BCC.106.1325

Name	Usage	Floor	Dir	L10(18h) dB(A)
Datalogger	GR	1. Floor		54.7

BCC.106.1326

ATTACHMENT 4

SoundPLAN 6.5 Modelling – Year 2018



Signs and symbols

- Road axis
- Emission line
- Surface
- Central reservation
- Bridge
- Wall
- Main building
- Elevation line
- Point receiver

Yeronga 08-099
Aged Care Facility
15 Cansdale Street

Year 2018 Model Layout
Receiver Point Locations

BCC.106.1328

Yeronga 08-099
- Year 2018 Receivers

Project description

Project title:	Yeronga 08-099
Engineer:	[redacted]
Customer:	Regis Property Group Pty Ltd

Description:
Yeronga Aged Care Facility

Run description

Calculation type:	Single Point Sound
Title:	Year 2018 Receivers
Run file:	Noname.runx
Result number:	20
Calculation start:	26/06/2008 5:11:04 PM
Calculation end:	26/06/2008 5:11:05 PM
Calculation time:	00:00:171 [m:s:ms]
No. of points:	5
No. of calculated points:	5
Kernel version:	23/06/2008

Run parameters

Angle increment:	1.00 deg
Reflection depth:	1
Number of reflections:	1
Maximal search radius	5000
Weighting:	dB(A)

Calculation with side screening
Source side reflection precalculation enabled

Standards:

Roads:	Calculation of Road Traffic Noise (UK)
Emission according to:	CRTN
Assessment:	CRTN L10

Reflection of "own" facade is suppressed

Geometry data

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2018 Receivers.sit	26/06/2008 5:08:52 PM
- contains:	
Cansdale Street 2018.geo	25/06/2008 4:34:14 PM
Contours.geo	25/06/2008 3:11:16 PM
Development Building.geo	25/06/2008 4:52:56 PM
Hyde Road 2018.geo	25/06/2008 4:34:14 PM
Existing Buildings.geo	26/06/2008 5:06:50 PM

Yeronga 08-099
Assessed receiver levels - Year 2018 Receivers

Name	Usage	Floor	Dir	L10(18h) dB(A)	
Development Building	GR	1. Floor	E	43.5	
		2. Floor		45.5	
		3. Floor		47.6	
Development Building	GR	1. Floor	N	53.5	
		2. Floor		55.2	
		3. Floor		56.2	
Development Building	GR	1. Floor	W	60.4	
		2. Floor		62.1	
		3. Floor		62.8	
Development Building	GR	1. Floor	S	58.9	
		2. Floor		60.7	
		3. Floor		61.6	
Outdoor Recreation	GR	1. Floor		45.3	

ATTACHMENT 5

Typical Rw Calculations

MWA ENVIRONMENTAL - BUILDING COMPONENTRY Rw CALCULATIONS

JOB NAME: Yeronga
JOB #: 08.099
DATE: 26/06/2008

Typical Sleeping Room Rws
Most Exposed Façade

LEVEL	ROOM	FAÇADE	EXTERNAL Leq (dBA) *	CRITERIA Leq (dBA)	TNR (dBA)	COMPONENT	COMPONENT AREA (m2)	FLR. AREA (m2)	ROOM HEIGHT (m)	RT60 (s)	# COMPONENTS	TNA (dBA)	Rw
3	Bedroom	West	65.9	40.0	25.9	Wall	10.8	16.0	3.3	0.35	2	25.2	31
			65.9	40.0	25.9	Window	2.4	16.0	3.3	0.35	2	18.7	25

CONICS

ATTACHMENT D

Traffic Statement

Prepared by

TTM Consulting

(51)

ttm
TRAFFIC . PARKING . ACOUSTICS

09 July 2008
Our Ref: 24346
Your Ref:

Development Assessment Branch
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Attention: [redacted]

Request for Information Reference: A002049510 - 15 Cansdale Street Yeronga

This letter provides a response to the traffic issues raised in the abovementioned RFI issued by BCC on 15 May 2008.

Issue 16 *– Amend plans to reflect the ramp grades given in previous traffic report prepared by TTM.*

The ramp grades shown in plan TP-02a (July 2008) and shown in Figure 1, are in accordance with the grades recommended in the TTM report dated February 2008 (reference 24346). The amended ramp grades comply with Australian Standards.

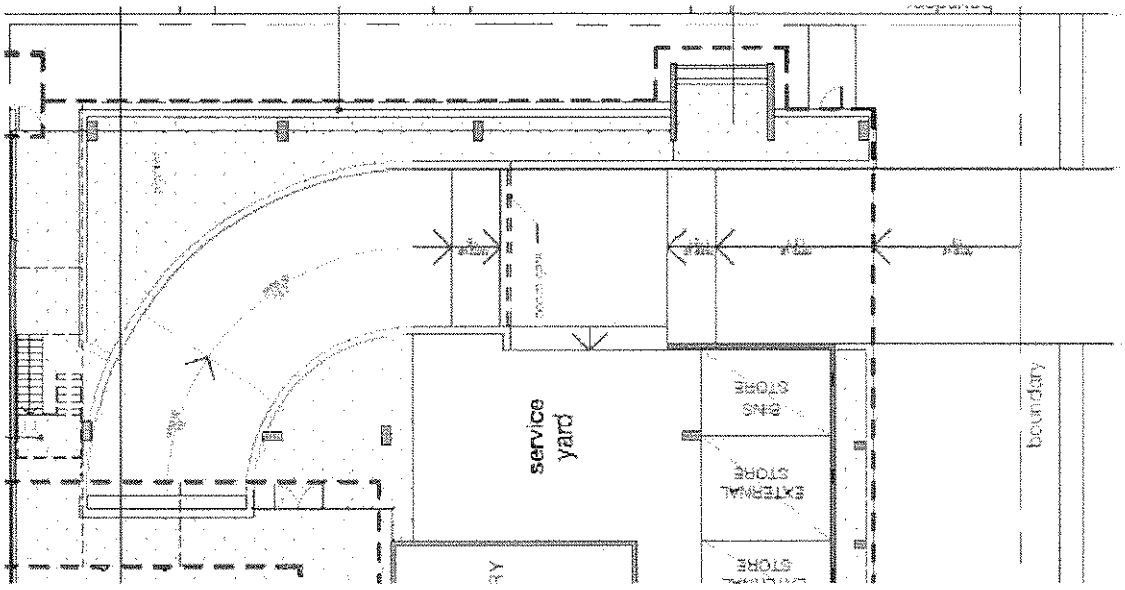


Figure 1: Amended Ramp Grades in Accordance with TTM Report 24346

TTM Consulting (Qld) Pty Ltd
A Subsidiary of TTM Consulting Pty Ltd
ABN 65 090 808 651
Brisbane Gold Coast
Hunterdon Sydney Melbourne
P O Box 1130
579 Coronation Drive
TOOWONG BC 4066
T (07) 1127 9100
F (07) 1127 9101
E [illegible]
www.ttmgroup.com.au

Issue 17 *– In accordance with Table 1 in the TAPS Policy, a MRV is required for a retirement village. Demonstrate access and manoeuvring on site for an MRV.*

The proposed development is for an aged care facility which operates differently to a "retirement village". Due to this there are a number of reasons TTM believe a VAN will sufficiently service the development. These are as follows:

- Food deliveries for developments of this type and scale are usually via a VAN with occasional access required for an SRV. Figure 2 shows that an SRV's movements can be accommodated in the service yard. A clearance of 2.7m is provided which will accommodate most SRV's.
- The facility will be furnished for users, therefore an MRV (removals vehicle) will not be required regularly when occupants of the facility change.
- Laundry servicing will be done on-site and therefore not require a service vehicle to access the development.

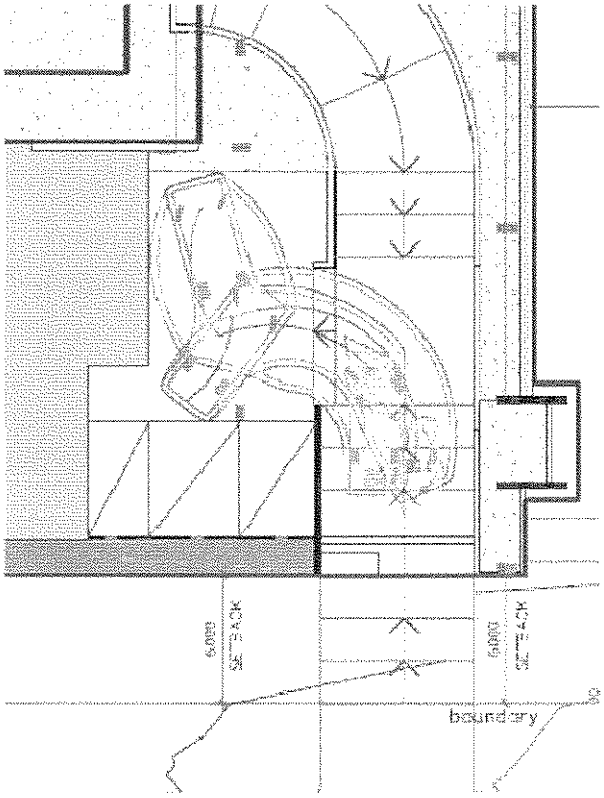


Figure 2: SRV Turn Movements in Service Yard

TTM have been advised by the architect that there are a number of developments similar to the proposed development which do not achieve 3.5m clearance on-site and therefore do not cater for an MRV. A list of these developments can be found in Table 1.

Table 1: Previous Developments without 3.5m Clearance

REGIS
Waverley Gardens Aged Care Residence
Dandenong, Vic
111 Bed Facility

REGIS
Amaroo Aged Care Residence
Ringwood, Vic
90 Bed Residence

RSL Aged Care Residence & I.L.U's
Alexandra Headlands, Qld
120 Beds

Clayton Aged Care Residence
Clayton, Vic
120 Beds

Mercy Health & Aged Care
Parkville, Vic
144 Beds

Westhaven Aged Care Residence
Footscray, Vic
132 Beds

Tabulam Aged Care Residence
Bayswater, Vic
110 Beds

***Issue 18** – Obtain approval from City Waste Services for the proposed refuse collection facilities due to the location of the access ramp.*

TTM have been advised by the architect that the development will require six (6) standard bins for its waste collection. In accordance with the TAPS Policy, as the proposed number of bins does not exceed ten (10), kerbside collection is permitted.

To facilitate refuse collection from the kerb and turning of an RCV in Venner Road TTM recommend minor upgrades to the carriageway in accordance with Figure 3. The recommended turn area at the end of Venner Road is in accordance with the BCC's design standards given in Figure B5.2.2 of Subdivision and Development Guidelines, Part B Design Requirements.

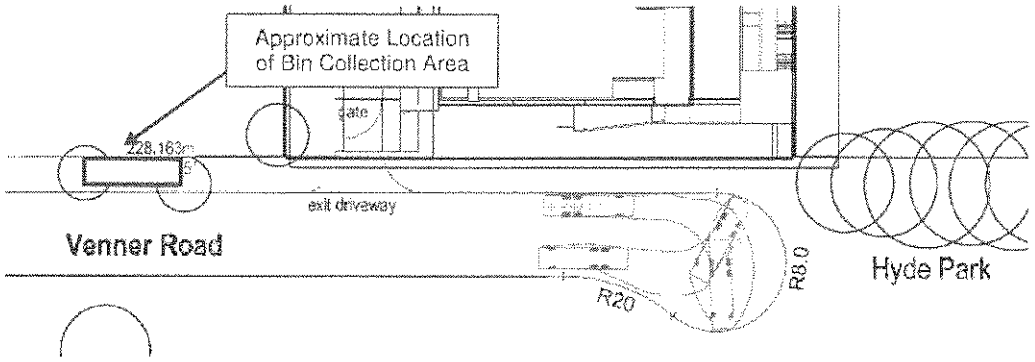


Figure 3: Proposed Upgrades to Venner Road and RCV Turn Movements

Issue 19 *– If a shared arrangement for refuse collection occurs, an easement will be required over this area.*

Shared arrangement no longer required, see response to Issue 18.

Issue 21 *– Indicate any proposed visitor and staff car parking spaces in the basement car park.*

Due to the type of facility resident parking will not be required as part of this development. It is typical for these type of developments to experience staff demand in the order of 2/3 the total car parking supply.

The proposed allocation of visitor and staff bays can is shown in Figure 4.

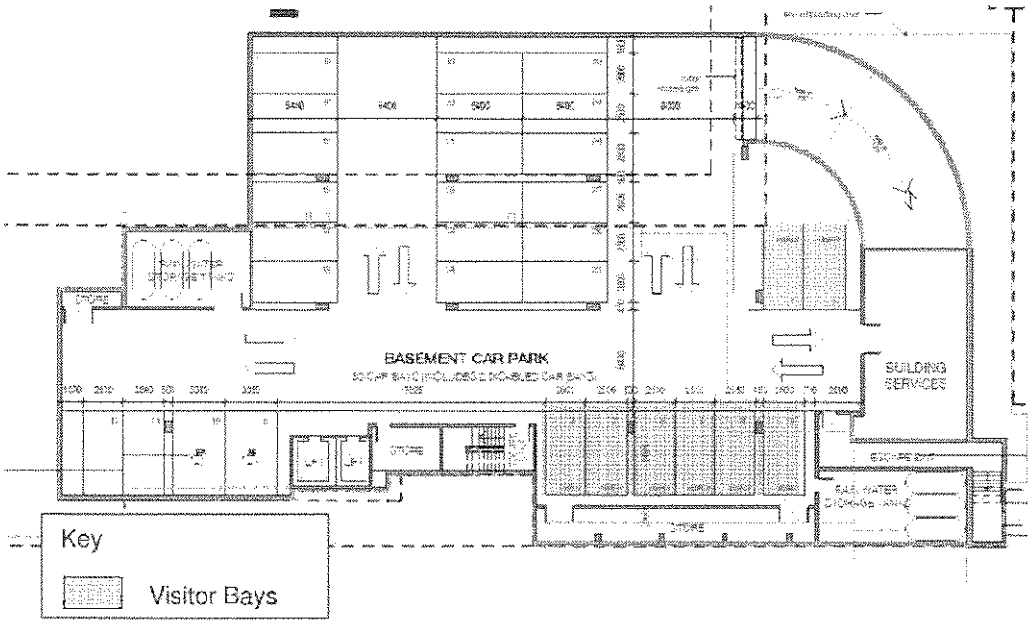


Figure 4: Allocation of Staff and Visitor Bays for Basement Parking

If you have any further queries on the attached please do not hesitate to contact the undersigned.

Yours faithfully,

[redacted]

Director

CONICS

www.conics.com.au

BCC.106.1339

Brisbane City Council

Development Assessment Branch
Customer & Community Services Division
GPO Box 1434
Brisbane QLD 4001

Telephone 07 3403 8888

15 May 2008

Regis Group Properties Pty Ltd
C/- Conics
PO BOX 1559
FORTITUDE VALLEY QLD 4006

✓ email 15/05/08
✓ scanning 15/05/08
✓ mail 15/05/08

Permit Type: DA - Material Change of Use
Description of Proposal: Multi-Unit Dwelling - Aged Care Accommodation (100 beds in 88 bedrooms)
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A002049510

Dear Sir/Madam

RE: Information Request under Section 3.3.6 of the *Integrated Planning Act 1997*

The Council has carried out an initial review of the above application. However, before it can fully assess the proposal the Council requires that you submit the following information:

Planning & Design

1. Clarify the operation of the proposed uses on the ground floor including the hairdresser, café and offices.

   Condition 2 of the Preliminary Approval states Shop or Office or Restaurant is subject to Code Assessment, where predominantly servicing residents within the site; and complying with the conditions in the Preliminary Approval; and the total combined area of all three uses is no greater than 250m^2 in gross floor area; and any relevant "secondary codes" are to be considered part of the "primary code".

   Demonstrate compliance with condition 2 of the Preliminary Approval. Indicate the total gross floor area of all Office, Shop and Restaurants in the approved Stage 1 and the proposed Stage 2, and indicate the proposed gross floor area for any Office, Shop and Restaurants in Stage 3.

2. Demonstrate compliance with P3/A3.1 & A3.3 of the *Residential Design – Medium Density Code* with regards to building bulk, design elements and materials, colours and/or textures.

   Condition 3(i) of the Preliminary Approval requires the design elements of the building to reduce the appearance of building bulk. Variation in balustrading or other elements

and colours would add variety and would break up the façade to Venner Road.

The Venner Rd elevation as shown on the approved drawing SD 07.2 Rev D of the Preliminary Approval indicates the upper level to be setback from the east and west elevations providing articulation and variation in the building form. The approved drawings in the Preliminary Approval also indicate balconies fronting Cansdale Street, large windows to Venner Road, and a prominent pedestrian entry to Venner Road.

3. Provide a prominent pedestrian entry to Venner Road, in accordance with P20/A20 in the *Residential Design – Medium Density Code*.

4. The proposed location of the roller access grill is an issue due to the location at the bottom of the ramp. Indicate an alternative location for a roller access grill (or similar) closer to Venner Road to prevent any lengthy reversing up the ramp if access to the basement level cannot be granted.

5. Provide a streetscape elevation to both Cansdale Street and Venner Road, also indicating any proposed front fencing in accordance with P9/A9.2 & A9.3 in the *Residential Design – Medium Density Code*. The streetscape elevation should also show a prominent pedestrian entry to Venner Road.

6. Submit a copy of the proposed roof plan.

Landscape

7. A detailed vegetation survey is required that identifies the species (provide botanical name), dimensions (height, spread, DBH) and exact location of all existing vegetation on site and on the adjacent footpath reserve. Please note that the VMP provided in Stage 1 includes a vegetation survey of all existing trees affected by this Stage 3 development, but the DBH of the trees was not included.

8. The site plan highlights a proposed conflict of the proposed vehicular driveway to Venner Rd with an existing street tree. All existing street trees are protected by NALL (Council controlled vegetation). The driveway should be relocated away from all existing street trees.

9. The proposed location of the pedestrian pathway within the footpath reserve conflicts with existing street trees. All existing street are protected by NALL (Council controlled vegetation). The Landscape Concept Plan is to be updated to illustrate a revised pathway layout which accommodates the retention of all street trees.

10. The planting theme approved in Stage 1 and proposed in Stage 2 of the overall development along Venner Road should continue along the frontage of Stage 3. Therefore, the Landscape Concept Plan should be updated to indicate the provision of ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building, adjacent to the southern property boundary. Trees are to be spaces at a maximum of 10-15 metres. The provision of screen planting is also required adjacent to the southern side of the building, adjacent to the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting.

Pollution

11. Provide a noise report prepared by a qualified acoustic consultant in accordance with the *Brisbane City Plan 2000 – Noise Methodologies Guidelines* demonstrating that acceptable levels of noise from nearby uses eg industrial/commercial uses, mechanical plant and equipment, etc can be achieved at the proposed residential use.

    The noise report must detail the location, extent and construction specifications for proposed attenuation measures and include all assumptions and methodologies used. The report must include all data required to be presented by Australian Standard AS1055 "Acoustics – Description and Measurement of Environmental Noise".

12. The applicant must identify if any stand-by generation is to be used in this stage.

13. If the proposal includes the storage of distillate for the emergency generator(s) in quantities of 10,000 litres or more, an application is required for a Material Change of Use – Environmentally Relevant Activity, ERA11(a) Petroleum Product Storage.

14. Identify the amount of fuel to be used with any associated stand-by generation and determine whether this activity constitutes Fuel Burning as defined in:

- Schedule 2 activities within Chapter 3, Section 6 – Industrial Areas in the *Brisbane City Plan 2000*:

    Fuel Burning – Any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) ***100kg or more of fuel per hour.***

- Schedule 1 of the *Environmental Protection Regulations 1998*, prescribed Environmentally Relevant Activities:

    ERA 17 (Fuel Burning) – Any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) ***500kg or more of fuel per hour.***

15. Describe all dangerous goods to be stored on site. The following information relating to the storage of dangerous goods must be presented as a minimum:
    - Maximum quantities of each material stored
    - Dangerous goods Class, Packaging group and UN Number for each material
    - Total quantities stored for each Class and Packaging group
    - Location of each material stored identified on site plans
    - Manner in which material is stored (ie above-ground tank, drums)
    - Handling and safety measures (ie fire protection measures, bunding)

Engineering

16. The Traffic Report prepared by TTM indicates that the grades for the access ramp are to be altered to comply with the *Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy*. Amend the plans to reflect these changes.

17. The proposed service vehicle allowed for is a van. In accordance with Table 1 in the TAPS Policy, a MRV is required for a retirement village. Demonstrate access and manoeuvring on site for an MRV.

18. Obtain approval from City Waste Services for the proposed refuse collection facilities due to the location of the access ramp.

19. The Traffic Report prepared by TTM states that refuse collection is not required for this site as they have a shared collection area with the adjoining retirement village. If a shared arrangement is allowed then an easement will be required over this area as the site has an approval to subdivide the land.

20. Provide levels at the top of the access ramp and surrounding areas to show that the basement has flood immunity to a Q100 level.

21. Indicate any proposed visitor and staff car parking spaces in the basement car park.

Your response should be mailed to Brisbane City Council, GPO Box 1434, BRISBANE QLD 4001. Please note that if you are submitting plans we require that you provide the same number of copies as originally submitted with the application. Your prompt attention in this matter will enable the Council to more quickly decide your application.

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

Yours sincerely

[redacted]

Meaghan Bourke
Senior Urban Planner, Development Assessment
Development Assessment South BSQ
(07) 3403 4682
Development Assessment Branch

Dedicated to a better Brisbane

MEMORANDUM

To:	Date: 12th May 2008
Attn:	Meaghan Bourke
CC:	
From:	Paul Hills Senior Engineering Officer
Re:	Development Application over land at 15 Cansdale St, Yeronga - Stage 3

Brisbane City Council
Development Assessment
City Planning and Sustainability

Development Assessment Team South
266 George St
Brisbane
GPO Box 1434
Brisbane Qld 4001

Phone: 07 3403 7244
Facsimile: 07 3403 5379
Internet: www.brisbane.qld.gov.au
Email: Paul.Hills@brisbane.qld.gov.au

Application No *A002049510*
Project No

The following engineering issues are to be resolved prior to approval of this Development Application:

Issues

- In the traffic report by TTM there is a note that the grades for the access ramp are to be altered to comply with the TAPS Policy. Plans are to be amended to reflect these changes.
- The service vehicle allowed for is a van. In accordance with the TAPS Policy, Table 1, a MRV is required for a retirement village.
- Approval will be required from City Waste for the proposed refuse collection facilities due to the location on the access ramp.
- The traffic report states that refuse collection is not required for this site as they have a shared collection area with the adjoining retirement village. If a shared arrangement is allowed then an easement will be required over this area as the site has been subdivided.
- Provide levels at the top of the access ramp and surrounding areas to show that the basement has flood immunity to a Q100 level.

Regards,

Paul Hills
Senior Engineering Officer
Development Assessment Team South
Development Assessment
City Planning and Sustainability

Dedicated to a better Brisbane

Brisbane City Council

Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
Brisbane Qld 4001

Telephone 07 3403 8888

COPY OF IPA EXTRACT SENT WITH LETTER

09 September 2008

Hardev Pty Ltd C/- Conics (Brisbane) Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

COUNCIL DELEGATE DECISION MADE ON
- 9 SEP 2008

Permit Type: DA - Material Change of Use
Description of Proposal: Multi-Unit Dwelling (Retirement Village - 85 Units)
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A001946377

Sent to Scrutiny on
9/9/08 By: DMH

Dear Sir/Madam

RE: Representations about conditions under Section 3.5.17(1) of the "Integrated Planning Act 1997"

I am writing to inform you that the Council's delegate has considered your representations concerning the conditions contained in the Decision Notice dated 17 June 2008 and has decided to amend the conditions. The attached Negotiated Decision Notice details the nature of the changes made to the previous Decision Notice and replaces the previous Decision Notice.

The accompanying development approval package contains:

1. The conditions now applying to this development approval;
2. A "Negotiated Decision Notice" under Section 3.5.17(1) of the "Integrated Planning Act 1997"; and,
3. Other information to help you comply with your approval.

BCC.106.0361

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

Yours sincerely,

[redacted]

Shirley Shannon
Senior Urban Planner, Development Assessment
Development Assessment South BSQ
3403 4682
Development Assessment Branch

Negotiated Decision Notice Details

(Section 3.5.17 of the "Integrated Planning Act 1997")

INTRODUCTION:

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

NATURE OF CHANGES:

The Council's delegate has amended the conditions as follows:

Condition 6 (Commencement of Use of Stage 2) has been amended to provide clarity such that the conditions of approval for Stage 1 of the development must be complied with prior to the commencement of the use for Stage 2.

Condition 40 (viii) (Access, Grades, Manoeuvring, Carparks, Signs) has been amended to require terminated aisles to be in accordance with the approved plans.

APPLICANT DETAILS:

Hardev Pty Ltd C/- Conics (Brisbane) Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

SITE:

Address of Site:

15 Cansdale St Yeronga Qld 4104

Real Property Description:

Lot(s) 1 on Registered Plan 150512

City Plan Area Classification:

CP-LI

Name of Owner:

YV Unit Trust

Name of Ward:

Tennyson

APPLICATION:

Aspects of development and development approvals sought:

- Material Change of Use - Development Permit - Retirement Village

Description of Proposal:
Multi-Unit Dwelling (Retirement Village - 85 Units)

Lodgement date:
14 November 2007

TYPE OF APPROVAL:
- Material Change of Use - Development Permit - Retirement Village

FURTHER DEVELOPMENT PERMITS:
- Carrying Out Building Work
- Carrying Out Operational Work

REFERRAL AGENCIES:
The following were Advice Agencies for this application:

Dept. Of Natural Resources & Water - Se Region
PO Box 1164
BEENLEIGH QLD 4207
Telephone: 07 3884 8001
Fax: 07 3884 8024

There were no Concurrence Agencies for this application.

There were no State Agencies for this application.

CONDITIONS:
This approval is now subject to conditions which are included in the attached approval package. These conditions replace those included in the original decision notice dated 17 June 2008.

RIGHT OF APPEAL:
Extracts from those sections of the "Integrated Planning Act 1997" relating to the lodgement of Appeals are enclosed for you information.

SUBMISSIONS:
Submissions may have been received for this application. For Code Assessable applications, submitters are not entitled to appeal this decision.

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP.150512
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - Retirement Village
Council File Reference:	A001946377 Permit Reference Number/s: DAMC194677807.
Package Status:	APPROVED - Version 2 (9th of September, 2008 11:51:51 AM)
Package Generated:	09/09/2008

PROJECT TEAM

The assessment of this application has been undertaken by:

[redacted] Principal Urban Planner, Development Assessment Development Assessment South BSQ natasha.holland@brisbane.qld.gov.au (07) 3403 4392	Shirley SHANNON Senior Urban Planner, Development Assessment Development Assessment South BSQ shirley.shannon@brisbane.qld.gov.au 3403 4682

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Basement Level	SD-200-B1 Rev C (Amended In Red 02-JUN-2008)	27-SEP-2007
Building Section	A-SD-400-01 Rev C (Amended In Red 02-JUN-2008)	02-MAY-2008
South & North Elevations Building 3	A-SD-300-00 Rev D	30-JAN-2008
East & West Elevations Building 3 & 4	A-SD-300-01 Rev D (Amended In Red 02-JUN-2008)	30-JAN-2008
North & South Elevations Building 4	A-SD-300-02 Rev D	30-JAN-2008
Elevations	A-SD-300-03 Rev A (Amended In Red 02-JUN-2008)	30-JAN-2008
Landscape Plan - Sheet 1	LP01 Rev B (Amended In Red 02-JUN-2008)	22-JAN-2008
Landscape Plan - Sheet 2	LP02 Rev B	22-JAN-2008
Level 4	SD-200-03 Rev D (Amended In Red 02-JUN-2008)	02-MAY-2008
Level Four: Landscape Plan	LP03 Rev B	22-JAN-2007
Level 1-3	SD-200-02 Rev D (Amended In Red 02-JUN-2008)	05-NOV-2007
Location Plan	SD-200-02 Rev C	05-NOV-2007
Planting Plan - Sheet 1	PP01 Rev C (Amended In Red 02-JUN-2008)	14-FEB-2008
Planting Plan - Sheet 2	PP02 Rev B	22-JAN-2008
Pump Room Location	A-SD-510-01 Rev B (Amended In Red 02-JUN-2008)	30-JAN-2008
Roof Plan	SD-200-04 Rev C (Amended In Red 02-JUN-2008)	02-MAY-2008
Site Plan (Ground Level)	SD-200-01 Rev D (Amended In Red 02-JUN-2008)	08-NOV-2007
Staging Plan	SD-000-03 Rev C	27-SEP-2007
Landscape Sections, Sheet 1	LS01 Rev A	05-SEP-2007
Landscape Sections, Sheet 2	LS02 Rev A (Amended In Red 02-JUN-2008)	05-SEP-2007
ESD Report	Q6035	17-NOV-2006
Hydraulic Analysis	3500/34	23-MAY-2006
Site Based Stormwater Management Plan	CB-0401 SBSMP-Rev B	13-FEB-2008

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Retirement Village
Stage:	Stage 2 Yeronga Village Retirement Village - 85 Units

General/Planning Requirements

	Timing
1) Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks. *GUIDELINE* *This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.*	As indicated
2) Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit. *GUIDELINE* *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	As indicated
3) Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; (b) Make provision within the building and on the site for the following:	As indicated

- conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building;
- an underground access connection pit and "lead in " duct is provided in the footpath; and
- a conduit from the property boundary to

a. a designated entry point in the building; and/or

b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and

(c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath;

(d) Additional requirements to be provided within the building are as follows:

- a co-located equipment room;
- a central (vertical) riser duct within the core of the building;
- a telecommunications closet on each floor;
- distribution by underfloor and/or suspended ceiling ducts; and
- designated wireless area on the roof with structural capability

(e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed.

(f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

4) Information Signage

As indicated

Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: -

a. A brief description of the proposed development;
b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: -

- Developer,

- Project Coordinator,

- Architect / Building Designer,

- Building Contractor,

- Civil Engineer,

- Civil Contractor/s, and

- Landscape Architect;

c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case;
d. The sign is to be a minimum size of 1,200mm by 900mm;
e. The maximum area of the sign is to be 2.0m².
f. The sign must be placed on or within 1.5m of the road frontage for the land and mounted at least 300mm above ground level;
g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land;
h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
i. The sign is to be non illuminated;
j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;
k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems.
l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction stage. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws Policy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to Council, and the need for a licence.

5) Principles of Sustainability

As indicated

Incorporate into the design and construction of the retirement village (residential buildings), best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to:

1. Passive design;
2. Water use;
3. Materials use;
4. Energy use;
5. Site impacts;
6. Transport impacts; and
7. Social and community impacts.

GUIDELINE
This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of

sustainable design are met and incorporate best practice in sustainable development.	
6) Commencement of Use of Stage 2 Prior to the commencement of the use for Stage 2, all conditions of approval for Stage 1 of the development must be complied with (Stage 1 Approval - BCC Ref: A001637427). Submit to the Principal Urban Planner, Development Assessment Team South documentation demonstrating compliance with all conditions of approval for Stage 1 of the development. *GUIDELINE* *This condition is imposed to ensure all conditions of approval have been carried out for Stage 1 of the development.*	As indicated
7) Sustainability (i) Install and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ltd No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase. The time of purchase is to be no more than 6 months prior to the commencement of installation: **Individual privately owned units** • Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be Installed to each unit to monitor water usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed • Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per	At all times

floor level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter) (ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	
8) Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), including those as amended in red by Council on 2 June 2008 showing: i. The proposed pergolas to the 5th storey deleted from the drawings; ii. Stage 1 being not part of this approval; and iii. PWD carspaces shown on the Basement Level plan. *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on the site and then to be maintained
9) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	Prior to commencement of use
10) Complete All Operational Work	Prior to commencement of use

Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). *GUIDELINE* *This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.*	
11) Compliance Assessment under Schedule 12 Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.	Prior to commencement of use
12) Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions. *GUIDELINE* *This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.*	To be maintained
13) Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive	As indicated

use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time.

c. Provision on site for a minimum of one hundred and nine (109) car parking spaces. A minimum of two (2) of these spaces are to be provided for disabled parking. A minimum of twelve (12) visitor car parking spaces are to be provided at grade (not in the basement level) as approved in Stage 1 of the development.
d. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space.
e. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
f. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance.
g. The overall height of the building and any structures located on the roof top are not to exceed 24.665 metres AHD at any point.
h. Implement and maintain the sustainability elements identified in the conditions of this approval.
i. No pergolas or other permanent structures to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings.
j. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:

   - No unscreened installations on the proposed development are to be visible from the surrounding sites; and
   - Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

GUIDELINE
This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.

14) Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2012. *GUIDELINE* *This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.*	As indicated
15) Limits of this Approval This approval is limited to the following use:	At all times

i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); and ii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village. *GUIDELINE* *This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).*	
16) Setbacks to Parkland The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007; and ii. The building setback to the Leyshon Park boundary is to be 8 metres as shown on the approved drawings SD-200-01 Rev D and dated 08/11/2007. Prior to the commencement of the use of Stage 2, provide a statement to the Principal Urban Planner signed by the Building Certifier that the setbacks in i and ii above have been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
17) No Pergola Structures No pergolas or other permanent structures are to be located on the balconies of any residential units other than close clearly shown on the approved plans. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines, including building heights and setbacks, in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	At all times
18) Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the *"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"*. *GUIDELINE* *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	Prior to the commencement of the use and then to be maintained

19) **Lighting To Public Areas** Install and maintain a suitable system of lighting, to operate from dusk to dawn, for the central courtyard/bowling green area, all pedestrian access paths and to the entry areas of all buildings, as shown on the approved drawings. All outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.* *GUIDELINE* *This condition is imposed to ensure on-going safe public access to designated pedestrian spaces within the development.*	Prior to the commencement of the use and then to be maintained
20) **Pump Room Setback** The pump room setback to the western boundary of the site is to be 6 metres as shown on the approved drawing SD-510-01 Rev B and dated 30/01/08. Provide a statement to the Lead Principal Urban Planner signed by the Building Certifier that the pump room setback has been complied with. *GUIDELINE* *This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426).*	Prior to the commencement of the use and then to be maintained

Monetary Contributions and Securities

	Timing
21) **Pay Outstanding Charges Or Expenses** Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.*	Prior to commencement of use

22) **Infill Infrastructure Contribution Planning Scheme Policies (MCU) - Post 1 July, 2007** — As indicat

Pay to Council a monetary contribution towards the cost of providing infrastructure as summarised below at the rate specified in the Infill Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made.

Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)			
	Area / Precinct	Contribution	Credits	Offset	Net Contribution
Transport	12	217731	0	0	217731
Community Purposes	85	769250	0	0	769250
Water Supply	W15 Mt Crosby South	292264	0	0	292264
Sewerage	FFLD06	585208	0	0	585208

Waterways	16a BBnePrec3 LSMP	209732	0	0	209732
Totals		2074184	0	0	2074184

If documentary evidence is provided showing that infrastructure contributions from approval number A001637428 Reconfiguration of a Lot 1 into 2 have been paid in full these can be claimed as a credit against the infrastructure contributions in the table above.

Timing

- Where the application also involves a Permit to Carry Out Building Works, the monetary contributions for water and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of the use.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be prior to the commencement of use.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each year. In the 2007/2008 financial year, the value of an ICU is $1.55.

GUIDELINE
This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water, sewerage and waterways. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.

PROOF OF FULFILMENT
The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

Architecture

	Timing
23) **Detailed Materials and Finishes** Submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition; (d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40% glass to the frontage of the building and to avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished.	Prior to lodging an application for Building Works

(f) Implement the above detailed design treatments based on the approved colour scheme. *GUIDELINE* *This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.*	
24) Front Fence Materials And Design Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50% transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency. *GUIDELINE* *This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
25) Pedestrian Pathway Provide a pedestrian pathway from the approved Stage 1 development to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface. *GUIDELINE* *This condition is imposed to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.*	Prior to the commencement of the use and then to be maintained
26) Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: a. Submit a contour survey from a licensed surveyor and notated elevations demonstrating: i. the existing site levels; and ii. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 24.665 metres AHD at any point. *GUIDELINE* *This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (BCC ref: A001637426).*	Prior to building work commencing
26(a) Submit Certification	Prior to commencement of use

Submit to the Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition. *GUIDELINE* *This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	
27) Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained
28) Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. *GUIDELINE* *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.*	Prior to the commencement of the use and then to be maintained

Landscape Architecture and Open Space Planning

	Timing
29) Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. *GUIDELINE* *Street trees are protected under the Natural Assets Local Law, 2003.*	While development is occurring on the site and then to be maintained

PROOF OF FULFILMENT *Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.*	
29(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	While development is occurring on the site
30) Submit Detailed Landscape Plan Submit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following: Siteworks • The extent of soft and hard landscape works. • The extent of basement and/or roof lines. • Location and description of fencing, retaining walls and ramps. • Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining. • Provide details on proposed locations, heights, materials and extent of proposed fencing. • Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. • Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters). • Any earthworks proposed within the vicinity of vegetation to be retained is to be documented. • Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath. • Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas. • Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking. • Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation. Planting • A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting. • Trees at maximum centres of 6 metres within the landscape area along the street frontage(s) of the property.	To be lodged prior to or concurrently with any other operational works application

• Proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland. *GUIDELINE* *A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.* *PROOF OF FULFILMENT* *A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.*	
30(a) Certify Works On completion provide written certification from: • A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*). *GUIDELINE* *Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.* *PROOF OF FULFILMENT* *The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).*	Prior to commencement of use
30(b) Specific Reqts - Application In addition to the standard requirements listed above, the plan is to also show: • Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only. • Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve. • Provide ex-ground tree planting (Araucaria cunninghamii) along the southern side of the building which is adjacent the southern property boundary to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres. • Provide screen planting adjacent the southern side of the building which is adjacent the southern property boundary to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting. • Provide ex-ground tree planting (Agathis Robusta) along the northern side of the building which is adjacent the Council parkland to mitigate the bulk and scale of the built form. Trees are to be appropriately spaced to facilitate casual surveillance of the adjoining parkland.	Prior to the commencement of the use and then to be maintained
30(c) Implement Approved Plan Carry out the landscaping and associated works documented in the	Prior to the commencement of the use and then to be maintained

approved Detailed Landscape Plan in accordance with Best Trade Practice. *PROOF OF FULFILMENT* *The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.* **30(d) Specific Requirements - Retirement Village** In addition to the standard requirements listed above, the plan is to also show: • Planting design which complies with the landscape-related requirements of the *City Plan 2000 - Residential Design - Special Needs Code.* **30(e) Specific Requirements - Containerised Planting** In addition to the standard requirements listed above, the plan is to also show: • Clear identification of the location, width and depth of containerised planting areas. • Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm. • Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. **30(f) Irrigation** Provision of a reticulated drip irrigation system (connected to non-town water source) to all planting areas, with drainage connected to the stormwater system.	

Pollution

	Timing
31) Hours of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday. *GUIDELINE* *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby receptors.*	At all times
32) Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting /overlooking land included within the "Sport and Recreation Area" designation. *GUIDELINE* *This condition has been imposed to ensure that internal amenity is*	Prior to commencement of use

achieved when doors and windows are closed to achieve the required internal noise criteria detailed in the Noise Amenity Assessment prepared by MWA Environmental, Ref No: L43707/PAK/04-227.	
33) Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy. *GUIDELINE* *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	Prior to commencement of use
34) Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. *GUIDELINE* *This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.*	Prior to the commencement of the use and then to be maintained
35) Stormwater Quality (Low Risk) Implement DA Plan Implement and maintain the recommendations of the Site Based Stormwater Quality Management Plan, ref CB-0401 SBSMP-Rev B prepared by BMD Consulting, dated 13 February 2008. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater. *GUIDELINE* *This condition has been imposed to ensure that Stormwater Quality from this site is managed appropriately to prevent contamination of receiving waters. Certification must demonstrate best practice management measures in accordance with Council's "Subdivision and Development Guidelines" (2000 or later version). Certification must also include details (ie. site plans and documentation) of the management measures implemented on site. A suitably qualified and experienced professional for stormwater quality management is defined as a person with: - Tertiary qualifications in engineering, environmental engineering and/or science; - Professional affiliations with an engineering, environmental engineering and/or scientific organisation (eg. The Institute of Engineers of Australia, the Stormwater Industry Association, Australian Water Association); and - At least 2 years' experience in the management of stormwater quality.* *PROOF OF FULFILMENT* *Certification is submitted to the Team Leader, Licensing & Compliance that the operational phase Site Based Stormwater Quality Management Plan identified above has been prepared and implemented by a suitably qualified and experienced professional.*	Prior to site works commencing and then to be maintained

Engineering

	Timing

36) On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.*	As indicated
36(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.*	Prior to site works commencing (ie. any land-disturbing development)
36(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk) Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant. *GUIDELINE* *This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.*	While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion
37) Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan. *GUIDELINE* *The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles*	Prior to site works/building works commencing

exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.	
37(a) Suitable Fill Material All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. *GUIDELINE* *Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.*	While site/operational works/building works is occurring
37(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure works are completed in accordance with the endorsed plan.*	While site/operational works/building works is occurring
38) Retaining Walls Design and construct all retaining walls, and associated fences, in compliance with Council's Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered*	Prior to site/building works commencing and then to be maintained

Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.	
39) Granting Easements Grant the following easement(s): i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council. *GUIDELINE* *This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	Prior to commencement of use
40) Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle. iii. Parking on the site for 109 cars and for the loading and unloading of vehicles within the site. A minimum of two (2) of the above spaces are to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.	Prior to the commencement of the use and then to be maintained

vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. viii. Terminated aisles are to be in accordance with the approved plans. *GUIDELINE* *The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.* *PROOF OF FULFILMENT* *Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).*	
41) Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level. *GUIDELINE* *This condition is imposed when the site is affected by flooding. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au.*	Prior to site/building works commencing and then to be maintained
41(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 7.2 metres AHD and non-habitable floor levels are 7.0 metres AHD. *GUIDELINE* *This condition is imposed when the site is affected by flooding and is to ensure flood immunity to development.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ) or a Registered Surveyor. A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded for acceptance by the Engineering Delegate.*	Prior to the commencement of the use and then to be maintained
42) Stormwater - Hydraulic Report	Prior to the commencement of

Construct the development in accordance with the approved Hydraulic Analysis prepared by Cardno (QLD) Pty Ltd, dated 23 May 2006, Job No. 3500/34. *GUIDELINE* *This condition is imposed to ensure the development does not impact upon the hydraulic requirements identified for the site during construction and then to be maintained after commencement of use.* *PROOF OF FULFILMENT* *Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with the endorsed hydraulic report, must be forwarded to the Engineering Delegate.*	the use and then to be maintained
43) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. *GUIDELINE* *This condition is imposed for the repair of damage to the existing road infrastrucure during works associated with the development.* *PROOF OF FULFILMENT* *Acceptance of the completed works by the Engineering Delegate, Development assessment.*	Prior to commencement of use
44) Construct Footpath Construct a 1.2 metre wide concrete footpath along the frontage of Stage 2 to Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when works within the road reserve are required by earlier conditions. This condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "of-maintenance" by the Engineering Delegate, Development Assessment.* *PROOF OF FULFILMENT* *Acceptable of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
44(a) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ),	Prior to the On Maintenance inspection

certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.* *PROOF OF FULFILMENT* *Acceptable of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.*	
45) Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses. *GUIDELINE* *For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.*	Prior to commencement of use
45(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. *GUIDELINE* *Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
45(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property. *GUIDELINE* *Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.*	Prior to the commencement of the use and then to be maintained
46) Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level; *PROOF OF FULFILMENT* *The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.*	Prior to the commencement of the use and then to be maintained
47) On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's	Prior to the commencement of the use and then to be maintained

"Subdivision and Development Guidelines". *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	
47(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment. *GUIDELINE* *The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).*	Prior to site works/building works commencing
47(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines". *GUIDELINE* *The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.*	Prior to commencement of use
47(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use
48) Ponding Of Stormwater	Prior to the commencement of the use and then to be

Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. *GUIDELINE* *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	maintained
49) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines". *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*	Prior to commencement of use
49(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005". *GUIDELINE* *This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*	Prior to commencement of use

Standard Advice

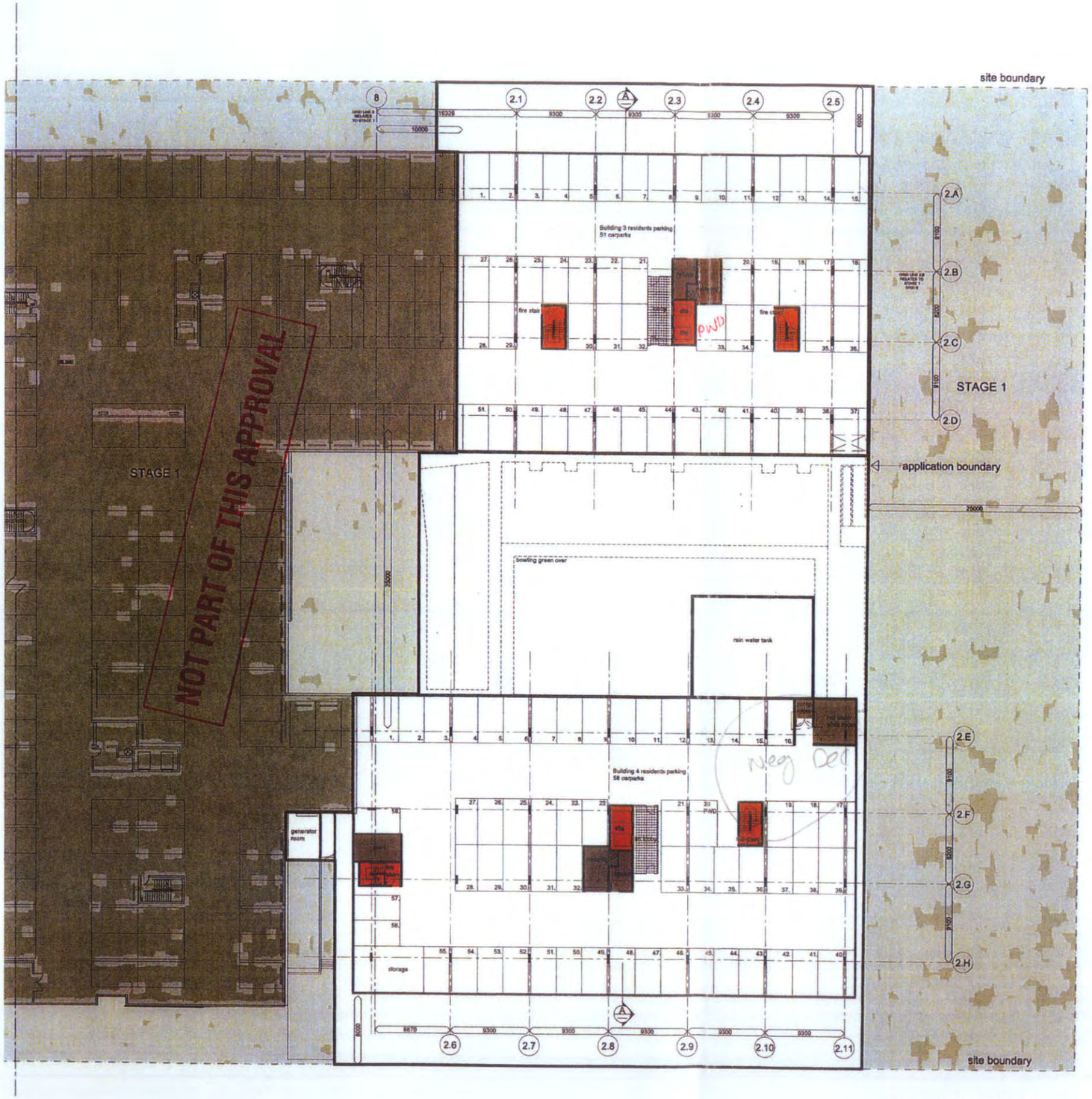
	Timing
50) ERA Approval All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval	As indicated

conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	
51) Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated
52) Electricity Generators Stand-by or emergency electricity generators are not included in this approval. *GUIDELINE* *This advice is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	As indicated
53) Equitable Access Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
54) Noise And Dust Emissions-Advice Only All development involving the emission of noise and dust from	As indicated

building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance. Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing. *GUIDELINE* *All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.*	
55) Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
56) Advice Adjoining Owners Prior to Commencement of Building Work Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	As indicated
57) Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989*.	As indicated
58) Footpath Permit The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance,	As indicated

Brisbane City Council phone (07) 3403 8888.	
59) Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
60) Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary. *GUIDELINE* *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	As indicated
61) Advice Agency - Department of Natural Resources and Water Brisbane City Council advise that the Department of Natural Resources and Water as an advice agency has imposed advice contained in the letter dated 30 January 2008, NRW Reference: IA1207BEE0013/BRI3533.	As indicated

**** End of Package ****



CAR PARKING PROVIDED

B3 Residential	51
B4 Residential	58

AREA SCHEDULE

Basement

Building 3 BCC GFA (residential)	60m2
Building 4 BCC GFA (residential)	60m2
Floor BCC GFA	120m2

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REV	DATE	ISSUE	DRAWN	CHECKED
C	070927	ISSUE FOR DA SUBMISSION		

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17 JUN 2008

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Basement Level

100mm LINE @ A1 — scale : 1:250@A1 & 1:500@A3 — date : 03.09.07

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

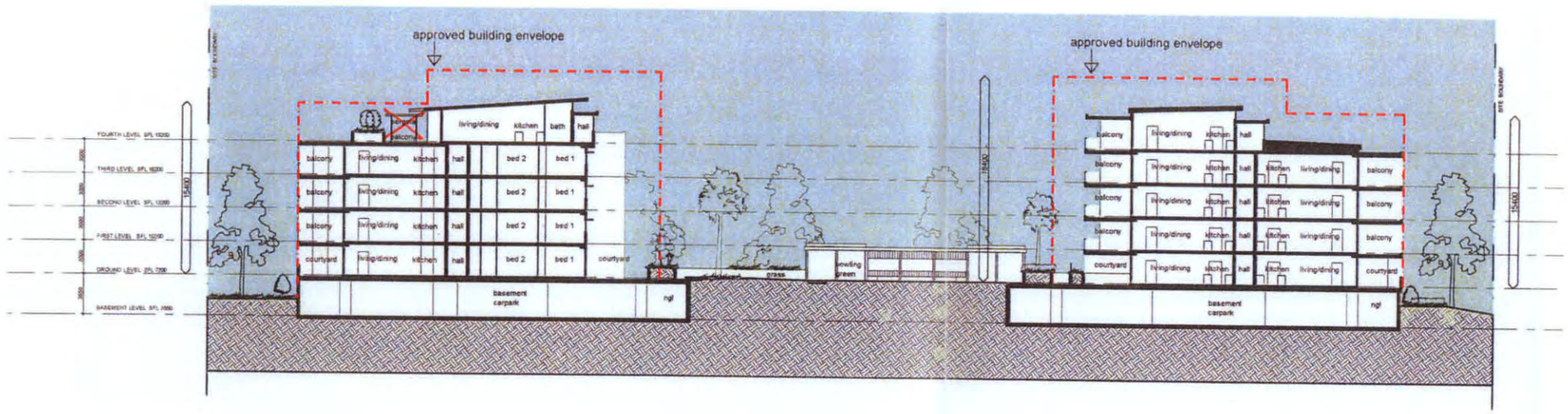
AF PROJECT No **2828** — **A1** at plot 1:1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	200-B1	C

AMENDED IN RED
02/ 06 / 08

BCC.106.0534



1 Section A - A
400-01

AMENDED IN RED
02 / 06 / 08

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

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REV	DATE	ISSUE	DRAWN	CHECKED
B	070927	ISSUE FOR DA SUBMISSION		
C	080502	4th LEVEL SETBACK LINE ON NORTHERN BOUNDARY REVISED	NG	JON

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DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Building Section

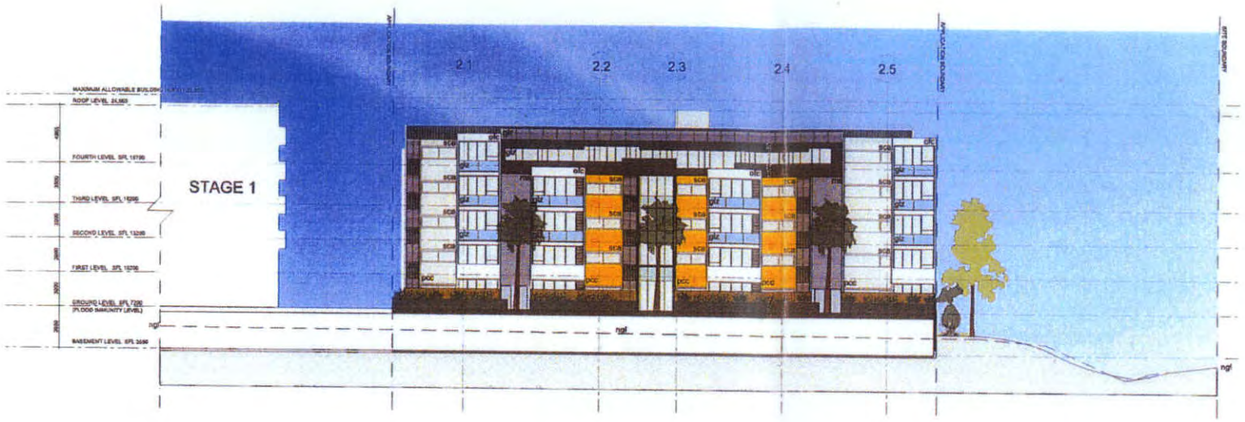
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN JM	
		DESIGN REVIEW	

AF PROJECT No 2828 — A1 at plot 1:1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	400-01	C

BCC.106.0535



1 South Elevation Building 3



2 North Elevation Building 3

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
ofc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
lvr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

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B	070927	ISSUE FOR DA SUBMISSION		
C	071108	WALL COLOURS REVISED		
D	080130	HEIGHT LINES AMENDED		

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DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Elevations

100mm LINE @ A1
scale : 1:250@A1 & 1:500@A3
date : 03.09.07

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

AF PROJECT No
2828

A1
at plot 1/1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-00	D

BCC.106.0536

AMENDED IN RED
02/06/08

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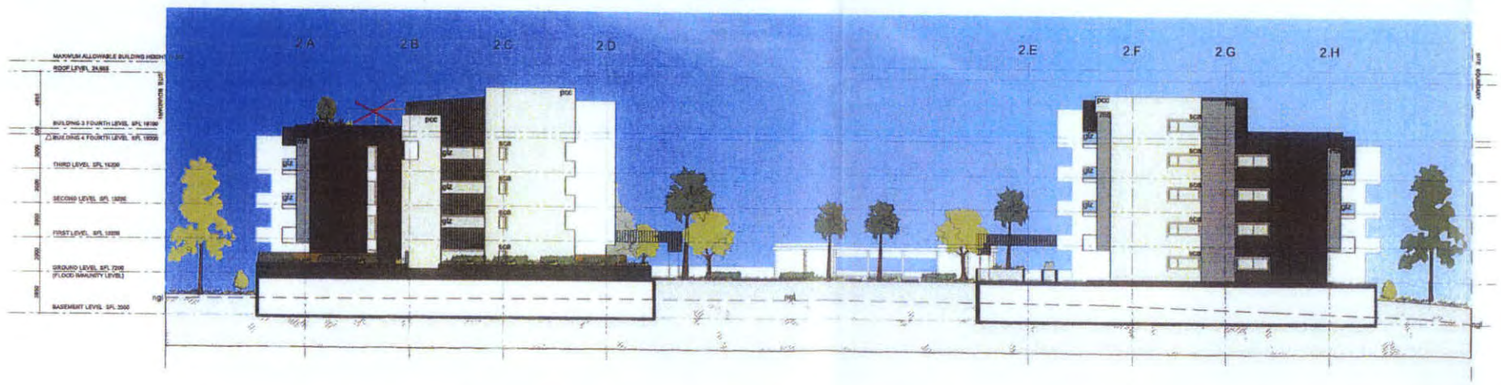
B	070927	ISSUE FOR DA SUBMISSION		
C	071105	WALL COLOURS REVISED		
D	080130	HEIGHT LINES AMENDED		



3 East Elevation Building 3 & 4
300-01



4 West Elevation Building 3 &4
300-01

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
ofc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
lvr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

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DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Elevations

scale : 1:250@A1 & 1:500@A3
date : 03.09.07

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

AF PROJECT No 2828 — A1 at plot 1:1

ARCHEFIELD
410 Adelaide St Brisbane 4000
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e mail: info@archefield.com.au

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-01	D

BCC.106.0537

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REV	DATE	ISSUE	DRAWN	CHECKED
B	070927	ISSUE FOR DA SUBMISSION		
C	071108	WALL COLOURS REVISED		
D	080130	HEIGHT LINES AMENDED		



5 North Elevation Building 4
300-02



6 South Elevation Building 4
300-02

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

Legend

al	Aluminium
stn	Stone
glz	Glazing
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mc	Metal cladding
ms	Metal screening
lvr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Elevations

100mm LINE @ A1		scale : 1:250@A1 & 1:500@A3	
		date : 03.09.07	
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN	NG
		DESIGN REVIEW	

AF PROJECT No 2828 — A1 at plot 1:1

ARKHEFIELD
#19 Adelaide St Brisbane 4000
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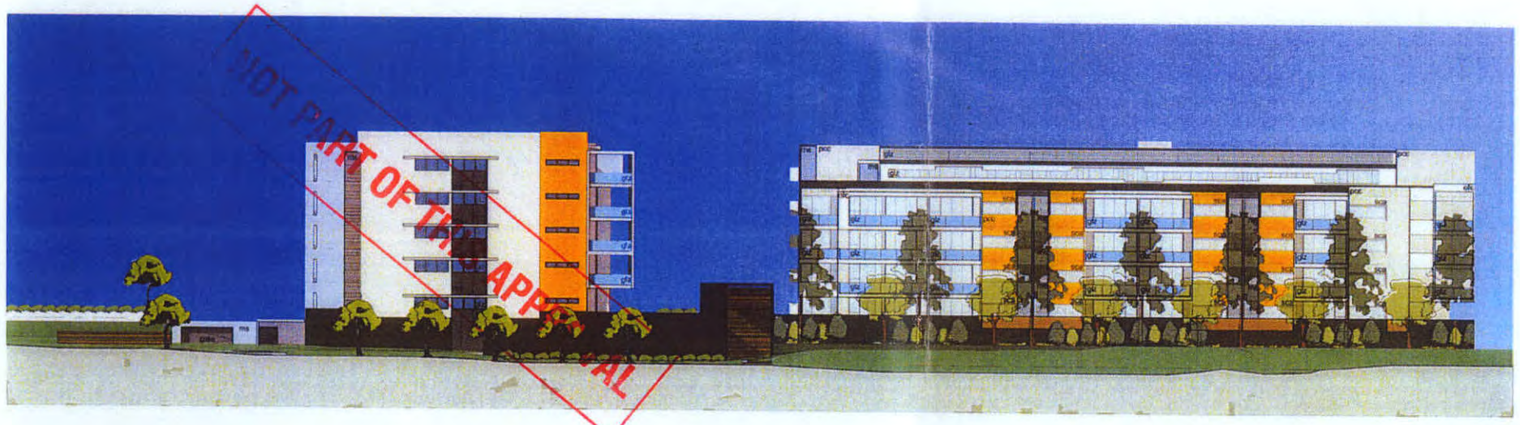
f (07) 3831 6338
e info@arkhefield.com.au

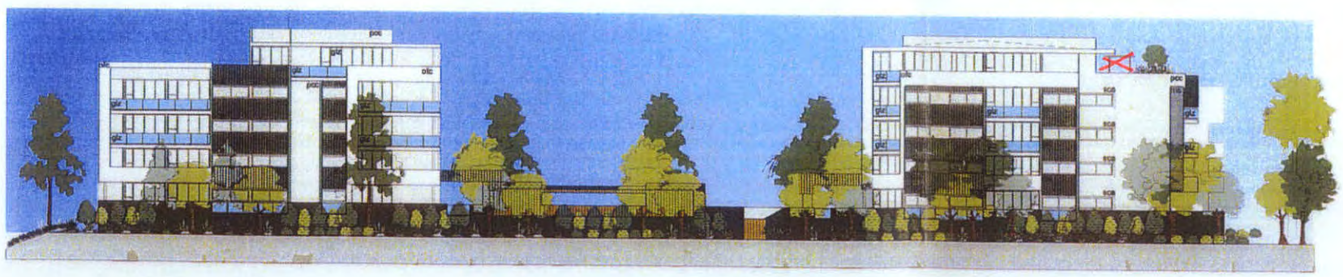
SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-02	D



A 300-03 Leyshon Park Elevation



B 300-03 Venner Road Elevation



C 300-03 East Elevation Building 3& 4

AMENDED IN RED
02/ 06/ 08

Material and Colour Concept

The overall composition of stage 1 & 2 has been broken up into separate buildings B1 & B2 (stage 1) and B3 & B4 (stage 2). Within this frame work the buildings colours and materials reflect the hierarchy and massing concepts. A neutral off white (alpine) colour delineates the main building forms. Charcoal (facade) coloured metal cladding and a dark (panther) coloured plinth reinforces the concept of 'base' and 'top' contrasting with the building form. Cantilevered roof forms, blade walls and projecting balconies create a finer grain of detail. While as a whole the buildings are united through a similar palette of colour and texture, the combinations and variations enable each stage to have its own identity.

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REV	DATE	ISSUE	DRAWN	CHECKED
A	080130	ISSUE FOR DA SUBMISSION		

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17/JUN 2008

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Elevations
Stage 1 & 2 Comparison

scale : 1:250@A1 & 1:500@A3
date :

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

AF PROJECT No 2828 — A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-03	A

BCC.106.0539

AMENDED IN RED
02 / 06 / 08

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17 JUN 2008

DEEP PLANTING AREA: Refer planting schedule for species.

1600H SCREEN BOUNDARY FENCING (FT1 & FT2)

EXTENT OF WORK LINE

PLANTING AREAS ON NATURAL GROUND: Refer to suggested planting schedule and planting plan for species type. STAGE ONE WORKS: Refer to 1540-01 LP03 and PP03- 'Landscape and Planting Plan, Sheet 3'.

1500H SCREEN BOUNDARY TRELLIS FENCING (TF2): Semi-transparent screen with creepers to create green wall to park interface. Refer suggested plant schedule for species type.

1800H SCREEN BOUNDARY FENCING (FT1): Steel section lengths with maximum 150mm gaps. Refer elevation LD10 on LD02.

SITE CIRCULATION AND MAINTENANCE ACCESS: 1200mm wide coloured concrete path through planted areas.

SEATING OPPORTUNITY: Bench Seats on concrete pavement.

STAGE ONE WORKS: Refer to 1540-01 LP01 'Rehabilitation Plan, Eastern Drainage Line'.

25000 BUILDING SETBACK

PROPERTY BOUNDARY

5000

COURTYARD PAVING Refer Architect's drawings.

INTERNAL COURTYARD PLANTER BOX: By Architect's

LINE OF BASEMENT DASHED

STAGE 2 BASEMENT CONNECTION: Concrete connection. Refer to Architects drawings.

SEAT: To Architect's detail.

MAT WELL: ensure drainage outlet to connect to storm water system.

TREE GRATE: surround to tree to future detail.

STAGE 1–2 INTERFACE: ensure temporary sheet flow over paving to be released under fence. Levels to be rectified with Stage 2 construction.

BOWLING GREEN

FUTURE STAGE 2

STAGE 2 PLANTER: Constructed in conjunction with stage 2 landscape works. Temporary paving to match PPT1 to be installed for stage 1 access.

WATER TANK

RAISED PLANTER ON PODIUM SLAB

GARDEN STORE

0100 LINE

TOE OF BATTER

STAGE 1 WORKS- NOT PART OF THIS APPROVAL

NOT PART OF THIS APPROVAL

JOINS 1540-02 LP02

LEGEND

- PROPOSED FINISHED LEVEL — Refer to plan for details
- TOP OF WALL HEIGHTS — Refer to plan for details
- TOP OR TOE OF BATTER — Refer to plan for finished levels
- APPROX. FALL DIRECTION — Fall evenly in direction shown.
- TURF — On 100mm topsoil. Refer specification.
- DEEP PLANTING AREA — Refer to Landscape Specification
- PODIUM PLANTING AREA — Refer to Landscape Specification
- CONCRETE EDGE — Between Planting & Grass - Refer Spc
- PPT1 PEDESTRIAN PAVING TYPE 1 — Exfoliated Granite Tiles — Refer to Landscape Specification.
- PPT2 PEDESTRIAN PAVING TYPE 2 — Exposed Aggregate Coloured Concrete — Refer to Landscape Specification.
- PPT3 PEDESTRIAN PAVING TYPE 3 — Exposed Aggregate Concrete — Refer to Landscape Specification.
- PPT4 PEDESTRIAN PAVING TYPE 1 — Exfoliated Granite Tiles — Refer to Landscape Specification.
- TACTILE PAVING- HAZARD — Refer to Landscape Specification.
- TACTILE PAVING- DIRECTIONAL — Refer to Landscape Specification.
- DECORATIVE GRAVEL MULCH TO PLANTING AREAS — 50/50 mix of 20 & 40mm dia. evg. rockwork to base — Refer to Landscape Specification.
- S1 BENCH SEAT — Refer Landscape Specification.
- FT1 BOUNDARY FENCING TYPE 1 STEEL INFILL PANELS (FT1) — Refer to details and specification
- FT2 BOUNDARY FENCING TYPE 2 TRELLIS FENCE (FT2) — Refer to details and specification
- LIGHTING BOLLARDS — By Others.
- CONDUIT — 2x100mm dia.conduit — Refer Landscape Specification.
- SUBSOIL DRAIN — Refer to Landscape Specification.
- FIELD GULLY LOCATIONS — Refer to Hydraulic Eng. details.
- EXISTING TREES TO BE RETAINED — Refer specification.

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.09.07	jw
B	BCC DA APPROVAL RFI	22.01.08	jw

DRAWING STATUS: Preliminary / For Information Only / For DA Approval / For BA Approval / For Tender / For Construction — SIGNATURE: — DATE:

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: LANDSCAPE PLAN- SHEET 1

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

300MM ON ORIGINAL — 0 10 20 30 40 50

drawn:	scale:	no in set:	date:
bm	1:200@A1	2 of 8	22.01.08

phase:	project no:	DWG no:	revision no:
DA	1540-02	LP01	B

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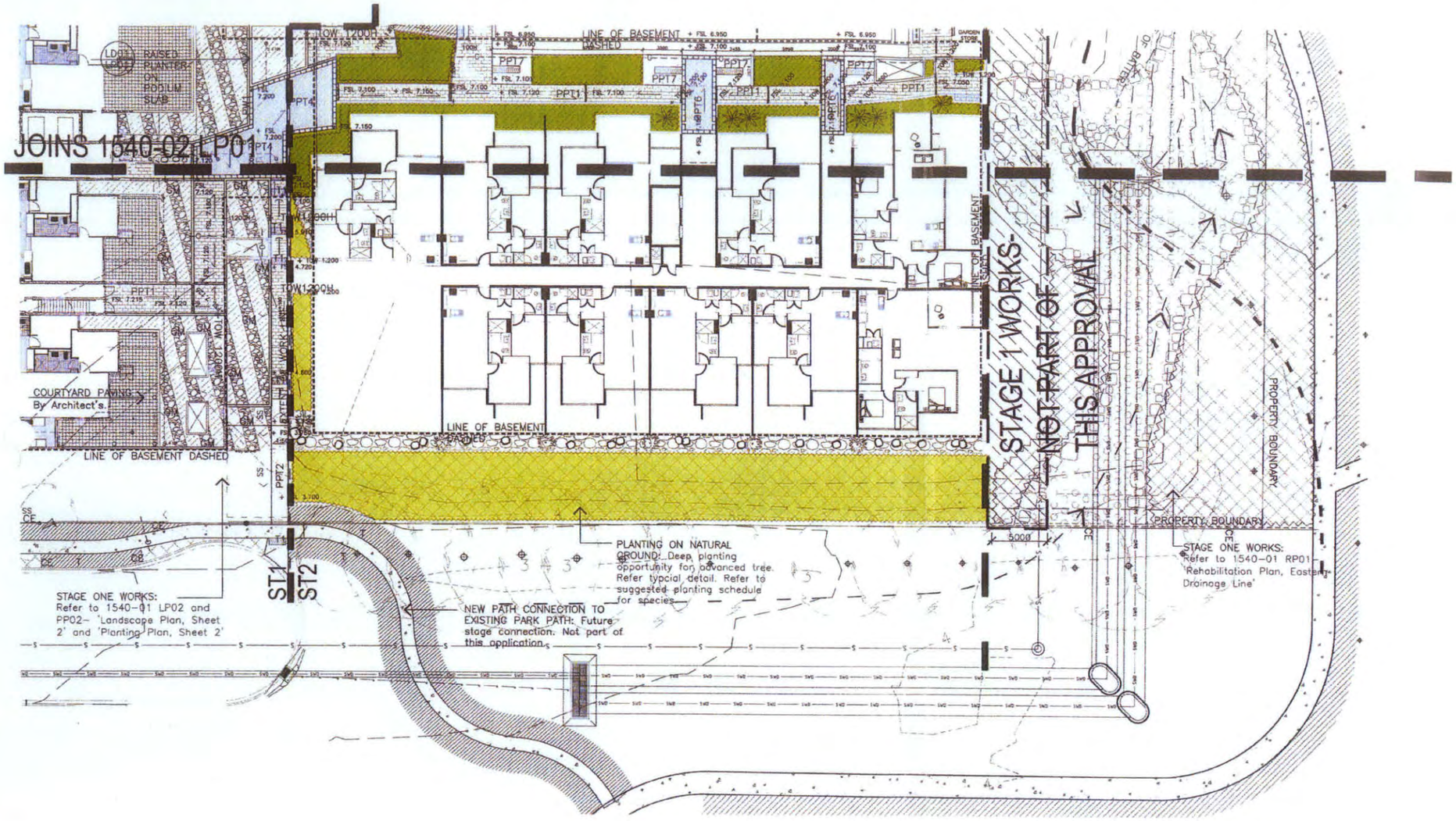
ISSUE B- BCC RFI

BCC.106.0540



LEGEND

- PROPOSED FINISHED LEVEL — Refer to plan for details
- TOP OF WALL HEIGHTS — Refer to plan for details
- TOP OR TOE OF BATTER — Refer to plan for finished levels
- APPROX. FALL DIRECTION — Fall evenly in direction shown.
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- PPT3 — PEDESTRIAN PAVING TYPE 3 — Exposed Aggregate Concrete — Refer to Landscape Specification.
- PPT4 — PEDESTRIAN PAVING TYPE 1 — Exfoliated Granite Tiles — Refer to Landscape Specification.
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- TACTILE PAVING- DIRECTIONAL — Refer to Landscape Specification.
- DECORATIVE GRAVEL MULCH TO PLANTING AREAS — 50/50 mix of 20 & 40mm dia. avg. rock-work to base — Refer to Landscape Specification.
- S1 — BENCH SEAT — Refer Landscape Specification.
- F1 — BOUNDARY FENCING TYPE 1 — STEEL INFILL PANELS (FT1) — Refer to details and specification
- F2 — BOUNDARY FENCING TYPE 2 — TRELLIS FENCE (FT2) — Refer to details and specification
- LIGHTING BOLLARDS — By Others
- CONDUIT — 2x100mm dia.conduit — Refer Landscape Specification.
- SS — SUBSOIL DRAIN — Refer to Landscape Specification.
- FIELD GULLY LOCATIONS — Refer to Hydraulic Eng. details.
- EXISTING TREES TO BE RETAINED — Refer specification.

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.06.07	jw
B	BCC RFI	22.01.08	jw

DRAWING STATUS:	SIGNATURE:	DATE:
Preliminary		
For Information Only		
For DA Approval		
For BA Approval		
For Tender		
For Construction		

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: LANDSCAPE PLAN- SHEET 2

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

300MM ON ORIGINAL: 0 10 20 30 40 50

drawn:	scale:	no. in set:	date:
bm	1:200@A1	4 of 6	22.01.08

phase:	project no:	DWG no:	revision no:
DA	1540-02	LP02	B

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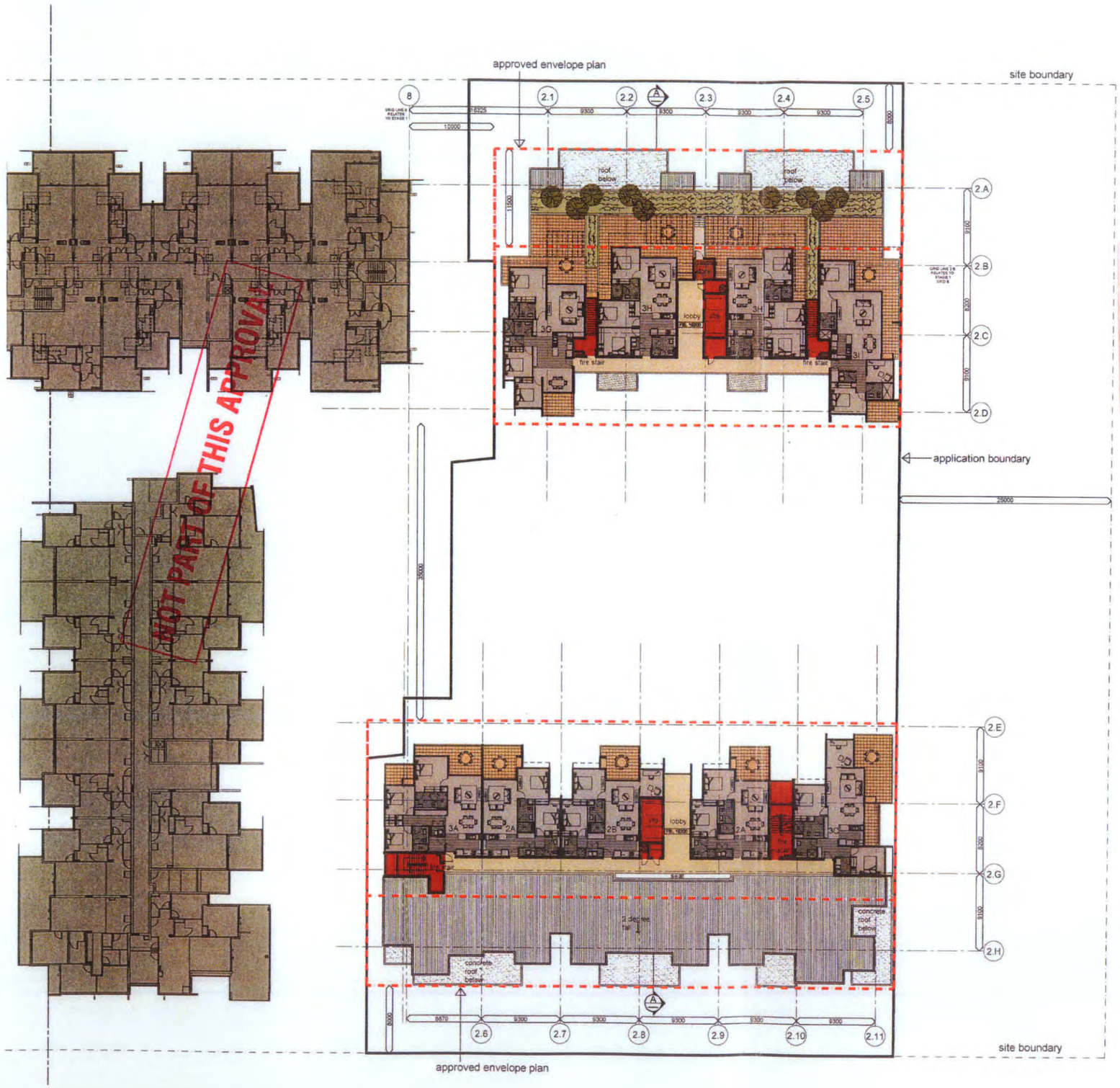
ABN: 57 167 437 924

ISSUE B: BCC RFI

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17/JUN 2008



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REV	DATE	ISSUE	DRAWN	CHECKED
C	070927	ISSUE FOR DA SUBMISSION		
D	080502	4th LEVEL SETBACK LINE ON NORTHERN BOUNDARY REVISED AND BUILDING 3 UNIT H LAYOUT REVISED	NG	JON

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Level 4

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN
		NG

DESIGN REVIEW

scale : 1:250@A1 & 1:500@A3
date : 09.03.07

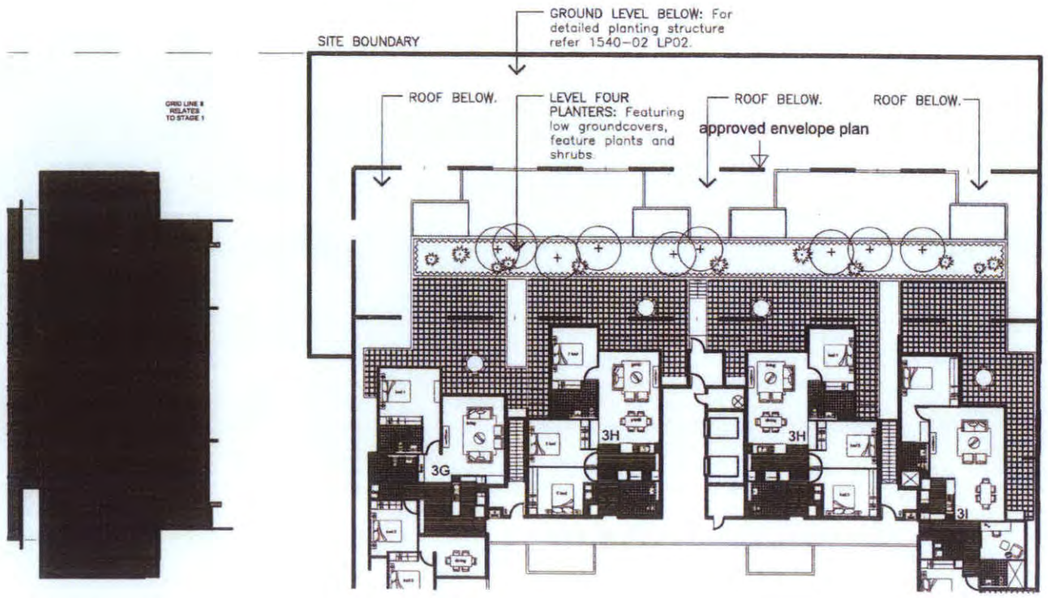
AF PROJECT No
2828

A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	200-03	D

BCC.106.0542



LEVEL 4 LANDSCAPE PLAN
SCALE 1:100@A1

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17/JUN/2008

LEGEND

- EXISTING TREE
  Refer Vegetation Management Plan
- PROPOSED TREES & PALMS
  Refer planting plan and schedule.
- PROPOSED PLANTS
  Shrubs, Feature and Groundcovers
  Refer to Planting Plan
- ROCKWORK TO INVERTS/DRAINAGE SWALES
  Refer specification.
- DECORATIVE GRAVEL TO PLANTING AREAS
  Refer specification.
- EXISTING TREES TO BE RETAINED
  Refer specification.

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.09.07	jw
B	BCC RFI	22.01.07	jw

DRAWING STATUS:	SIGNATURE:	DATE:
Preliminary		
For Information Only		
For DA Approval		
For BA Approval		
For Tender		
For Construction		

PROJECT:
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT:
HARDEV DEVELOPMENT CORPORATION

SITE:
THE VILLAGE,
YERONGA

DRAWING:
LEVEL FOUR:
LANDSCAPE PLAN

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

300MM GN ORIGINAL 0 10 20 30 40 50

drawn:	scale:	no in set:	date:
dp	1:200@A1	6 of 8	22.01.07

phase:	project no:	DWG no:	revision no:
DA	1540-02	LP03	B

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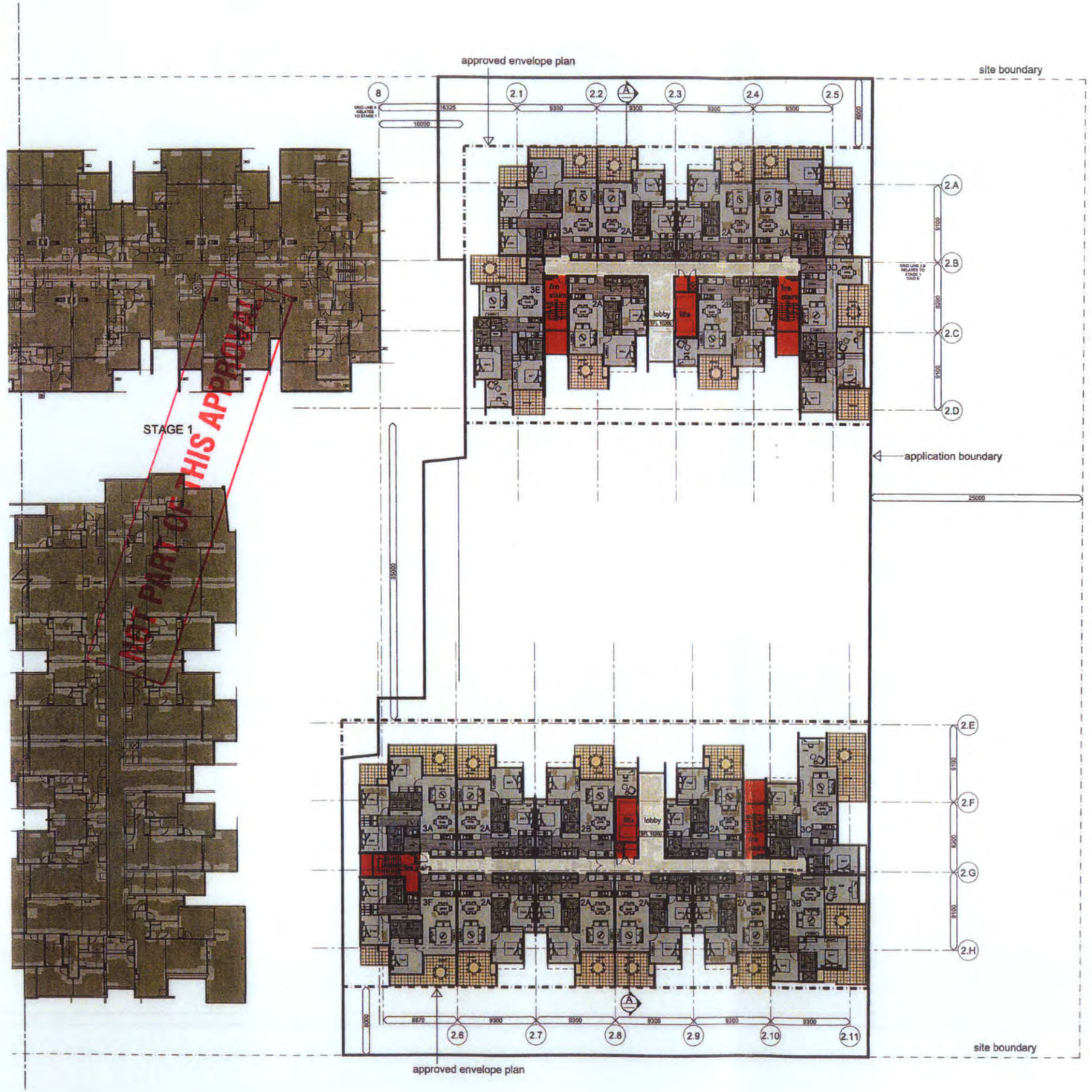
ISSUE B: BCC RFI



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REV	DATE	ISSUE	DRAWN	CHECKED
C	070927	ISSUE FOR DA SUBMISSION		
D	071105	FIRE DOORS ADDED		

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17 JUN 2008

AMENDED IN RED 02/06/08

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Level 1- 3

scale: 1:250@A1 & 1:500@A3
date: 03.09.07

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

AF PROJECT No 2828

A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	200-02	D

BCC.106.0544



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REV	DATE	ISSUE	DRAWN	CHECKED
B	070927	ISSUE FOR DA SUBMISSION		
C	071105	PUMP ROOM ADDED		

DA APPLICATION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Location Plan

scale 1:2000@A1&1:4000@A3
date: 03.09.07

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN JM | DESIGN REVIEW

AF PROJECT No 2828

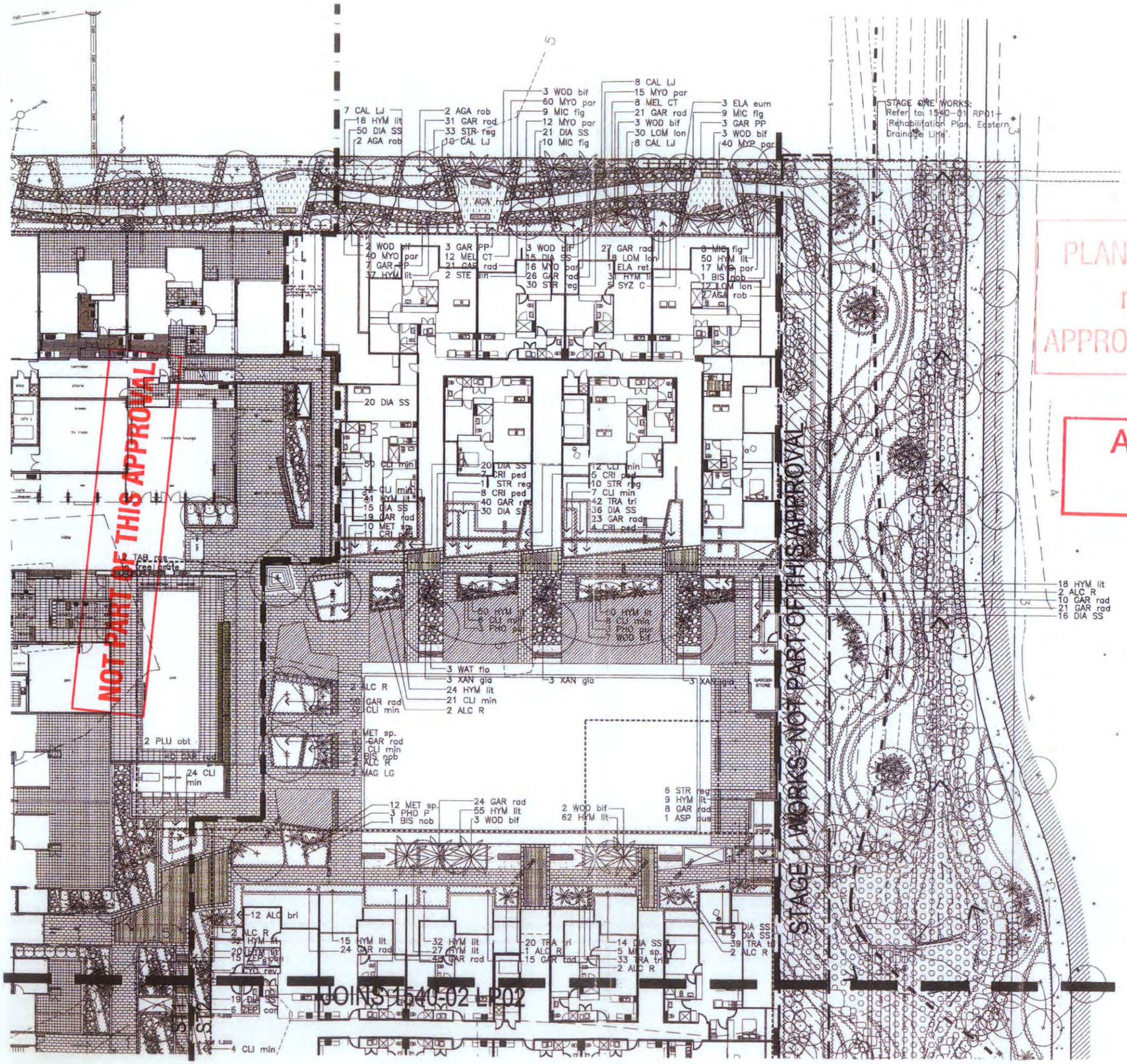
A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	000-02	C

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17/JUN 2008

BCC.106.0545



LEGEND

- EXISTING TREE — Refer Vegetation Management Plan
- PROPOSED TREES & PALMS — Refer planting plan and schedule.
- PROPOSED PLANTS — Shrubs, Feature and Groundcovers — Refer to Planting Plan
- ROCKWORK TO INVERTS/DRAINAGE SWALES — Refer specification.
- DECORATIVE GRAVEL TO PLANTING AREAS — Refer specification.
- EXISTING TREES TO BE RETAINED — Refer specification.

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17/JUN 2008

AMENDED IN RED 02/06/08

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.06.07	jw
B	BCC RFI	22.01.08	jw
C	BCC RFI	14.02.08	jw

DRAWING STATUS:	SIGNATURE:	DATE:
Preliminary		
For Information Only		
For DA Approval		
For BA Approval		
For Tender		
For Construction		

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: PLANTING PLAN- SHEET 1

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

360MM ON ORIGINAL: 0 10 20 30 40 50

drawn:	scale:	no in set:	date:
bm	1:200@A1	4 of 8	14.02.08

phase:	project no:	DWG no:	revision no:
DA	1540-02	PP01	C

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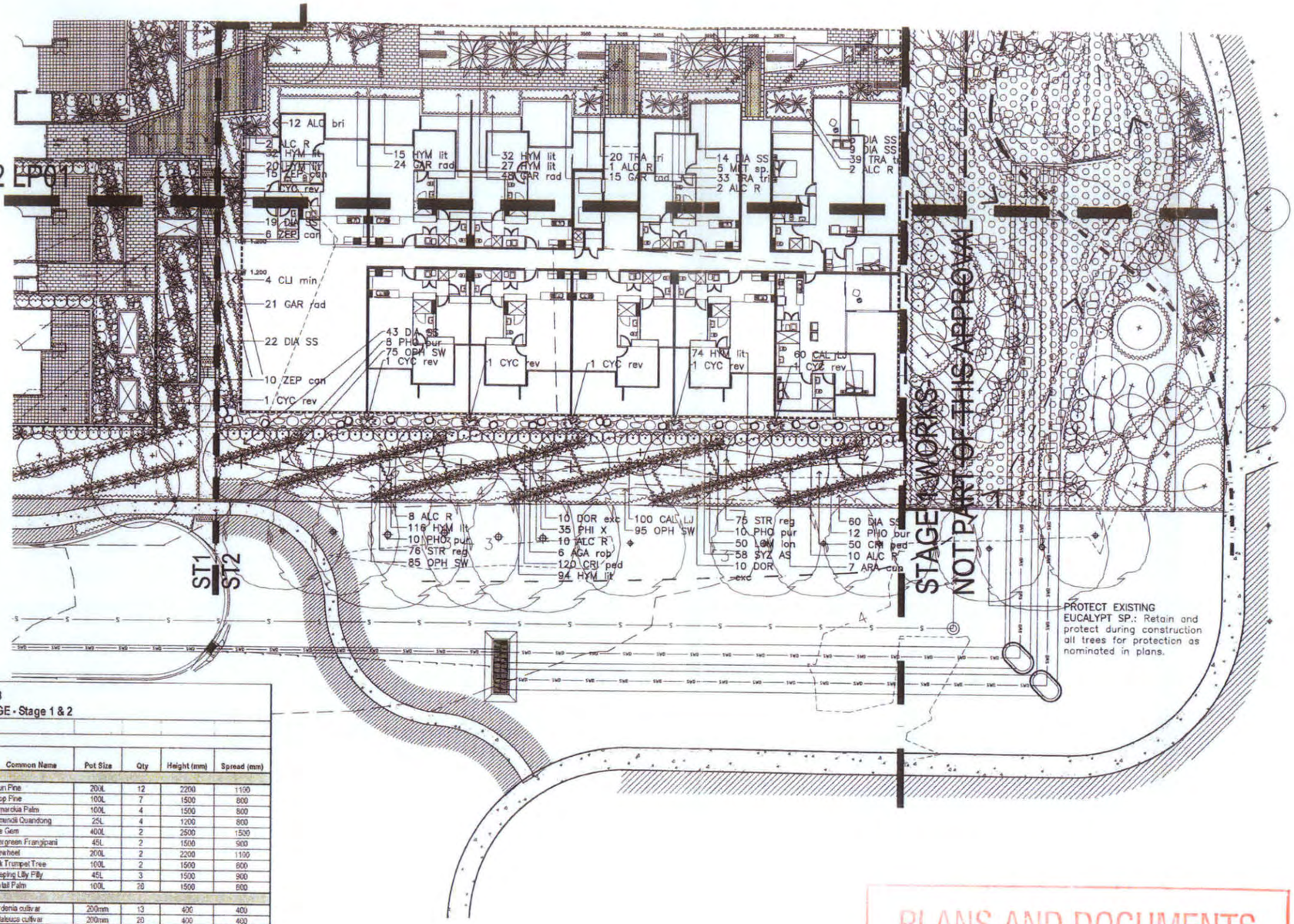
ABN: 57 167 437 924

ISSUE C: BCC RFI

JOINS 1540-02 EP01



LEGEND

- PROPOSED FINISHED LEVEL (+FSL 599.30) — Refer to plan for details
- TOP OF WALL HEIGHTS (+TOW 1200H) — Refer to plan for details
- TOP OR TOE OF BATTER — Refer to plan for finished levels
- APPROX. FALL DIRECTION (1:2) — Fall evenly in direction shown.
- TURF — On 100mm topsoil. Refer specification.
- DEEP PLANTING AREA — Refer to Landscape Specification
- PODIUM PLANTING AREA — Refer to Landscape Specification
- CONCRETE EDGE (CE) — Between Planting & Grass - Refer Spe
- PEDESTRIAN PAVING TYPE 1 (PPT1) — Exfoliated Granite Tiles. Refer to Landscape Specification.
- PEDESTRIAN PAVING TYPE 2 (PPT2) — Exposed Aggregate Coloured Concrete. Refer to Landscape Specification.
- PEDESTRIAN PAVING TYPE 3 (PPT3) — Exposed Aggregate Concrete. Refer to Landscape Specification.
- PEDESTRIAN PAVING TYPE 1 (PPT1) — Exfoliated Granite Tiles. Refer to Landscape Specification.
- TACTILE PAVING- HAZARD — Refer to Landscape Specification.
- TACTILE PAVING- DIRECTIONAL — Refer to Landscape Specification.
- DECORATIVE GRAVEL MULCH TO PLANTING AREAS — 50/50 mix of 20 & 40mm dia. avg. rockwork to base. Refer to Landscape Specification.
- BENCH SEAT (S1) — Refer Landscape Specification.
- BOUNDARY FENCING TYPE 1 (FT1) — STEEL INFILL PANELS. Refer to details and specification
- BOUNDARY FENCING TYPE 2 (FT2) — TRELLIS FENCE. Refer to details and specification
- LIGHTING BOLLARDS — By Others.
- CONDUIT (G) — 2x100mm dia.conduit. Refer Landscape Specification.
- SUBSOIL DRAIN (SS) — Refer to Landscape Specification.
- FIELD GULLY LOCATIONS — Refer to Hydraulic Eng. details.
- EXISTING TREES TO BE RETAINED — Refer specification.

PLANTING PALETTE ISSUE B 14.02.08
PROJECT: 1540-01 YERONGA VILLAGE - Stage 1 & 2

Planting Area - Refer PP01 & PP02

Note: Planting Density achieved minimum 1/ m2

Code	Scientific Name	Common Name	Pot Size	Qty	Height (mm)	Spread (mm)
Trees						
AGA rob	*Agathis robusta*	Kauri Pine	200L	12	2200	1100
ARA cun	*Araucaria cunninghamii*	Hoop Pine	100L	7	1500	800
BIS nob	*Bismarckia nobilis*	Bismarckia Palm	100L	4	1500	800
ELA eum	*Elaeocarpus eumundi*	Eumundi Quandong	25L	4	1200	800
MAG LG	*Magnolia 'Little Gem'*	Little Gem	400L	2	2500	1500
PLU obt	*Plumeria obtusa*	Evergreen Frangipani	45L	2	1500	900
STE sin	*Stenocarpus sinuatus*	Firewheel	200L	2	2200	1100
TAB ros	*Tabebuia rosea*	Pink Trumpet Tree	100L	2	1500	600
WAT flo	*Waterhousia floribunda*	Weeping Lilly Pilly	45L	3	1500	900
WOD bif	*Wodyetia bifurcata*	Foxtail Palm	100L	28	1500	600
Shrubs						
GAR PP	*Gardenia 'Professor Pucci'*	Gardenia cultivar	200mm	13	400	400
MEL CT	*Melaleuca 'Claret Tops'*	Melaleuca cultivar	200mm	20	400	400
MET sp.	*Metrosideros sp.*	Pholuakawa	140mm	35	350	350
MIC fig	*Michelia figo*	Port Wine Magnolia	200mm	36	400	400
PHO pur	*Phormium purpurea*	Purple Flax	200mm	49	400	350
STR reg	*Strelitzia reginae*	Bird of Paradise	200mm	241	450	450
SYZ AS	*Syzygium 'Aussie Southern'*	Lilly Pilly cultivar	300mm	58	500	500
SYZ C	*Syzygium 'Cascade'*	Lilly Pilly cultivar	300mm	5	500	500
Groundcovers and Feature plants						
ALC R	*Alcantera imperialis 'Rubra'*	Giant Bromeliad	200mm	43	300	300
ALO bri	*Aloe sp. brisbanensis*	Cunjevoi	140mm	12	400	400
ASP aus	*Asplenium australasicum*	Crow's Nest	200mm	1	350	350
CAL LJ	*Callistemon 'Little John'*	Bottlebrush cultivar	140mm	193	300	300
CLI min	*Clivia miniata*	Kefir Lily	140mm	210	300	300
CRI ped	*Crinum pedunculatum*	River Lily	200mm	205	400	400
CYC rev	*Cycas revoluta*	Cycad	200mm	8	450	450
DIA SS	*Dianella 'Silver Streak'*	Variegated Flax Lily cultivar	140mm	428	350	300
DOR exc	*Doryanthes excelsa*	Gymea Lily	300mm	20	800	500
GAR rad	*Gardenia radicans*	Dwarf Gardenia	140mm	495	250	300
HYM lit	*Hymenocallis littoralis*	Spider Lily	140mm	853	350	300
LOM lon	*Lomandra longifolia*	Mat Rush	140mm	100	300	300
MYO acu	*Myoporum parvifolium 'Fine leaf'*	Creeping boobialla	140mm	200	350	350
OPH SW	*Ophiopogon 'Stripey White'*	Variegated Mondo	140mm	255	350	350
PHI X	*Philodendron 'Xanadu'*	Xanadu	140mm	35	350	350
TRA tri	*Trachelospermum jasminoides 'Tricolor'*	Tricolour jasmine	140mm	134	350	350
XAN gla	*Xanthorrhoea glauca*	Grass Tree	200mm	9	450	450
ZEP can	*Zephyranthes candida*	White Crocus	140mm	31	250	250

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.06.07	jw
B	BCC RFI	22.01.08	jw
C	BCC RFI	14.02.08	jw

DRAWING STATUS:	SIGNATURE:	DATE:
Preliminary		
For Information Only		
For DA Approval		
For BA Approval		
For Tender		
For Construction		

PROJECT:
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT:
HARDEV DEVELOPMENT CORPORATION

SITE:
THE VILLAGE,
YERONGA

DRAWING:
PLANTING PLAN-
SHEET 2

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

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drawn:	scale:	no in sec:	date:
bm	1:200@A1	5 of 8	14.02.08

phase:	project no:	DWG no:	revision no:
DA	1540-02	PP02	B

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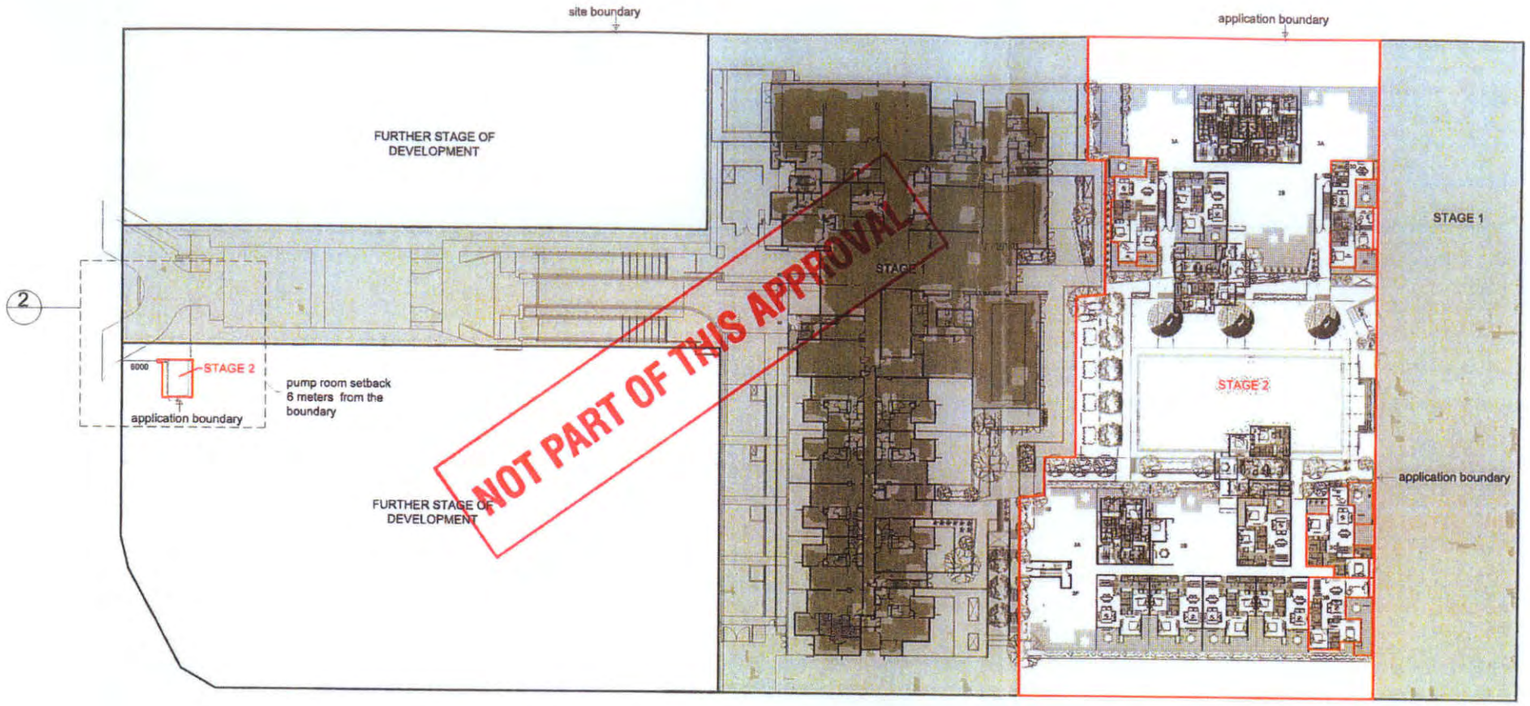
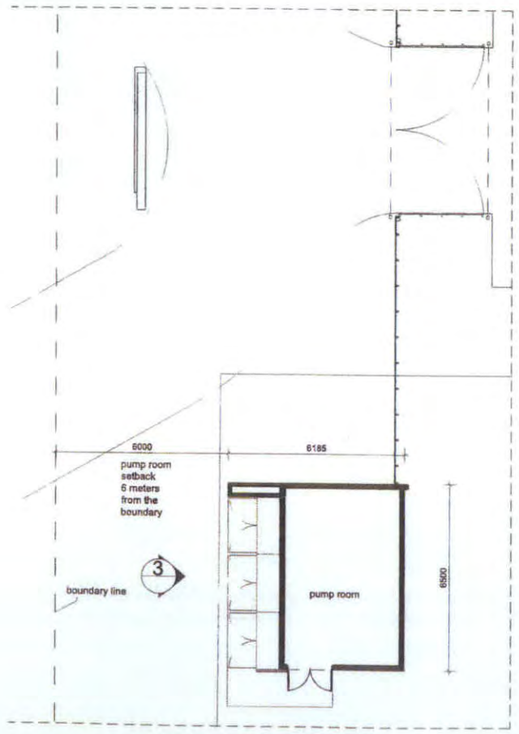
ISSUE C: BCC RFI



1 Site Plan 1:500@A3 1:250@A1



2 Pump Room Plan 1:100@A3 1:50@A1



Legend

tb	Timber screen
tl	Tiles
mc	Metal cladding

3 Pump Room Elevation 1:100@A3 1:50@A1

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17 JUN 2008

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02 / 06 / 08

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REV	DATE	ISSUE	DRAWN	CHECKED
A	070927	ISSUE FOR DA SUBMISSION		
B	080130	DIMENSIONS ADDED		

PRELIMINARY

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Pump Room Location

100mm LINE @ A1		scale: date: 05.11.07
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

AF PROJECT No 2828 — A1 at plot 1/1

ARKHEFIELD
410 Adelaide St Brisbane 4000
p (07) 3831 6156
f (07) 3831 6336
e <email> info@arkhefield.com.au

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	510-01	B

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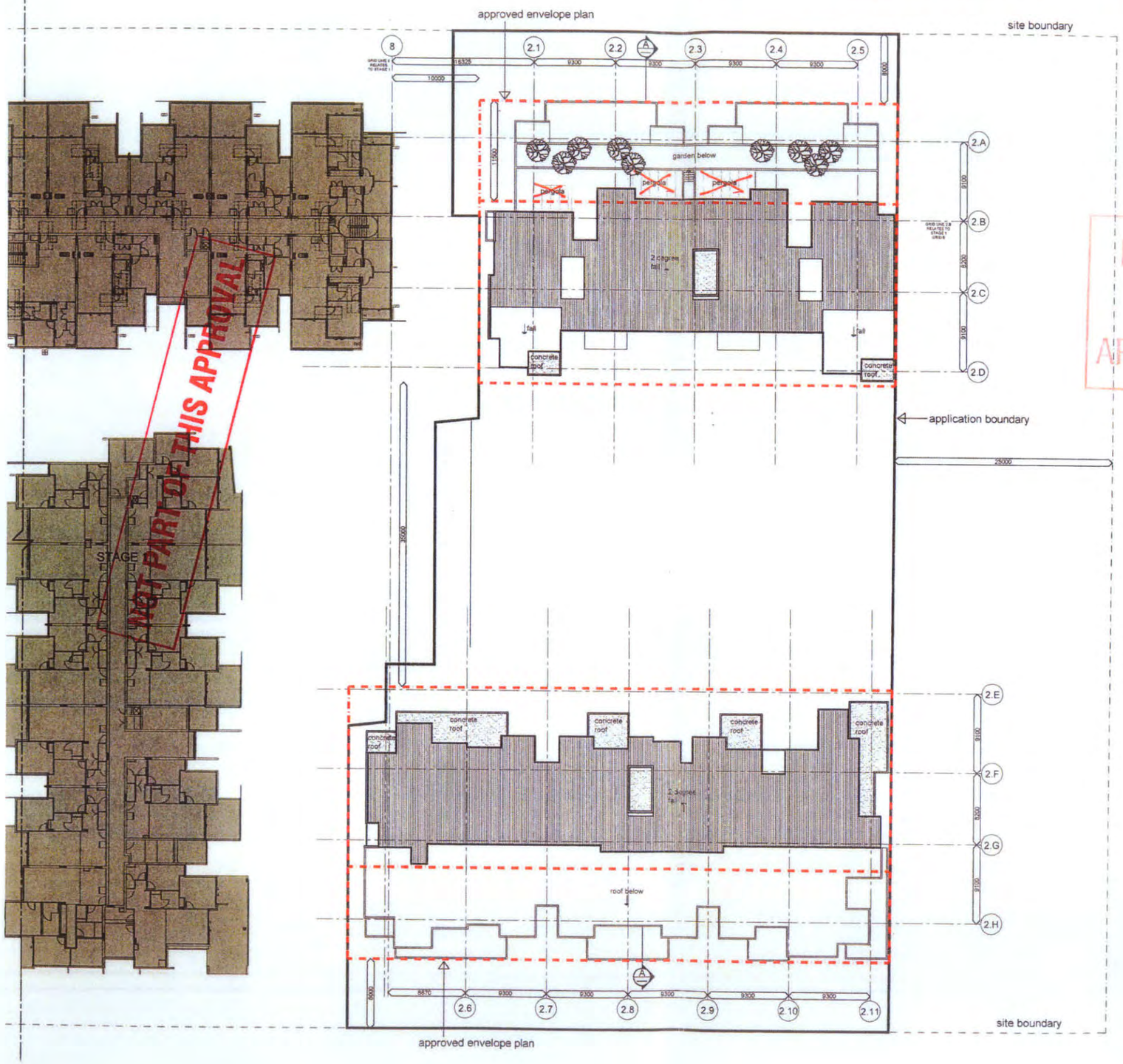
02 / 06 / 08



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REV	DATE	ISSUE	DRAWN	CHECKED
B	070627	ISSUE FOR DA SUBMISSION		
C	080502	4th LEVEL SETBACK LINE ON NORTHERN BOUNDARY REVISED AND BUILDING 3 UNIT H LAYOUT REVISED.	NG	JON

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA APPLICATION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Roof Plan

scale : 1:250@A1 & 1:500@A3
date : 03.09.07

100mm LINE @ A1

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN	NG
		DESIGN REVIEW	

AF PROJECT No **2828**

A1 at post 1/4

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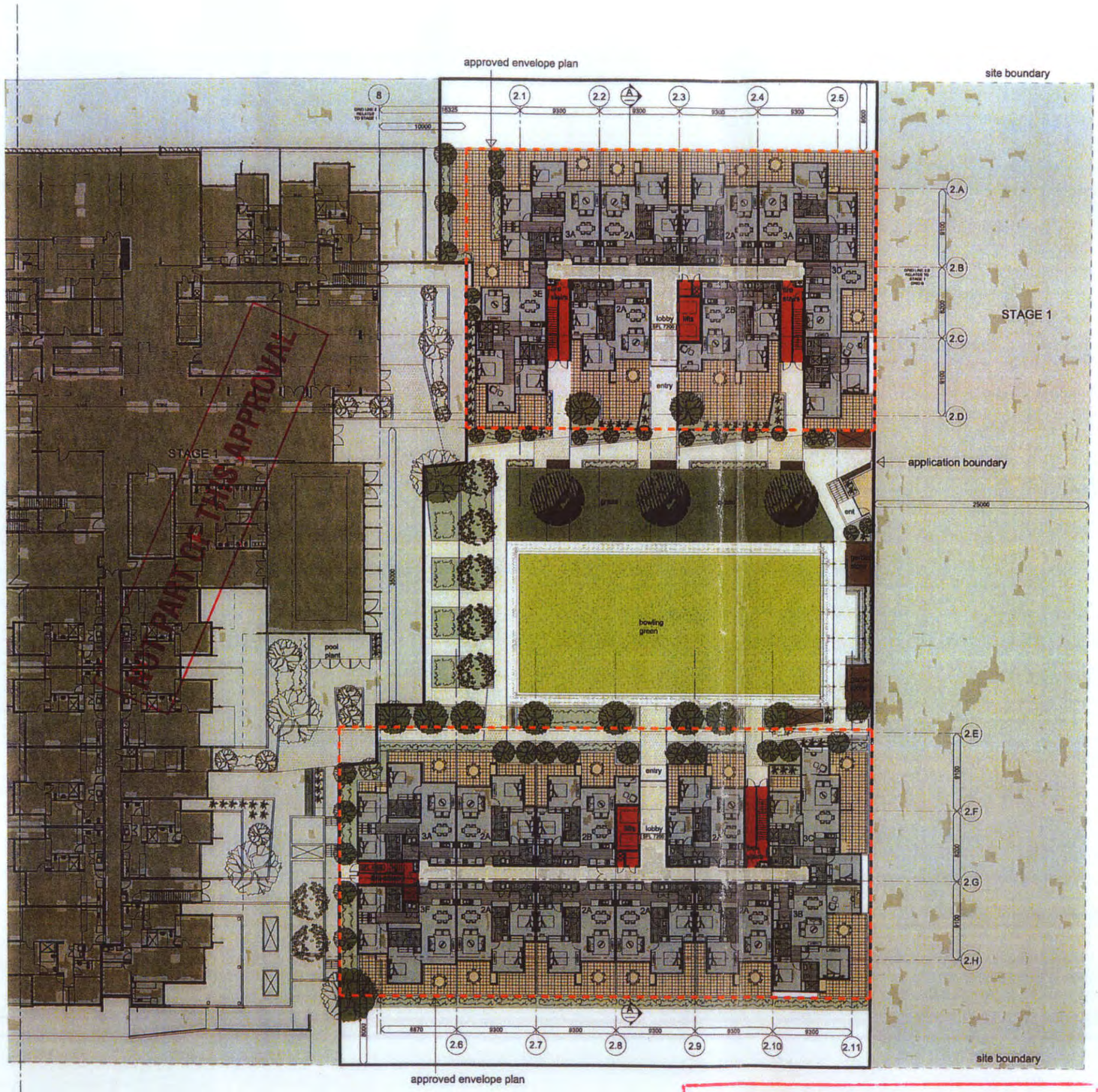
SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	200-04	C

BCC.106.0549



AREA SCHEDULE

Basement

Building 3 BCC GFA (residential)	60m2
Building 4 BCC GFA (residential)	60m2
Floor BCC GFA	**120m2**

Ground Floor

Building 3 BCC GFA (residential)	905m2
Building 4 BCC GFA (residential)	1177.42m2
Floor BCC GFA	**2082.42m2**

First Floor

Building 3 BCC GFA (residential)	928.19m2
Building 4 BCC GFA (residential)	1196.75m2
Floor BCC GFA	**2124.94m2**

Second Floor

Building 3 BCC GFA (residential)	912.31m2
Building 4 BCC GFA (residential)	1188.55m2
Floor BCC GFA	**2100.86m2**

Third Floor

Building 3 BCC GFA (residential)	912.31m2
Building 4 BCC GFA (residential)	1188.55m2
Floor BCC GFA	**2100.86m2**

Fourth Floor

Building 3 BCC GFA (residential)	553.25m2
Building 4 BCC GFA (residential)	631.08m2
Floor BCC GFA	**1184.33m2**

DEVELOPMENT SUMMARY

Building 3 BCC GFA (residential)	4271.06m2
Building 4 BCC GFA (residential)	5442.35m2
Development GFA	**9713.41m2**
Total Units Building 3	36
Total Units Building 4	49
Total Units	**85**
Total Residents Car Parks	**109**

AMENDED IN RED
02/ 06 / 08

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17 JUN 2008

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ADV	DATE	ISSUE	DRAWN	CHECKED
C	070927	ISSUE FOR DA SUBMISSION		
D	071108	FIRE DOORS ADDED		

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DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

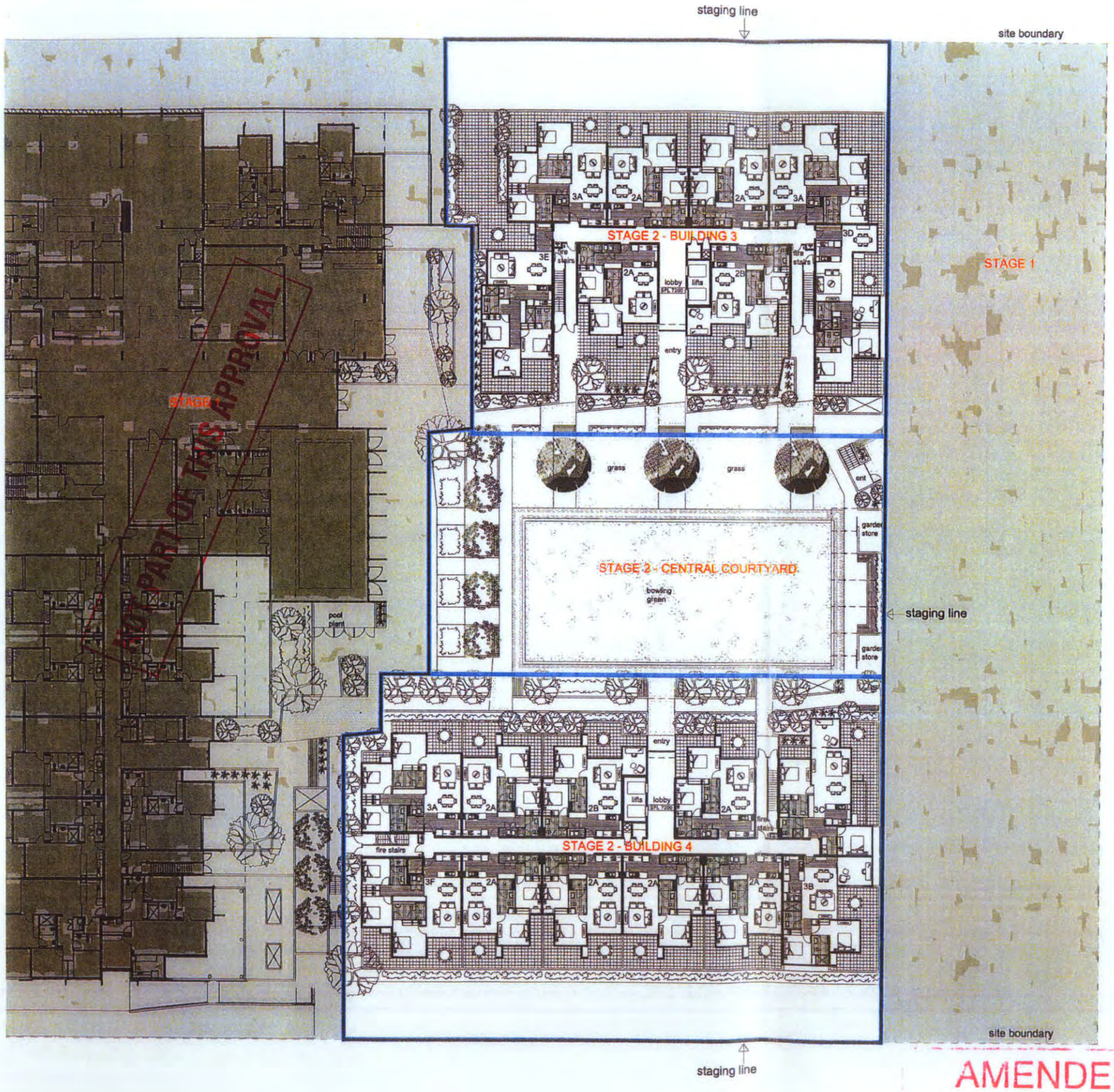
CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Site Plan - (Ground Level)

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG	DESIGN REVIEW	
AF PROJECT No 2828				A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	200-01	D



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NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

NOTE:
Building 3, Building 4 and the Central Courtyard are to be built in stages in any order based on the staging layout.

DA SUBMISSION

PROJECT
Yeronga Village - Stage 2

CLIENT
HARDEV PROPERTY DEVELOPMENT

DRAWING NAME
Staging Plan

scale: 1:250@A1 & 1:500@A3
date: 03.09.07

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

AF PROJECT No
2828

A1

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SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	000-03	C

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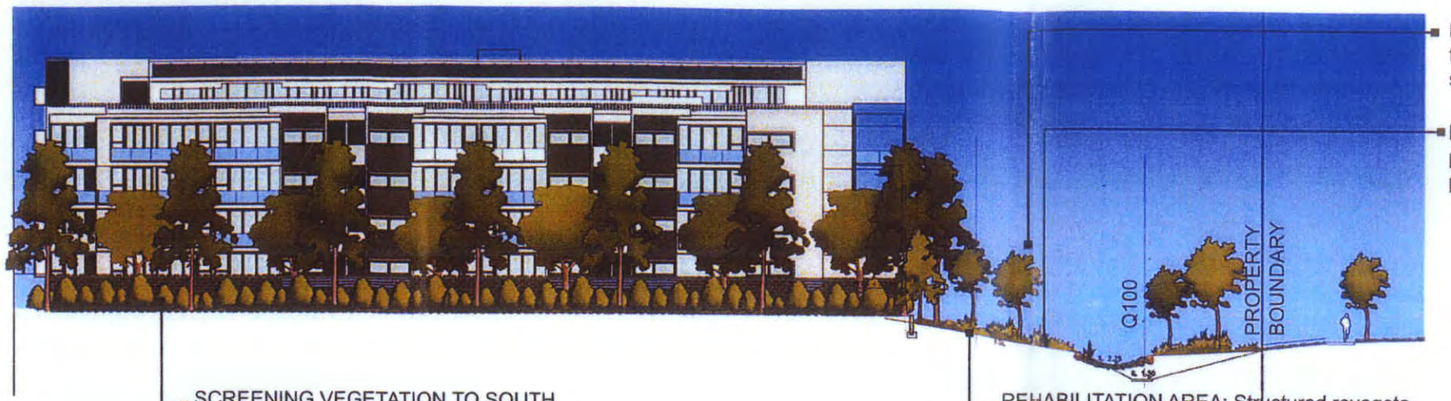


REVEGETATION TREES: Controlled plantings to retain views to parkland. Refer plant schedule for species.

MASSED GROUNDCOVERS: Species in mass planted areas. Refer 1540-01 RP01 Issue C plant schedule for species and numbers.

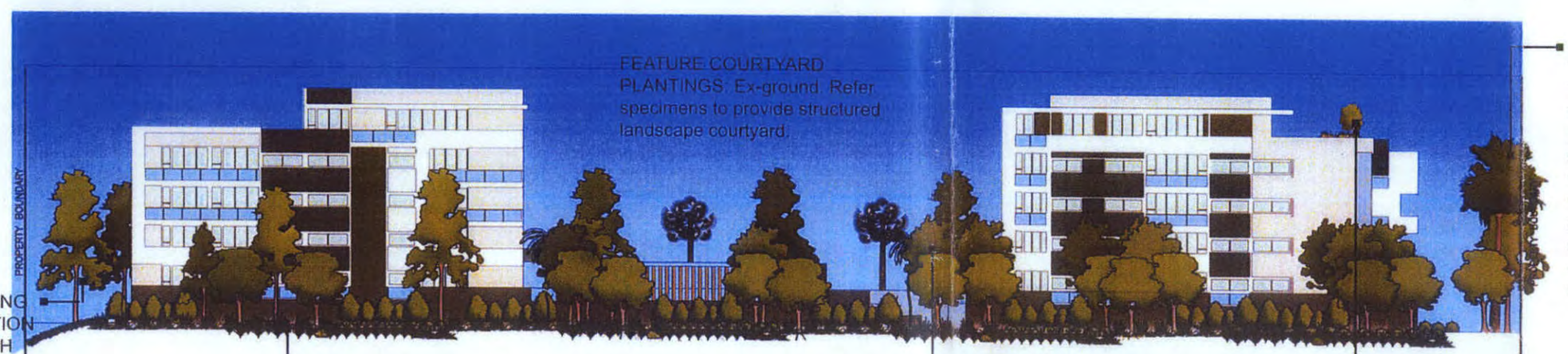
SCREENING VEGETATION TO SOUTH BOUNDARY: In line with Stage 1 DA. Trees evert 6m max. Advanced specimen tree every 10-15m maximum.

REHABILITATION AREA: Structured revegetation plantings in line with Stage 1 approvals. Refer stage 1 Landscape Plan 1540-01 RP01 Issue C. Retain veiws through to surrounding parklands.

LS01 / LS01 SOUTH ELEVATION BUILDING FOUR
SCALE 1:200@A1

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

BCC- DA APPROVAL, BUILDINGS 3 & 4



SCREENING VEGETATION TO SOUTH BOUNDARY: In line with stage 1 DA trees every 6m max. advanced specimen tree every 10- 15m max.

PLANTING ON NATURAL GROUND: Deep planting areas for structured rehabilitation plantings in drainage easement. Refer 1540-01 RP01 Issue C.

DEEP PLANTING: Surrounding bowling green between buildings three and four, stage two.

PODIUM PLANTINGS: On level four balcony. For suggested plantings refer suggested planting palette.

SCREENING VEGETATION TO NORTH BOUNDARY: In line with stage 1 DA trees every 6m max. advanced specimen tree every 10- 15m max.

LS02 / LS01 EAST ELEVATION BUILDINGS THREE AND FOUR
SCALE 1:200@A1

NOTE: Planting structure shown is indicative of landscape plantings in 3-5 years.

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.09.07	JW

DRAWING STATUS: / SIGNATURE: / DATE:
Preliminary
For Information Only
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For BA Approval
For Tender
For Construction

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: LANDSCAPE SECTIONS, SHEET 1

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

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drawn:	scale:	no in set:	date:
dp	As shown	5 of 6	07.09.07

phase:	project no:	DRG no:	revision no:
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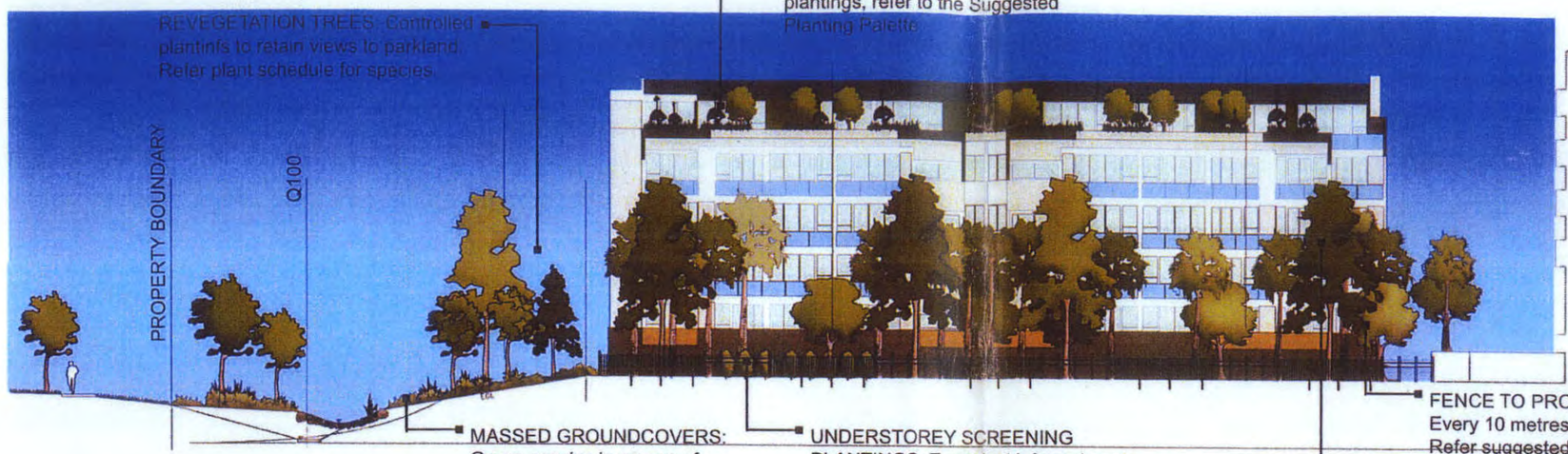

PODIUM PLANTINGS: To level four of building four. For the suggested plantings, refer to the Suggested Planting Palette.

MASSED GROUNDCOVERS: Group species in groups of minimum eight plants. Refer revegetation plant echedule for species.

UNDERSTOREY SCREENING PLANTINGS: To protect informal seating areas through the vegetated edge of the property. For Species refer to the suggested planting palette.

FENCE TO PROPERTY BOUNDARY: Every 10 metres along side boundary. Refer suggested planting palette for suggested species.

SCREENING VEGETATION TO NORTH BOUNDARY: In line with stage 1 DA trees every 6m max. advanced specimen tree every 10- 15m max.

LS03 / LS02 NORTH ELEVATION BUILDING THREE
SCALE 1:200@A1

PLANS AND DOCUMENTS referred to in the APPROVAL dated 17 JUN 2008

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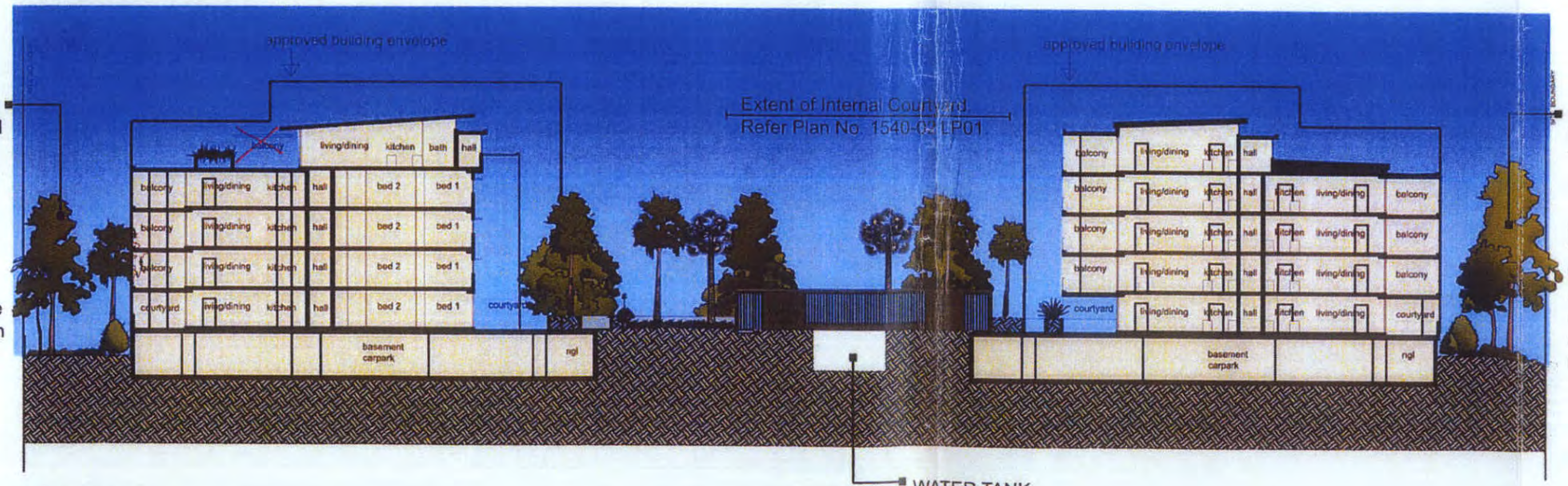

SCREENING VEGETATION TO NORTH BOUNDARY: In line with stage 1 DA trees every 6m max. advanced specimen tree every 10- 15m max.

SCREENING VEGETATION TO SOUTH BOUNDARY: In line with stage 1 DA trees every 6m max. advanced specimen tree every 10- 15m max.

WATER TANK

LS04 / LS02 SECTION A–A
SCALE 1:200@A1

NOTE: Planting structure shown is indicative of landscape plantings in 3-5 years.

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A	BCC DA APPROVAL	05.08.07	jw

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PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: LANDSCAPE SECTIONS, SHEET 2

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS.

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drawn:	scale:	no in set:	date:
dp	As shown	6 of 6	07.09.07

sheet:	project no:	dwg no:	revision no:
OW	1540-02	LS02	A

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BCC.106.0553

CUNDALL

Yeronga Retirement Village

ESD Report

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

Harrisons

CUNDALL

Q6035

Report no:	Q6035	Revision:	A	Date:	17/11/06

Author: [redacted]

Checker:

Approver:

Revision	Description	Date
A	First Issue	Nov 06

This report has been prepared in accordance with the terms and conditions of appointment. Cundall Johnston & Partners Pty Ltd (ABN 16 104 924 370) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

The success and realisation of the proposed initiatives will be dependant upon the commitment of the design team, the development of the initiatives through the life of the design and also the implementation into the operation of the building. Without this undertaking the proposed targets may not be achieved.

Cundall Johnston & Partners Pty Ltd

Level 20, 300 Queen Street

Brisbane QLD 4000

Tel: (07) 3023 5048

Fax: (02) 3023 4000

ABN: 16 104 924 370

www.cundall.com.au

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1.1 Objectives 1
1.2 Environmental Performance 1
2 Energy Efficiency 2
2.1 General 2
3 Emissions 4
3.1 General 4
4 Amenity and Comfort 5
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4.2 Thermal Comfort 5
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4.4 Acoustic Comfort 5
5 Water Conservation 6
6 Use of Materials 7
6.1 General 7
6.2 Superstructure 7
6.3 Finishes 7
6.4 Services Reticulation 7
6.5 Construction Waste Management 8
7 Operational Resource Efficiency 9

Executive Summary

This report outlines the ESD initiatives for the proposed retirement village at Yeronga, Brisbane. The report presents the ESD objectives and possible solutions for the development that have been integrated into the proposed design.

The design represents Australian leadership in environmental response for aged care facilities. The overall target will be to achieve a 28% reduction in energy consumption and a minimum 40% reduction in potable water consumption compared to a benchmark aged care development. In addition, a number of other value added management and material environmental measures are also included.

The approach will be to deliver ESD solutions that provide a high level of internal environment with low energy costs and a low environmental impact. The development has been evaluated in response to the following issues:

- Energy efficiency
- Amenity and comfort
- Water conservation
- Use of materials
- Operational resource efficiency

In order to achieve the energy and water targets, a list of ESD initiatives have been assessed for technical merit and environmental benefit. These measures are recommended for adoption:

- Air conditioning system with reverse cycle operation with 35% energy reduction compared to standard split system alternative
- Individual air conditioning zoning so that residents only cool the occupied rooms
- Metering in each unit for power, water and air conditioning energy
- Performance based carpark ventilation system design with carbon monoxide (CO) monitoring
- Daylight sensing lighting systems in selected community areas
- Passive design achieves a 4 star BERS result and features exposed soffits and passively ventilated corridors
- Pool blankets
- Heat recovery in pool ventilation
- Class A recycled water used for irrigation
- Compact fluorescent lights
- Water and energy efficient appliances
- Water cycle report features a range of adopted strategies to achieve 40% reduction of water compared to benchmark
- Stormwater mining
- Heat recovery from air conditioning provides domestic hot water (DHW)
- Target 40% by weight construction waste recycling
- Use of High Density Polyethylene (HDPE) water piping

1 Introduction

The proposed aged care development at Yeronga primarily includes a multistorey residential component above ground floor community areas. Other space types include an indoor pool and underground carpark.

1.1 Objectives

This section of the report identifies the adopted ESD initiatives for achieving a sustainable development. The components of the development will be evaluated in response to the following primary ESD issues:

- Energy efficiency
- Emissions
- Amenity and comfort
- Water conservation
- Use of materials

The report has been written to address each ESD objective with a proposed methodology and integrated solution to assess the options during the development of the project.

It is recognised that the development of the ESD solutions will be an integrated approach with the architecture and the building services.

1.2 Environmental Performance

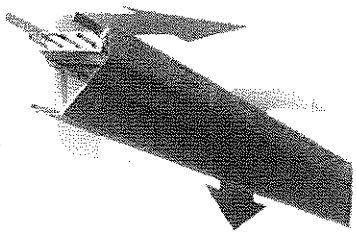
Benchmarking this project against rating schemes is difficult due to a variety of issues. Notwithstanding the compliance criteria requiring benchmarking, it is proposed to achieve a 28% reduction in energy consumption and a minimum 40% reduction in potable water consumption compared to a benchmark aged care development.

2 Energy Efficiency

2.1 General

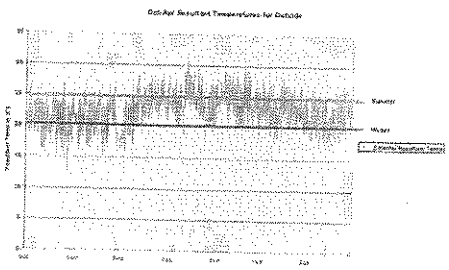
The overall objectives for the project will be achieved by using the following initiatives.

Air conditioning with reverse cycle heating



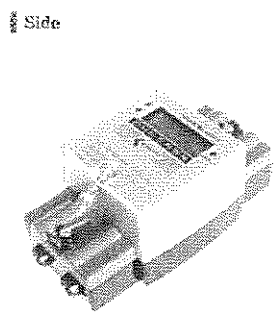
- 35% energy reduction compared to normal split system
- Use of cooling and heating technology such as valance units or system with equivalent performance
- Heat recovery from air conditioning used for domestic hot water heating

Comfort Prediction in Architecture - Mixed Mode, Materials, Façade



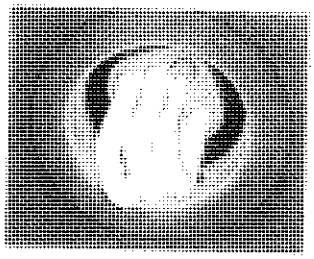
- Comfort prediction studies determined that exposed soffits, façade design and mixed mode operation was an appropriate architectural response to climate and site constraints.
- Mixed mode has further energy savings by allowing building to operate in natural mode for a significant portion of the year.

Electricity supply



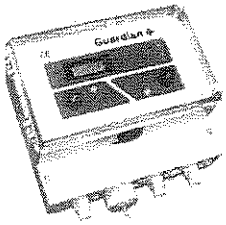
- Sub-metering on loads greater than 100kVA including lifts, house lighting and power, air conditioning, car park ventilation and lighting, hot water
- Metering for within each unit for power, water and air conditioning energy consumption

Lighting



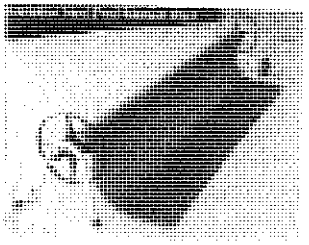
- Daylight sensing lighting systems in selected community areas
- Zoned electronic ballast lighting throughout community spaces with timeclock control
- Compact fluorescent light fittings

Performance Approach to carpark ventilation



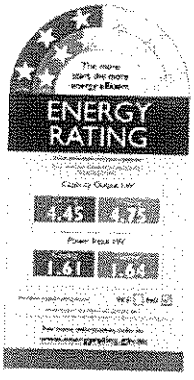
- Zoned carbon monoxide monitoring controlling variable speed ventilation
- Performance based analysis of airflows to reduce duct pressure energy requirements

Heating of pools & pool enclosures



- Pool blankets are used to retain heat and reduce water evaporation
- Use of heat recovery in pool ventilation system

Appliances



- Resident guide highlighting energy efficient appliances based on www.energyrating.gov.au
- Recommend high star rating for appliances including clothes dryers, washing machines, dishwashers and refrigerators

3 Emissions

3.1 General

The emissions considered are primarily the following:-

1. Water-related "waste"
2. Greenhouse gas
3. Construction waste
4. In use waste management

The overall objective established for the project is to achieve the following:-

1. An equivalent of 40% water-waste emission reduction for the residential components. Refer to Water Cycle Report.
2. An equivalent of 28% net greenhouse gas emission reduction for the development. In order to achieve this, the energy efficiency measures previously reported are to be adopted. Refer to Section 2 of this report.
3. A target of achieving a 40% recycling rate of construction waste has been set. The management of construction waste targets is covered within Section 6.5 of this report
4. Section 7 details operational resource provisions.

4 Amenity and Comfort

4.1 General

A Knowledge Brief has been issued previously which established particular requirements for aged care facilities in relation to amenity and comfort. This document included the following specific issues:

- Aged care residents require higher and more uniform lighting levels than other adults.
- Aged care residents require greater stability of temperatures for lower mortality rates – hence air conditioning is required.
- Aged care residents prefer their environments slightly warmer than other adults.
- Low Volatile Organic Compound (VOC) finishes are particularly important to minimise aged care respiratory illnesses.

4.2 Thermal Comfort

Key architectural parameters have given occupants control over the following thermal comfort parameters:-

- Radiant temperatures are controlled through shading and blinds and the extent of exposed thermal mass
- Air temperatures through the extensive use of daylight and significant ventilation openings within the façade
- Air movement through the significant extent of opening in each façade and the dominant opening from the apartment balcony.

4.3 Indoor Air Quality

The air quality of apartments is enhanced through the following architectural features:-

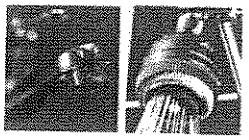
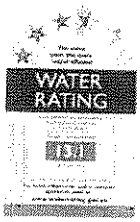
- Mixed mode ventilation studies have shown that with natural ventilation on a single sided apartment, the dilution factor is improved 7.5 times compared to using BAU mechanical ventilation rates.
- Emissions from volatile organic compounds from finishes and furniture will be reduced through using low or zero emission paints, adhesives and surface finishes.
- Use of particular swimming pool water treatment and filtration to minimise chemical usage and improve indoor environment quality.

4.4 Acoustic Comfort

Internal noise levels generated by building services will be maintained in accordance with the satisfactory levels of AS/NZS 2107:2000.

5 Water Conservation

A water cycle for the site was derived and is aimed at achieving a 40% reduction in potable water. This is achieved through the following measures:-

Water conservation devices	
	▪ Dual flush toilets ▪ Flow regulators on taps ▪ Low flow shower roses
Appliances	
	▪ Resident guide highlighting water efficient appliances ▪ More information on appliance water efficiency is available from the Water Energy Labelling Scheme (WELS)
Pool Works	
	▪ Use of pool blankets on all indoor pools to reduce evaporation ▪ Use of particular pool filtration to minimise chemical usage
Water recycling	
	▪ Storm water mining will be assessed for this project ▪ Class A recycled water used for landscape irrigation purposes

Further detail is available in the Water Cycle Report.

6 Use of Materials

6.1 General

Appreciating that the knowledge required to fully evaluate the environmental impacts associated with the extraction, manufacture and transportation of materials is only slowly becoming available, the design team has concentrated on three major components:

- Superstructure
- Finishes
- Services reticulation

Additionally there is an expectation of appropriate waste management during construction detailed in the Waste Management Plan. The Waste Management Plan will be developed during Schematic Design.

6.2 Superstructure

The following environmental initiatives will be considered for the structural systems:

- Up to 30% of the cement is fly ash.
- Up to 60% of the steel reinforcement within the structure will be recycled steel
- The recycled content of the structural steel will be assessed closer to the construction period

6.3 Finishes

The design is to reduce the amount of materials releasing volatile organic compounds eg formaldehyde glues and solvent based paints. Examples of where this needs to be considered include carpet, furnishings, paints and the use of medium density fibreboard.

Also, timber if used should be sourced from urban salvage, verifiable sustainably managed forests and plantations that have not displaced indigenous forest and native species plantation timber.

6.4 Services Reticulation

The evaluation will be twofold, firstly the economy of the design and secondly the choice of materials.

Economy of the design

The design will be developed to minimise the materials required for the building services reticulation.

Materials

PVC is being phased out in the European Union, as there is widespread evidence to its harmful environmental impact, particularly during disposal. PVC is used in almost all electrical and data cabling and for drainage pipework. Australia does not have any provision for safe recycling or disposal of PVC. Minimal use of traditional PVC is encouraged.

Alternative products to PVC are:

- High density polyethylene (HDPE) and polypropylene pipe work instead of PVC pipe for water supply and drainage systems
- Linoleum and other natural products instead of vinyl floor coverings.
- Composite materials for electrical cabling

The minimum project commitment is to adopt HDPE, ABS and polypropylene as alternatives for PVC in hydraulics and pool trades.

6.5 Construction Waste Management

A waste management plan is required for the construction period. This plan is to address:

- Provision of an on site separation facilities for recycling different waste streams.
- Minimising waste associated with packing.
- Specifications and ordering materials in standard sizes where possible in order to reduce wastage.
- A target of achieving a 40% by weight recycling rate of construction waste.

7 Operational Resource Efficiency

An Environmental Management System (EMS) will provide a means of evaluating, promoting and improving the environmental performance of the facility once in use.

An EMS provides the framework that ensures that adequate management practices and procedures are in place to minimise the environmental impact of the operation.

The EMS should identify the environmental impact of the following:

- Waste recycling – chutes provided for recycling waste
- Cleaning methodologies – guidelines for cleaning base building surfaces without overly harsh chemicals
- Energy purchasing (including Green Energy tariff structures)

It should be ensured that the ESD components are included in the building Operation and Maintenance manuals.

The resident's guide will include pertinent excerpts from the EMS and also maintenance and operation of ESD initiatives such as natural ventilation louvres and education on operation of air conditioning systems, lighting use and selection of energy and water efficient appliances.

BMD
CONSULTING

SITE BASED STORMWATER MANAGEMENT PLAN

for

HARDEV PROPERTY DEVELOPMENT

At CNR OF CANSDALE ST & VENNER RD, YERONGA

PLANNING DOCUMENTS
referred to in the
APPROVAL dated 17 JUN 2008

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SITE BASED STORMWATER MANAGEMENT PLAN

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APPENDIX C – EROSION HAZARD ASSESSMENT FORM
APPENDIX D – PRELIMINARY PROPOSED SQID
APPENDIX E – BRISBANE CITY COUNCIL FLOOD REPORT

DOCUMENT CONTROL SHEET

Title	SITE BASED STORMWATER MANAGEMENT PLAN For Hardev Property Development at At Cnr of Cansdale St & Venner Rd, Yeronga
Job No.	CB-0401

REVISION HISTORY

Revision Number	Date
A – For DA	30/1/2008

DISTRIBUTION DETAILS

Destination	Revision						
	A	B	C	D	E	F	G
Hardev Property Developments	✓	✓					
PMM	✓	✓					
Develop. Ass. Team *Brisbane City Council*		✓					
File *BMD Consulting Pty Ltd*	✓	✓					

Issue Approved	SM	SM					

Previous versions of this document are superseded by the most recent revision.

1.0 INTRODUCTION

Hardev Property Development commissioned the services of BMD Consulting Pty Ltd to prepare an overall Site Based Stormwater Management Plan (SBSMP) for the Hardev Property Development at the corner of Cansdale St and Venner Rd, Yeronga (Lot 1 on RP150512). The Site Based Stormwater management Plan was prepared by BMD Consulting in order to meet council's requirements and obtain Development Approval for the site.

The two objectives of the SBSMP are to ensure that

- the development of the site is carried out by such means necessary to prevent and minimise the likelihood of release of contaminated runoff from the site during construction.
- suitable treatment systems are installed and are adequate to continue to prevent and minimise the release of contaminated runoff from the fully developed site.

The document provides design details and concepts of the water sensitive urban design proposed for the development.

2.0 SITE CHARACTERISTICS

2.1 Location

The works are to be the development of a previous commercial site (auction yard) into a retirement village at the corner of Venner Road and Cansdale Street in Yeronga. The development lies within the limits of Brisbane City. The site is bound to the east by an open drain and public parklands, an existing commercial building to the south, and an existing industrial development to the north and west.

The, proposed development will access existing civil infrastructure services that have been augmented to meet the needs of the site.

The location of the development is such that it is partially bordered on two sides by public parklands. These parks will not be affected by additional runoff from this site.

The locality plan for the site is contained in Figure 1 & 2 below/overleaf and layout plans for the development are enclosed in Appendix A.

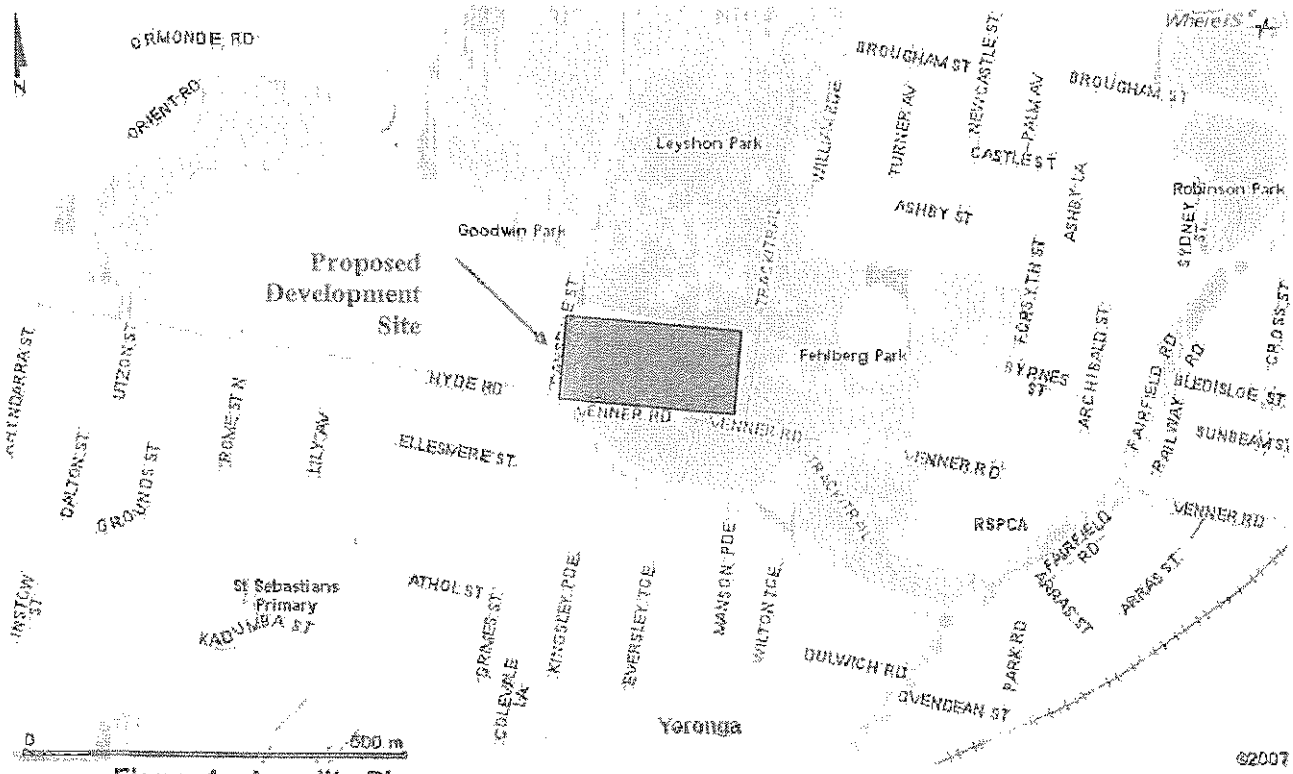

Figure 1 – Locality Plan
Source: www.whereis.com

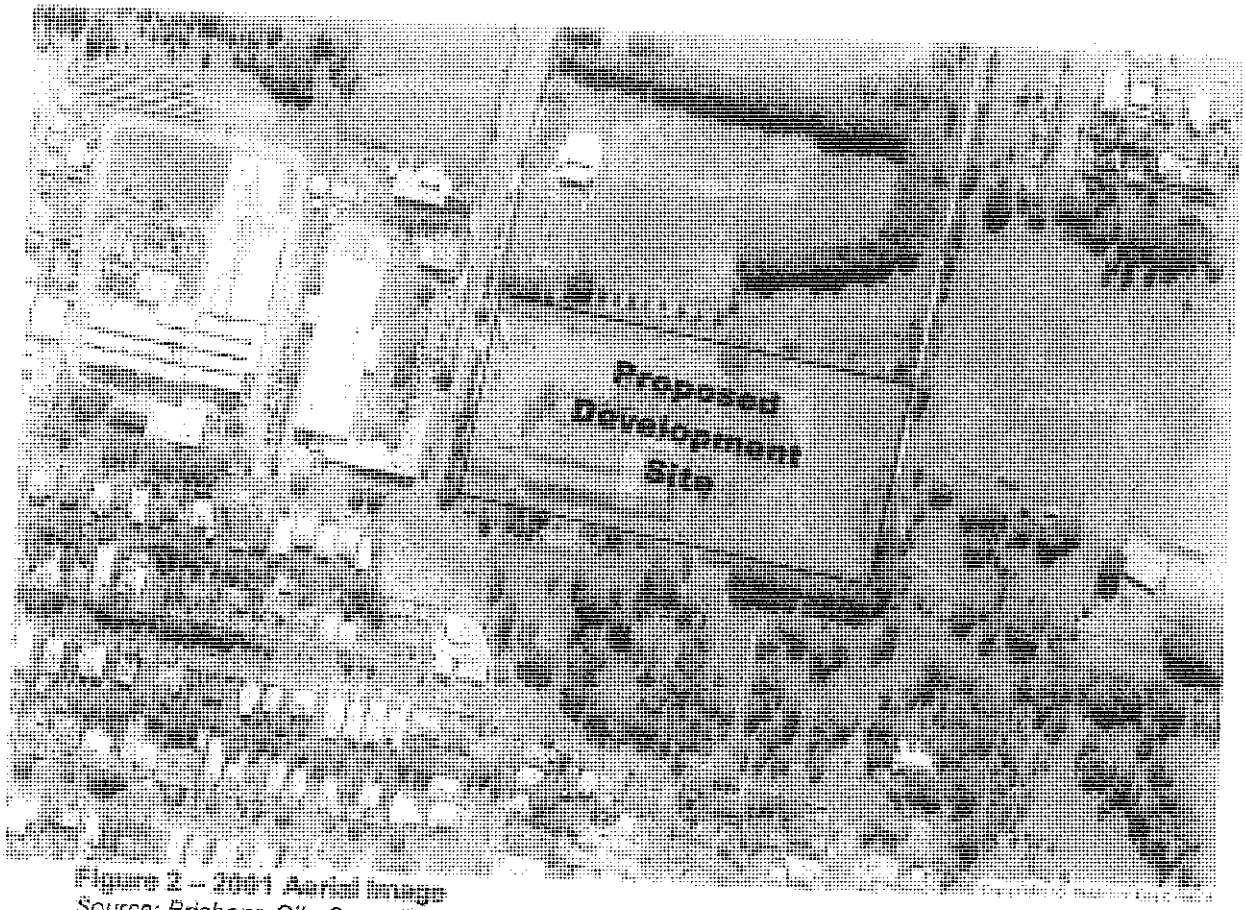

Figure 2 – 2001 Aerial Image
Source: Brisbane City Council (eBimap)

2.2 Topography and Site Drainage

The site currently has a gentle gradient which slopes up to a maximum of 5.7%. Ground elevations range from approximately 5.5m AHD at the north western boundary of the development and down to 3m AHD at the eastern boundary. External catchments are currently redirected on two sides by Cansdale Street and Venner Road. The sites run off will be directed towards the eastern border. This run off will be collected by a concrete line channel running North - South along the entire length of the border and redirecting this flow into the park's concrete line channel.

Whilst the stormwater from this site will eventually flow into the Brisbane River, the discharge will be almost entirely roof water. The small volume of basement runoff containing oil/grease from parking traffic will be stored in Gross Pollutant Tanks (GPT's). These GPT's will be sized by a hydraulic engineer and will work to limit pollutant flow from the basement area.

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2.3 Soils

Extensive soil testing was undertaken as part of a Geotech Analysis by GeoEnvironmental Consultants. As a result of this study it is know that all soils on the property are safe and suitable for construction and pose no environmental risks.

2.4 Acid Sulphate Soils

Analysis of soils levels at the site showed the mean RL value to be less than five (5), acid sulphate soils potentially occur at levels below elevation RL 5m. However, the Geotech study undertaken by GeoEnvironmental Consultants showed no such problems and cleared the site of any acid sulphate contamination.

2.5 Vegetation

The existing site has been completely cleared of vegetation except for some areas of grass as indicated on the aerial image on the previous page and site photos below.

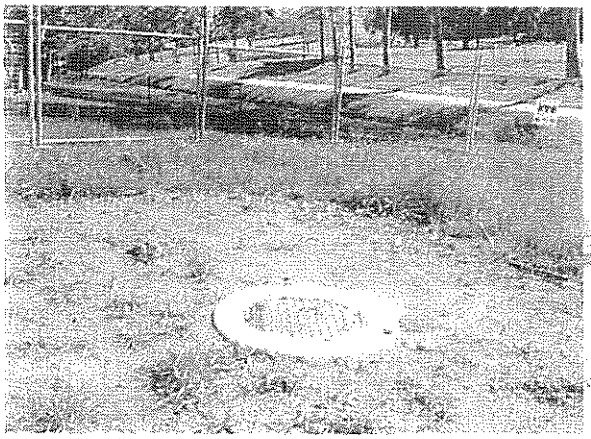

Figure 3 – North Eastern Corner



Figure 4 – Central Construction Area

Upon completion, the site will be almost completely covered with buildings and therefore will have only a small amount of grass and plants in the proposed courtyard.

2.6 Waterway Corridor

The site has no defined watercourse traversing the developable area of the property. There are no watercourses discharging onto the site. The stormwater drainage from the site will discharge into the existing stormwater drainage infrastructure and ultimately into the Brisbane River. The location of the catchment plan in relation to the site is indicated on a plan in Appendix B.

3.0 STORMWATER QUANTITY

Once completed, it is calculated that over 90% of the site will be covered by roofing. This means that almost all storm water runoff will be roof water. Not only is this water considered 'clean' but the proposed Retirement Village will have similar roof space to a number of the previous uses. Although there will be a small increase in roof water runoff that is directed into the concrete line channel the gross volume of runoff will change little.

In view that the overall site has been previously extensively developed, there will only be a small increase in the overall impervious area. Therefore no detention of stormwater flows are proposed as part of the extension works. However it is proposed to include a rainwater tank as part of the development to capture a portion of the roof water for irrigating planter beds/landscape areas within the site that will assist in reducing the discharge quantity.

4.0 STORMWATER QUALITY MANAGEMENT

4.1 Selection of Stormwater Quality Treatment Devices

A preliminary design of the stormwater drainage layout has been undertaken after the evaluation of best management practices available to minimise the potential discharge of contaminated stormwater from the site. A Detailed hydraulic design of the stormwater drainage system will be completed following the issuing of the Development Approval and form part of the building application.

The gross volume of roofwater will discharge to a rainwater tank for reuse in irrigation and toilet flushing at this stage.

It is proposed to drain the tank overflow, overland flow and roofwater unable to discharge to the tank (over 95% of the site) to the existing concrete line channel.

Details of the preliminary proposed GTP's can be found in Appendix D.

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4.1.1 Construction Phase

During the Construction Phase, some of the measures proposed include:

- Construction of perimeter drains and grass swale which direct the stormwater to temporary bunded areas to allow the settlement of sediment laden runoff for the interception of coarse sediments. A series of silt fences, bunds, and cut off drains are to be installed along the downstream boundaries of the site.

- The provision of a construction exit to prevent the tracking of debris from tires of vehicles onto public roads. Only one construction exit will be nominated for each stage to limit the movement of construction equipment.

- The topsoil stockpile locations (if required) will be nominated to coincide with areas previously disturbed. A sediment fence is to be constructed around the bottom of the stockpile to trap sediment. A diversion drain is to be installed upstream of the stockpile if required.

The critical issue during construction is sediment control, though trash and gross pollutants will also be managed. Monitoring will be the responsibility of the Construction Contractor.

Monitoring shall be under taken for the following:

- Establishment and growth of turf on bund walls and drains – to be monitored weekly
- Erosion control devices and any occurrence of excessive sediment deposit to be inspected weekly and after heavy rainfall events (25mm or more rainfall in a 24 hour period)
- Weekly inspections for release of construction material and silt off-site.
- Vegetation established and growing prior to the rainy season.

An incident or failure shall be identified by, but not limited to, the following:

- Erosion on the site
- Trash escape from the site
- Failure of new vegetation establishment

After any incident or failure the source and/or defective control devices are to be located immediately and the following measures implemented:

- If vegetation growth fails new vegetation should be planted and established and additional stabilisation techniques investigated and implemented if necessary.
- If erosion occurs, fill, vegetate and/or install velocity dissipation. To be in accordance with the BCC Erosion and Sediment Control Guidelines.
- If release of silt and material off the site occurs, clean up, inspect all treatment techniques, revise designs and review different alternatives and install.

The construction contractor is to report to the owner or the owner's nominated representative, with a final report at the end of construction to Council.

4.1.2 Operational Phase

During the Operational Phase (On Maintenance onwards), the most significant pollutants from the development will be oils & grease and fine sediment. These pollutants will be reduced by the proposed GPT's, these will capture the basement runoff and filter out these environmental substances. Refer to Hydraulic Consultant for details on above.

The critical element of the stormwater quality management planning for the establishment and operational phases of the project is the use of GTP's. Monitoring will be the responsibility of the owner or his appointed representative.

Monitoring shall be undertaken for the following:

- Establishment and growth of vegetation within the vegetated/grassed verges – to be monitored monthly during the 'on-maintenance' period.
- No occurrence of excessive sediment deposit – to be monitored quarterly and after heavy rainfall (25mm or more rainfall in a 24 hour period)
- Erosion monitoring following heavy rainfall
- Review pollutant collection in GTP's and clean-out arranged when necessary

An incident or failure shall be identified by, but not limited to, the following:

- Erosion on the site
- Trash escape from the site
- Failure of vegetation
- Failure of GTP

After any incident or failure the source and/or defective control devices are to be located immediately and the following measures implemented:

- If vegetation fails new vegetation should be planted and established. Vegetation may require supplementary watering and replanting.
- If erosion occurs, fill, vegetate and/or install velocity dissipation. To be in accordance with the LCC Erosion and Sediment Control Guidelines.
- If release of silt and material off the site occurs, clean up, inspect all treatment techniques, revise designs and review different alternatives and install.
- If litter escapes from the site, clean-up and review water quality control device(s) operation.

4.2 Water Quality Monitoring Program

This development does propose the use of water sensitive practices and the associated stormwater quality management practices prior to discharge into the existing stormwater network. The stormwater runoff will eventually discharge into sensitive waterways, but there is no proposal for water quality monitoring of the waterway corridor downstream of the site to be undertaken.

A form for release of sediment-laden stormwater from the site and an inspection record of stormwater quality improvement devices will be developed. It is intended that each release resulting from a storm event generating more than 25mm in a twenty-four hour period be recorded on the form to ensure ongoing monitoring, management and reporting of releases from the site.

4.3 Maintenance Plans

The Contractor will be responsible for the maintenance of erosion and sediment control devices from the possession of the site until the site is accepted by the owner 'Off Maintenance' or until stabilisation has occurred to the satisfaction of the superintendent and Council.

Key stormwater quality improvement device requiring maintenance during the operational phase of the project following construction is the in-ground GPT.

Maintenance of the In-ground GPT consists of:

- Regular inspections.
- Regular trash removal.
- Periodic desilting/oil & grease removal.

Note: A detailed maintenance/operation manual for the GPT will be provided from the manufactuer upon delivery/installation of the device.

5.0 WORKS SCHEDULE

The Contractor will be responsible for the maintenance of stormwater quality control devices from the possession of the site until the site is accepted 'Off Maintenance' by the owner or until stabilisation has occurred to the satisfaction of the site superintendent. A defined sequence of actions in relation to construction of the site has been established and the contractor is responsible for ensuring adherence to a sequence of actions for development of the site.

Table 1 – Typical Works Schedule of key construction events for the site

Construction Phase	Required Action	Timing (of civil program)
Site Possession	• Installation of construction exit. • Construct temporary erosion and sediment control measures such as silt fencing and perimeter banks. • Construction temporary works to infiltration area and bunded area to dimensions nominated by superintendent.	Week 1 Week 1 Week 1
Construction	• Topsoil to be stripped and stockpiled in locations agreed with the superintendent. A sediment fence is to be constructed around the bottom of the stockpile to trap sediment. A diversion drain is to be installed upstream of the stockpile. • Sediment control devices may be required to be removed to allow construction access are to be reinstated at the completion of each workday. • Bulk earthworks complete • Drainage structures in place • Movement of construction equipment shall be limited to the area of work and existing roads. • Disturbed areas are to be stabilised following final trimming. Areas are to be disturbed and restored progressively. • Surface stabilisation treatment complete • Turf strips (900mm wide) shall be laid to the base of all downstream earthworks batters steeper than 1 in 4. Batters shall be topsoiled and grass seeded immediately upon completion of earthworks. • Kerb sediment traps are to be provided at each drainage pit adjacent disturbed areas.	Week 2 Ongoing Week 4 Week 7 Ongoing Week 2 onwards Week 10 Week 11 Week 13
Maintenance	• Regularly check capacity of erosion control devices. • Disturbed areas are to have 80% coverage within 30 days of trimming. • Ensure permanent erosion control structures are stable.	Ongoing Week 12 Week 13 onwards

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6.0 CONCLUSION

The SBSMP has been prepared to provide a concept design proposal and guide to the stormwater quantity and quality management techniques for the site. The various methods proposed are considered to be best management practice for a development of this type.

During the construction phase, a series of sediment fences and bunded areas are proposed to achieve is compliance with the suspended solids limit. It is proposed that the sediment controls will be monitored and maintained for the construction of the works in accordance with Council's standards. The proposed controls are appropriately sized for the expected soil type and the potential disturbed area within the proposed development. Un-contaminated stormwater from soil disturbance will be directed around the bunded areas where possible, but silt fencing will be installed around the site to protect the adjacent stormwater network and downstream waterway corridor.

During the operational phase, the treatment train for the total developed area discharging into the existing stormwater network consists predominantly of separate roofwater drainage and In-ground Gross Pollutant Tank to capture possible oil's/grease and fine sediments from basement parking area.

The stormwater quality control devices selected for the site are predicted to mitigate the impacts of the building development to a level where the Water Quality Objectives for the nutrients and suspended solids may be met, and the mitigation predicted is considered acceptable given the distance between the discharge and the closest waterway corridor.

Additionally given that no controls are currently in place as part of the existing heavily disturbed site and that the controls proposed for the site will ensure that no worsening will occur.

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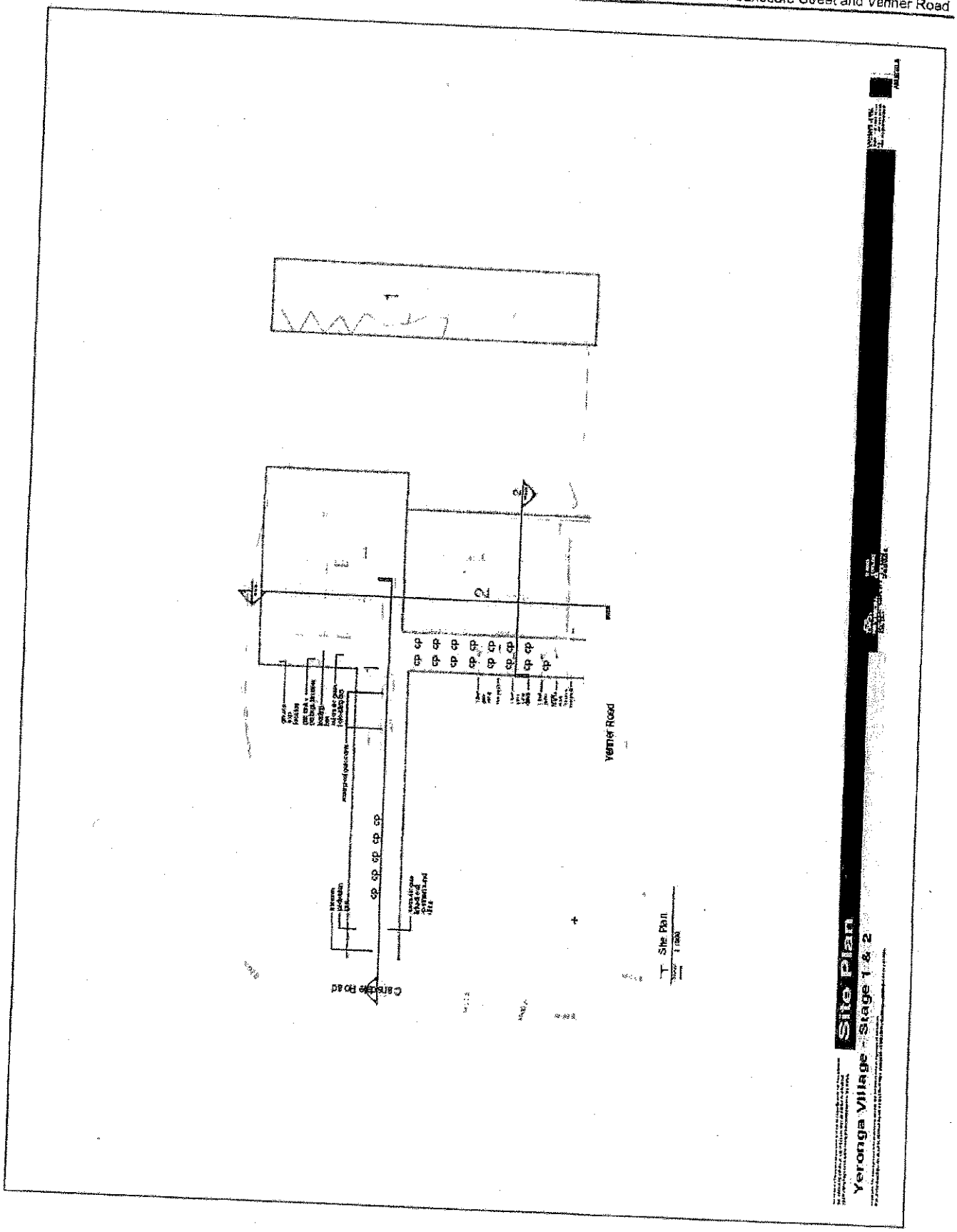
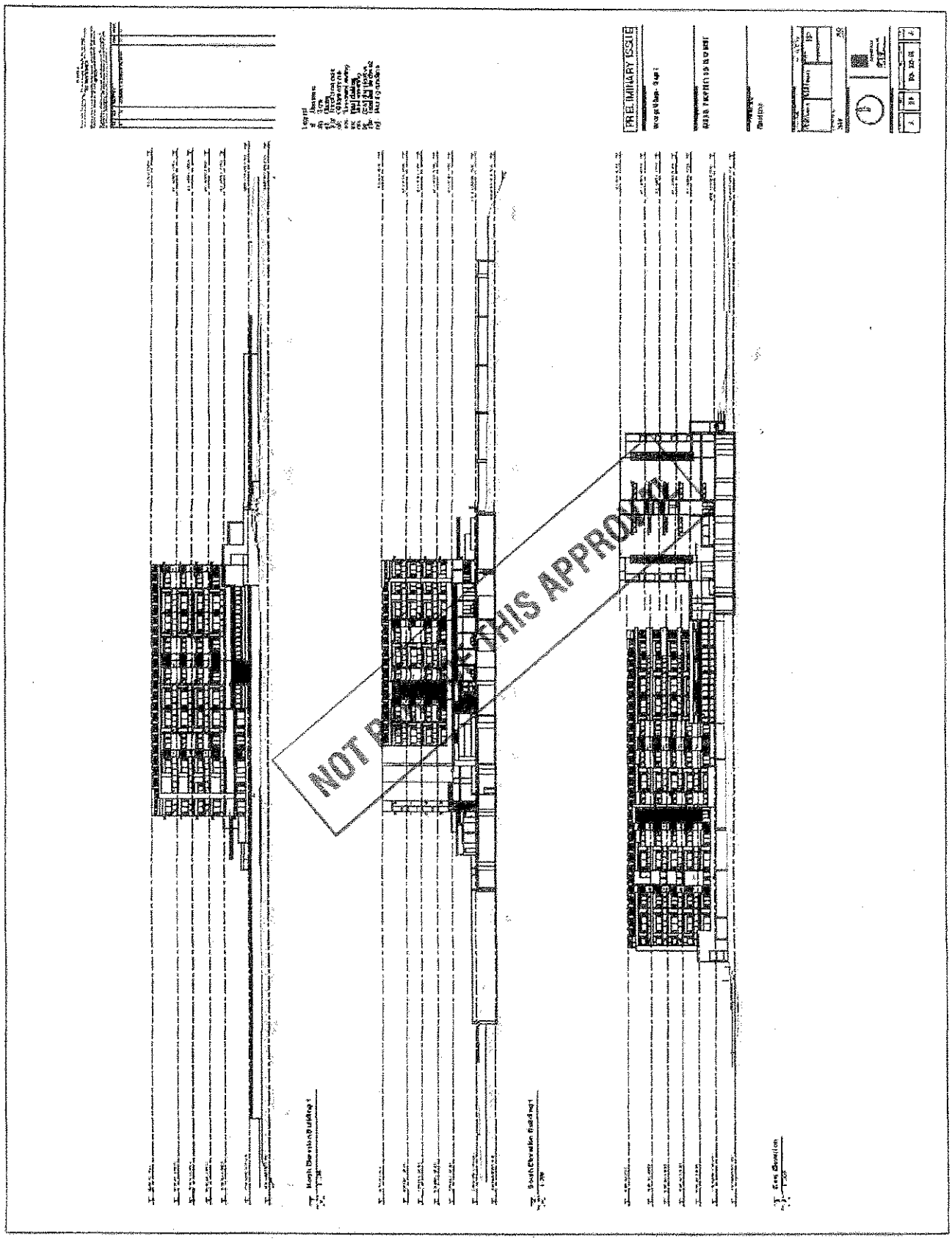
APPENDIX A
PROPOSED DEVELOPMENT LAYOUT PLANS
&
STORMWATER QUALITY MANAGEMENT CONCEPT PLAN


Site Plan
Yeronga Village - Stage 1 & 2
Venner Road
Cansdale Road
Site Plan



BCC.106.0523

APPENDIX B
PLANNING SCHEME MAPS, PROPERTY REPORTS & CATCHMENT PLAN

BCC.106.0524

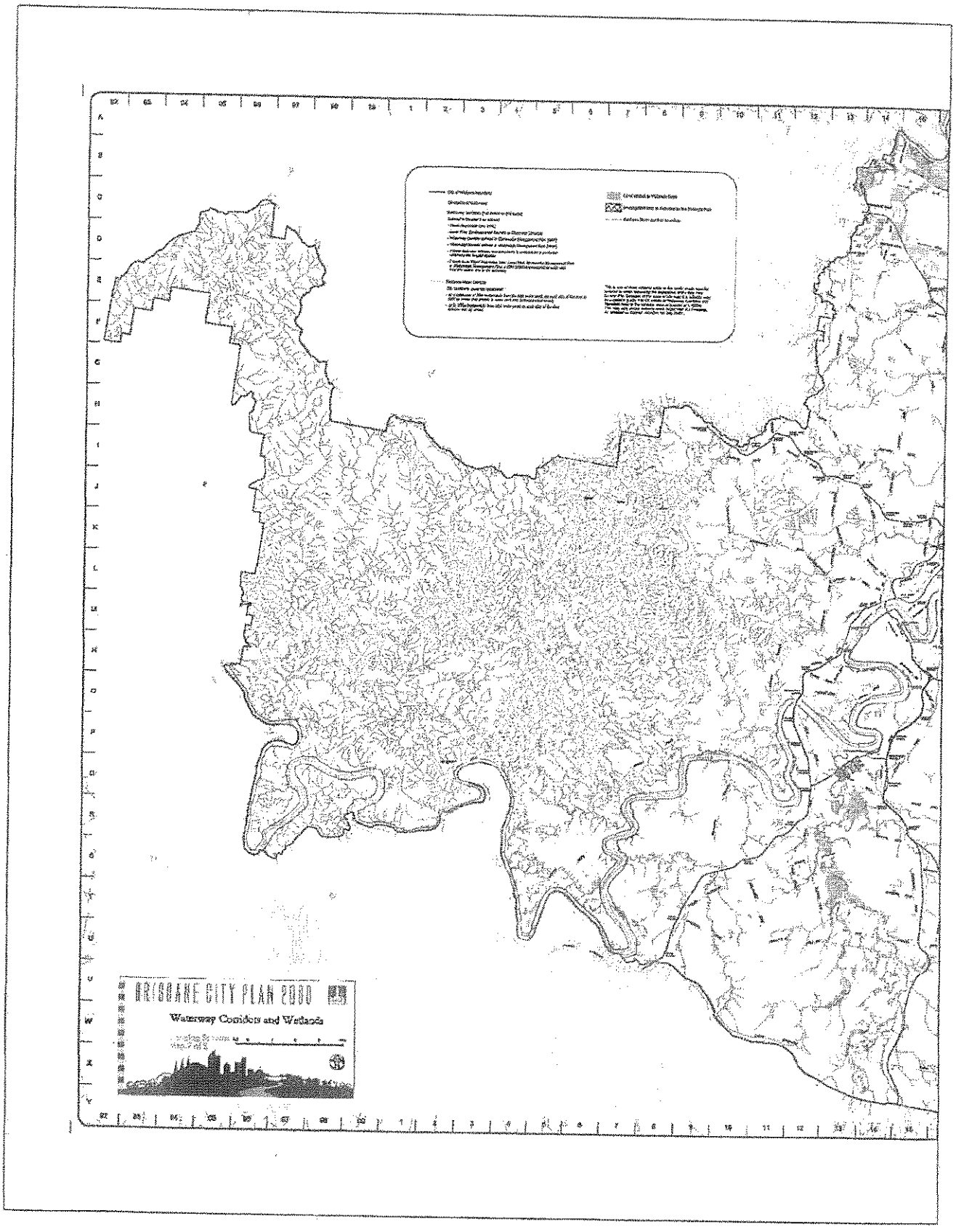


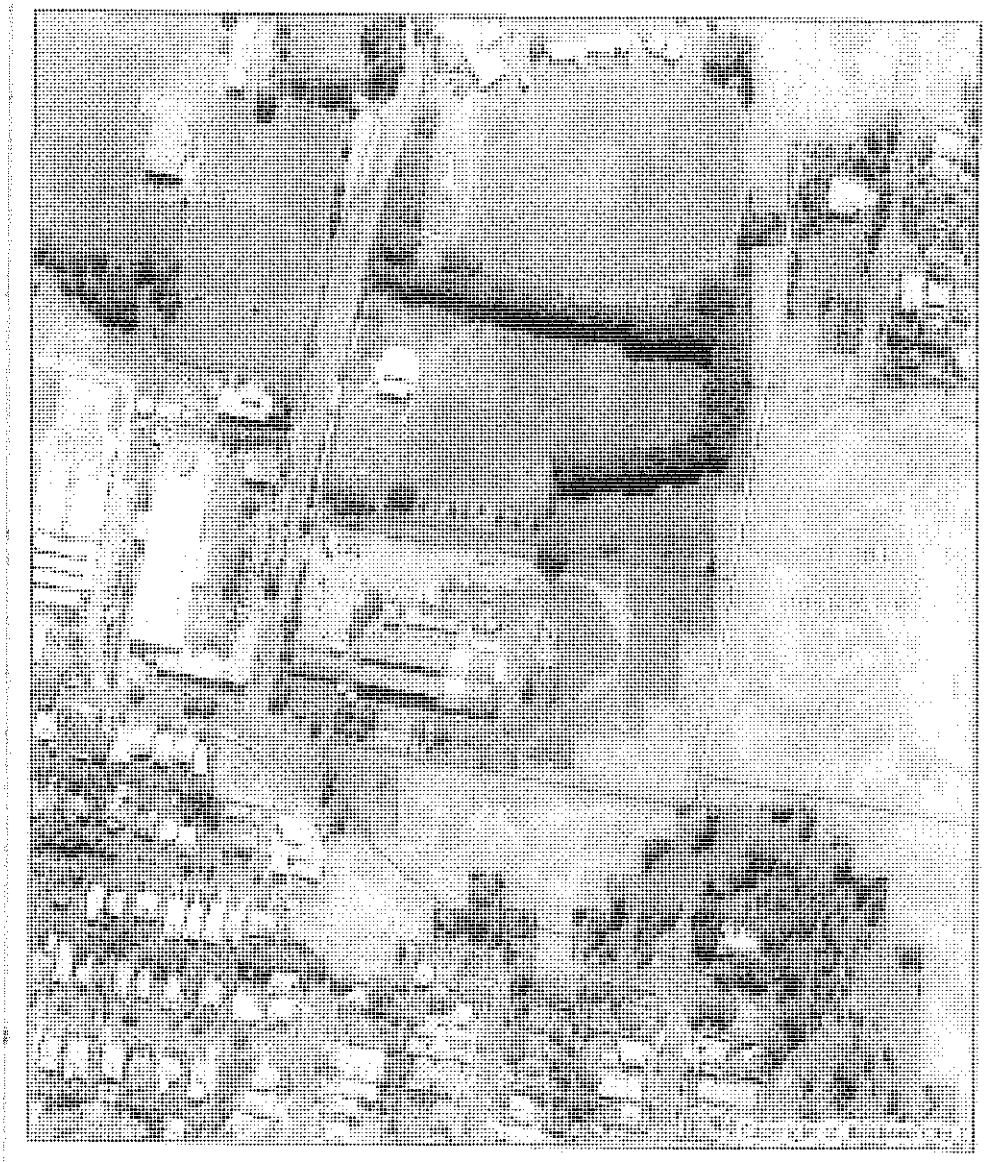
Property details

15 CANSDALE ST, YERONGA

Flooding, protected vegetation (Natural Asset Local Law) and ministerial designations are not included in these details. You will need to phone Council on (07) 3403 8888 or visit a Council Business Centre to obtain this information.

Details	Property Number: 393951 Lot/DP: 1RP150512 Land Number(s): 10589894 Description: L.1 RP.150512 PAR Y'PILLY Ward: DUTTON PARK
Status	CURRENT
Area	Area: 27920 sq.m
Applications	A001637426 - Subdivision of Land, CP515 RETIREMENT VILLAGE, CP620 RECONFIGURING A LOT, Retirement Village A001637427 - Retirement Village A001637428 - Subdivision of Land A001637429 - A001637430 - A001637431 - A001637432 - A001841226 - Erosion and Sediment Control A001841230 - Bulk Earthworks A001841233 - Roadworks and/or Drainage A001841237 - Sewerage Reticulation A001908181 - Traffic Functional Layout for Type A, B, or C Roads A001946377 - Retirement Village, Multi-Unit Dwelling A001947440 - Landscape Works on Private Land A001947452 - Landscape Works on Private Land
Zoning	CP-LI - LIGHT INDUSTRY AREA LI
Constraints	CP-STE - STEPHENS DISTRICT LOCAL PLAN CP-WAT - WATERWAY CORRIDOR


BRISBANE CITY PLAN 2000
Waterway Corridors and Wetlands



Scale = 1:3,000

Metres 50 100 150

Date : 30/01/2008

User : bmdcon147004

Disclaimer:

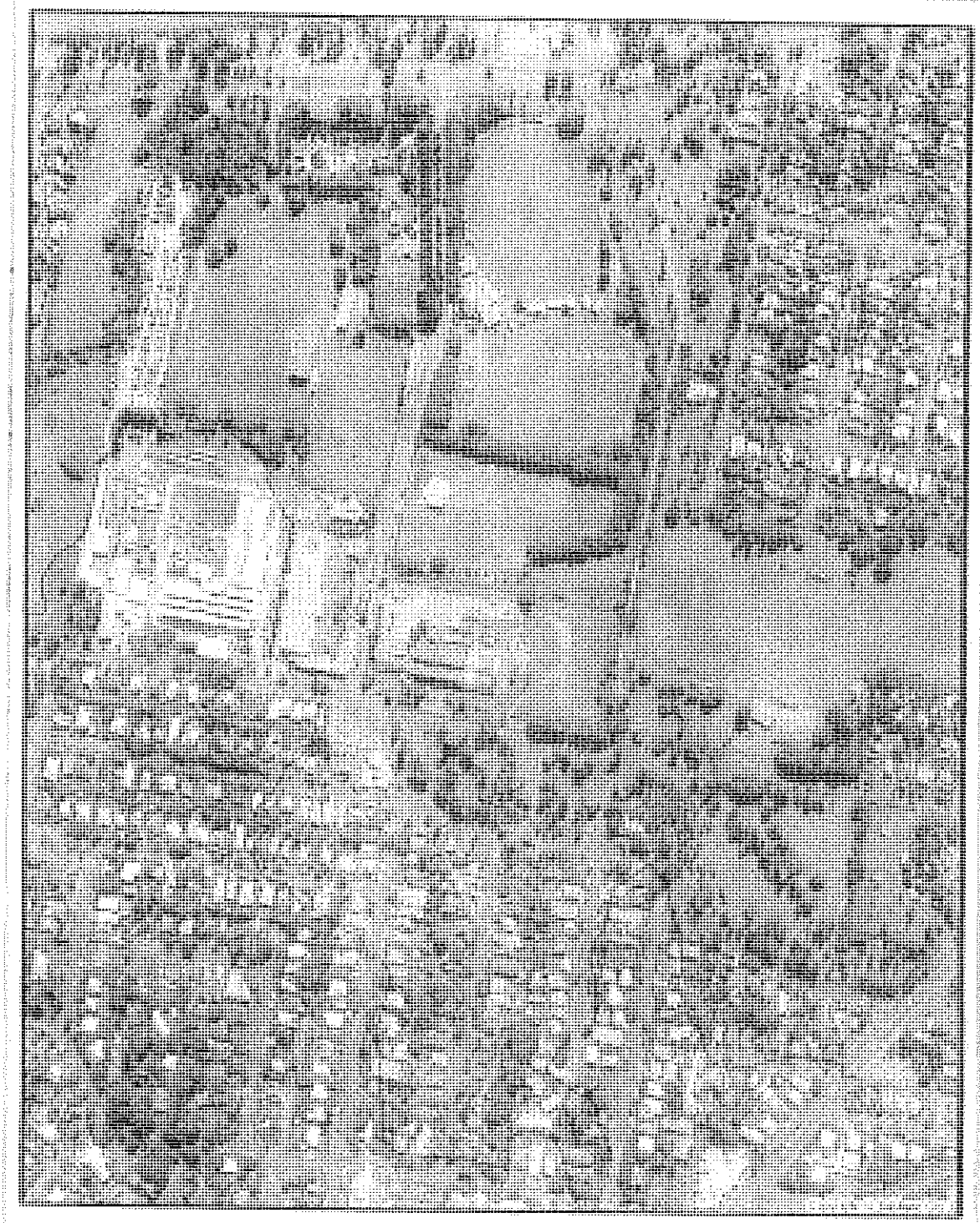
Location :

6,957,538

501,031 502,008

6,956,571

Copyright BCC, 2008



Date : 30/01/2008

User : bmdcon147004

Scale = 1:3,400

Metres 50 100 150

Disclaimer :

Location :

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APPENDIX C
EROSION HAZARD ASSESSMENT FORM

BRISBANE CITY COUNCIL

ABN 72 002 765 795

Erosion Hazard Assessment - June 2006

The Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment- Supporting Technical Notes* (June 2006 or later version) for explanatory terms, and Certification information.

What is an Erosion Hazard Assessment?
Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low' or 'high', using a point scoring system to assess the risk based on BCC's requirements for stormwater management and Erosion and Sediment Control (ESC).

When is the EHA required?
An Erosion Hazard Assessment form must be completed and lodged with BCC for any Development Application (DA), Operational Works ESC application, or Schedule 12 Compliance Assessment ESC application.

Failure to submit this form during lodgement of an Application may result in assessment delays or refusal of the Application.

Assessment Details

1 Does this development or operational works/detailed design ESC application trigger the Stormwater Management Code or House Code and involve soil disturbance?

- No ☐ *An Erosion Hazard Assessment is not required. Go to 4*
- Yes ☐ ***Complete Assessment Table on reverse side of this form.***

2 Is the total score equal to or greater than 17?

A 'low' risk score
Generally, if the Erosion Hazard Assessment produces a Total Score of less than 17 and no individual score is equal to, or greater than its Trigger Score, the development proposal is considered to be 'low risk' with respect to soil erosion and sediment control.

A 'high' risk score
If the Erosion Hazard Assessment produces a Total Score of 17 or greater, or any individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'high risk' with respect to soil erosion and sediment control. Applicants must lodge, with their Application, sufficient supporting information to demonstrate that the performance criteria of the Stormwater Management Code or House Code in the City Plan 2000 can be achieved.

- No ☑
- Yes ☐

Refer to Council's *Erosion Hazard Assessment – Supporting Technical Notes*

3 Did you answer 'yes' to any Trigger Score questions?

- No ☐
- Yes ☑

Refer to Council's *Erosion Hazard Assessment – Supporting Technical Notes.*

4 Site Information and Certification

Application number (if known)

Site address

15 Cansdale Street
Yeerongpilly Postcode 4104

Prepared by *Print name*

[redacted]

Business name

BMD

I certify that:

1. I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager; and

Where completion of the EHA Assessment Table was required, that:

2. I am a person with suitable qualifications and/or experience in erosion and sediment control; and
3. the Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Erosion and Sediment Control Standard (version 9 or later); and
4. the Erosion Hazard Assessment Score accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by *Print name*

[redacted]

[redacted]

Date 1 / 2 / 08

Stock Code no. 252005

CA2005 (6/2006)
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Assessment Table

	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA				
• less than 3 (3 = 33H:1V)	0	0	Score equal to or greater than 4? No ☐ Yes ☐	
• more than 3 but less than 5 (5 = 20H:1V)	1			
• more than 5 but less than 10 (10 = 10H:1V)	2			
• more than 10 but less than 15 (15 = 6.7H:1V)	4			
• more than 15	6			
[2] SOIL CLASSIFICATION GROUP (AS1726)				
• GW, GP, GM, GC	0	3		
• SW, SP, SM, SC, Pt	1			
• MH, CH, OH	2			
• ML, CL, OL, if imported fill will be used, or if soils untested	3			
[3] EMERSON (DISPERSION) CLASS NUMBER				
• Class 4, 6, 7, or 8	0	6	Score equal to or greater than 4? No ☐ Yes ☑	
• Class 5	2			
• Class 3	4			
• Class 1 or 2	6			
[4] DURATION OF SOIL DISTURBANCE (including stabilisation period)				
• less than 1 month	0	2	Score equal to or greater than 4? No ☑ Yes ☐	
• more than 1 month but less than 4 months	2			
• more than 4 months but less than 6 months	4			
• more than 6 months	6			
[5] AREA OF DISTURBANCE				
• less than 1000 m²	0	1	Score equal to or greater than 4? No ☑ Yes ☐	
• more than 1000 m² but less than 5000 m²	1			
• more than 5000 m² but less than 1 ha	2			
• more than 1 ha but less than 4 ha	4			
• more than 4 ha	6			
[6] WATERWAY DISTURBANCE				
• No disturbance to watercourse, open drain or stormwater pipe	0	0	Score equal to or greater than 4? No ☑ Yes ☐	
• Disturbance to watercourse, open drain or stormwater pipe	4			
[7] REHABILITATION METHOD				
Percentage of area (relative to total disturbance) stabilised by seeding without mulching (ie. highest risk stabilisation method)				
• less than 1	0	1		
• more than 1 but less than 5	1			
• more than 5 but less than 10	2			
• more than 10	4			
[8] RECEIVING WATERS				
• Open water body (eg. creek, river, bay)	1	1		
• Enclosed water body (eg. lake, boat harbour)	2			
[9] SUBSOIL EXPOSURE				
• No subsoil exposure except for service trenches	0	0		
• Subsoils are likely to be exposed	2			
[10] EXTERNAL CATCHMENTS				
• No external catchment	0	1		
• External catchment diverted around the soil disturbance	1			
• External catchment not diverted around the soil disturbance	4			
[11] ROAD CONSTRUCTION				
• No road construction	0	0		
• Involves road construction works	2			
[12] pH OF SOILS TO BE REVEGETATED				
• less than pH 6	1	0		
• more than pH6 but less than pH 8	0			
• more than pH8, or if pH testing not done at this stage	1			

CA2008b (8/2006)
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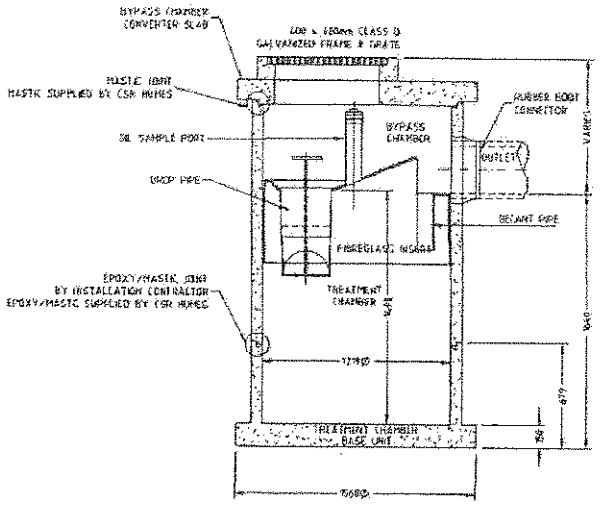
[13] Total Score = 15 Go to 2 (front page)

APPENDIX D
PRELIMINARY PROPOSED GPT

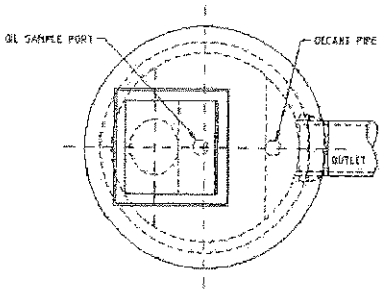
BCC.106.0532

Humeceptor (or approved equivalent)



AUSTRALIAN PATENT
No. 693184
No. 707133
No. 729094
NEW ZEALAND PATENT
No. 334646

SECTION THROUGH CHAMBER



PLAN

NOTES:

1. TYPICAL ASSEMBLY DETAIL ONLY - REFER TO PROJECT DRAWING FOR ACTUAL REQUIREMENTS
2. DIMENSIONS INCLUDED ARE STANDARD
3. STORAGE VOLUMES
   TOTAL = 1740 LITRES
   OIL STORAGE VOLUME = 350 LITRES
   SEDIMENT STORAGE VOLUME = 1.34 cu.m
4. COMPONENT MASSES
   TREATMENT CHAMBER BASE UNIT (INCL. SHAFT) = 1160 kg
   BYPASS CHAMBER = VARIES
   BYPASS CHAMBER CONVEYER SLAB = 570 kg
5. REFER TO INSTALLATION GUIDE FOR RECOMMENDED INSTALLATION PROCEDURE
6. SWIFTLIFT LIFTING ANCHORS PROVIDED FOR LIFTING ALL COMPONENTS THE FOLLOWING SWIFTLIFT SHACKLES WILL BE REQUIRED
   4 x 1.3 TONNES
7. OIL SAMPLE PORT, STEP IRONS AND DECANT PIPE TO BE VISIBLE AS PER PLAN VIEW.

AUGUST 2002

CSR Humes Humeceptor™

MODEL STC2

1740 LITRES HOLDING CAPACITY

REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION

SUBMISSION BY Meaghan Bourke 30 May 2008

INTRODUCTION

SITE: **Address of Site:** 15 Cansdale St Yeronga Qld 4104 **Real Property Description:** Lot(s) 1 on Registered Plan 150512 **Area of Site:** 27,900m^2 **Area Classification:** CP-LI **Name of Owner:** YV Unit Trust **Name of Ward:** Tennyson	**APPLICATION:** **Aspects of development:** Material Change of Use - Development Permit - Retirement Village **Description/Purpose of Proposal:** STAGE 2: Multi-Unit Dwelling (Retirement Village - 85 Units) **Applicant:** Hardev Pty Ltd C/- Conics (Brisbane) Pty Ltd PO Box 1559 FORTITUDE VALLEY QLD 4006 **Application No:** A001946377 **Lodgement Date:** 14 November 2007

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

BACKGROUND/HISTORY

A Preliminary Approval was granted on 3 October 2006 for a Material Change of Use overriding the planning scheme under section 3.1.6 of the *Integrated Planning Act 1997* for Multi-Unit Dwelling, Retirement Village, Aged Care Accommodation, Shop, Office and Restaurant (Council file ref: DRS/USE/H05-917956).

THE PROPOSAL

The proposal is for a Multi-Unit Dwelling (Retirement Village) consisting of 85 units within two buildings, Building C & Building D. Both buildings are 4-5 storey buildings. The buildings are 4-stories fronting the Leyshon Park and Venner Road and are 5-storey buildings towards the centre of the site. A central courtyard consisting of a bowling green is located in the centre of the two proposed buildings. The proposed development also includes a pump room to be located fronting Cansdale Street.

AREA CLASSIFICATION AND LAND USE IN THE LOCALITY

The subject site is located within the Light Industry Area. The site is located on the corner of Cansdale Street and Venner Road.

To the north and east of the site is Sport & Recreation Area (Leyshon Park and Fehlberg Park). To the south of the site, on the opposite side of Venner Road, is Sport & Recreation Area (Hyde Park), and south of this Sport & Recreation Area is Low-Medium Density Residential Area. To the south-west of the site is Low-Density Residential Area. To the west of the site is Light Industry Area.

THE INTEGRATED PLANNING ACT 1997

The application has been lodged and assessed in accordance with the provisions in the *Integrated Planning Act 1997.*

PLANNING SCHEME AND PLANNING SCHEME POLICIES

The application has been assessed against the relevant provisions in the *Brisbane City Plan 2000*, including the *Stephens District Local Plan Code and the Residential Design - Medium Density Code*, and complies with all relevant provisions.

ADVICE FROM REFERRAL AGENCIES

Advice Agency
Department of Natural Resources and Water - requested additional information with regards to Acid Sulfate Soils. A response from DNR&W was received on 30 January 2008. The advice has been included in the Standard Advice section of the conditions package.

ISSUES RELEVANT TO THE APPLICATION

Height
In accordance with the conditions of the Preliminary Approval, the height of the proposed buildings C and D is a maximum of:

- 18.4 metres above the minimum habitable floor level of Q100 plus 0.500 metres (current level is 7.2 metres AHD) for any 5-storey building; and
- 15.4 metres above the minimum habitable floor level of Q100 plus 0.500 metres (current level is 7.2 metres AHD) for any 4-storey building.

The proposed pergola structures to the balconies of the 5th storey of Building C have been deleted from the drawings (amended in red). These pergola structures are located within the setback for "four levels above podium", indicated on the approved Building Envelope Plan as part of the Preliminary Approval.

Gross Floor Area

The Preliminary Approval included a condition stating the combined maximum gross floor area is not to exceed 36,000m^2, with building H (Stage 3 - proposed nursing home) having a maximum gross floor area of 5,000m^2, and the remainder of the buildings having a maximum combined gross floor area of 31,000m^2.

Stage 1, buildings A and B, included a total gross floor area of 11,172m^2. The proposed buildings C and D within Stage 2 have a total gross floor area of 9,709.41m^2. Therefore, the proposed gross floor area is consistent with the requirement of the Preliminary Approval.

Setbacks

All proposed buildings are setback in accordance with the Preliminary Approval.

Building C is setback 8 metres to the northern property boundary to Leyshon Park. Building D is setback 8 metres to the southern property boundary to Venner Road. Both buildings are setback 25 metres from the existing eastern property boundary to Fehlberg Park.

The layout of Building C was revised to increase the setback of some bedrooms to 11.5 metres, which is in accordance with the setbacks shown on the approved Building Envelope in the Preliminary Approval.

The proposed pump room is setback 6 metres to Cansdale Street.

Carparking

The approved Stage 1 development included 91 carparking spaces and 43 visitor spaces, where a minimum of 12 visitor spaces are provided at grade (not within the basement), and a minimum of 4 of the visitor spaces are to be provided for people with disabilities (PWD).

The proposed development for Stage 2 includes 51 car parking spaces for Building C and 58 car parking spaces for Building D within the basement level, providing a total of 109 car parking spaces located within a basement level. No visitor carparking spaces have been provided within Stage 2.

Stage 1 included 91 residential units and the proposed Stage 2 includes 85 residential units, giving a total of 176 units. The requirements in the *Brisbane City Plan 2000* for carparking spaces where qualifying for a subsidy for aged persons or PWD accommodation is 1 carspace per 3 dwellings. Therefore, Stages 1 and 2 combined would require a minimum of 59 car spaces.

Visitor car parking spaces are required based on a rate of 0.25 spaces per unit, as indicated in the *Residential Design - Medium Density Code.* Therefore, Stages 1 and 2 combined would require a total of 44 visitor car parking spaces.

A total of 43 visitor carparking spaces were provided in the approved Stage 1, which is 1 car space short of the requirements in the *Brisbane City Plan 2000* for the minimum number of visitor carparking spaces required for both Stage 1 and Stage 2.

RECOMMENDATION

After considering the proposal, the relevant provisions of the *Integrated Planning Act 1997*, the *Brisbane City Plan 2000*, it is recommended that the application be approved subject to the attached Development Approval Package.

[redacted]

Meaghan Bourke
Senior Urban Planner, Development Assessment
Development Assessment South BSQ
(07) 3403 4682
Development Assessment Branch

07 April 2008

Meaghan Bourke
Senior Urban Planner, Development Assessment
Development Assessment South BSQ

Permit Type: DA - Material Change of Use
Description of Proposal:
Multi-Unit Dwellings (85 Units) - Retirement Village
Address of Site:
15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot 1 on Registered Plan 150512
Application Reference: A001946377

Applicant's Responses to Architectural Issues:

Issues Identified:

1. Details of Finished Floor Levels (FFL) and Maximum Building Height (to AHD) were missing from the drawings. Natural Ground Level, Flood Immunity Level and the maximum allowable height (as per Preliminary Approval) were also to be noted on the relevant drawings.
2. External finishes and colours were required to be nominated for Buildings 3 & 4 in order to differentiate between Stages 1 & 2 of the development. It was requested that variation in materials (across the elevations) and colour (between levels) be integrated into the respective buildings.
3. The applicant was requested to supply further information in relation to the sustainable development initiatives incorporated into the proposal.

Applicant's Responses:

1. The applicant has revised the elevations to indicate FFLs for all levels, confirmed compliance with the relevant Flood Immunity Level and containment within the approved building envelope. The Natural Ground Level for the site has also been indicated on all elevations. This issue has been resolved.
2. It is considered that the current design represents a well articulated built form in both plan and elevation which has been further articulated with the façade composition of the respective buildings. Each of the elevations display a broad range of materials and finishes considered to be commensurate with high-end residential product including precast and off-form concrete elements, stone cladding, metal cladding and screening, glass balustrading and louvres. Further details could be sought from the applicant in relation to the various paint colours proposed to distinguish particular elements (ie. blade walls) however this can be conditioned in any subsequent approval package. This issue is considered to be resolved.
3. The applicant has submitted an ESD report prepared by Cundall Johnston & Partners Pty Ltd. After reviewing this document, it is considered that the report is more a scoping study than a definitive plan for demonstrating best practice in ESD. The report outlines many areas where ESD initiatives could be integrated into the scheme but is relatively vague on the final detail for same (ie. building superstructure could include up to 60% recycled metal reinforcing but the exact percentage will be confirmed closer to commencement of construction). It is considered that the implementation of the ESD report recommendations be conditioned in any subsequent approval.

BCC.106.0583



Principal Urban Designer, Development Assessment
Development Assessment Central
(07) 3403 5213
Development Assessment Branch

CONICS

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f +61 7 3237 8833
[redacted]
Brisbane Office
743 Ann Street (PO Box 1559)
Fortitude Valley Queensland
Australia 4006
Conics the new name for pmm

Our Ref: 7203_002
Your Ref: A001946377
Date: 15 February 2008

Attn: [redacted]

RECEIVED
15 FEB 2008
CENTRAL BUSINESS CENTRE

714/88/415-NH095-1946377
X REF
18 FEB 2008
INFORMATION MANAGEMENT
ATT DOH No. A 08 1 4195

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Via Facsimile

Dear Sir/Madam

RE: INFORMATION REQUEST RESPONSE
15 CANSDALE STREET YERONGA QLD 4104
LOT(S) 1 ON REGISTERED PLAN 150512

We write on behalf of the Applicant, our Client, Hardev Property Development Pty Ltd, in relation to the development application lodged with Brisbane City Council on 14 November 2007.

This development application was made for a Development Permit for a Material Change of Use for Multi Unit Dwellings (Retirement Village). This application was made over land located at 15 Cansdale Street, Yeronga, more formally described as Lot 1 on RP150512, Parish of Yeerongpilly, County of Stanley.

On 18 December 2007 an Information Request was received from Brisbane City Council. Please find below the Applicant's response to this Information Request.

1. ***Amend the Site/Floor Plans and Elevation Plans to:***
   a. ***Provide levels for each floor level and the maximum building height at AHD. Also show on all elevation plans the location of Natural Ground Level, the Flood Immunity Level (7.2 metres AHD) and maximum allowable height of 25.6 metres AHD in accordance with the Preliminary Approval over this site.***

Response: In accordance with Council's request, the plans have been updated to include dimensions for floor levels, maximum building height, natural ground level, flood immunity level and maximum allowable height, as provided by the Preliminary Approval.

Refer to **Appendix A – Architectural Plans**



b. *Annotate the Pump Room as shown on the Pump Room Location Plan as a temporary structure or relocate the Pump Room with a minimum setback of 6 metres to Cansdale Street. In accordance with Condition 3(g) of the Preliminary Approval dated 3rd October 2006, no structure is to be no closer than 6 metres to Cansdale Street.*

Response: The Pump Room is located outside of the 6 metre setback to the frontage of Cansdale Street, in accordance with the setbacks provided as part of the Preliminary Approval. Dimensions of the Pump Room and the setback have been added to assist Council.

Refer to **Appendix A – Architectural Plans**

c. *Provide a minimum of 22 visitor car parking spaces in accordance with Table 1 Acceptable Solution 21 of the Residential Design – Medium Density Code which requires 0.25 spaces be dedicated to visitors per dwelling unit. Based on these calculations the Basement Level Plans is to be amended to show 9 spaces dedicated for visitors for Building 3 and 13 spaces dedicated for visitors for Building 4. Visitor spaces are to be located nearby the lifts for each building to ensure that visitor spaces are readily accessible to dwellings services.*

Response: An analysis of the parking provision for the proposal has been conducted by TTM Consulting in response to Council's request. The proposal is designed in accordance with the approved Preliminary Approval (Council reference: DRS/USE/H05-917956) which provides for a maximum number of car parking spaces for the entire development, being a total of 430 car spaces.

Stage 1 of the Yeronga Village (Council reference A001637427, approved 29 June 2007) comprised 91 Independent Living Units. The car parking allocation as part of that proposal includes 91 resident's spaces, 43 visitor spaces and 4 unallocated bays. Under the provisions identified in this information request by Council relating to the visitor parking provisions of the Residential Design – Medium Density Code, this proposal would have required 23 car parking spaces. Therefore, it is identified that the 43 spaces and 4 unallocated bays, included an excess of 24 spaces. The basement of the Stage 1 proposal is immediately adjacent to, and linked with the basement for the Stage 2 of the development.

The Residential Design – Medium Density Code provisions relating to car parking for Stage 2 require 22 visitor car parking spaces. The proposal provides a total of 109 car parking spaces which are allocated for residents of the Yeronga Village. Given the excess of visitor parking above the rates identified in the Residential Design – Medium Density Code, it is noted that the development, as a whole has provided sufficient visitor parking provision within the approval of Stage 1.

Visitor spaces have been delineated on the basement plan included in Appendix B.

Refer to **Appendix B – Traffic Assessment**

d. *Provide a prominent pedestrian entry to Venner Road in accordance with Acceptable Solution 20 of the Residential Design Medium Density Code which requires that the proposal has at least one prominent pedestrian entry that connects a foyer directly with a footpath*

Response: The proposed development is designed in accordance with the approved Preliminary Approval (Council reference: DRS/USE/H05-917956). This preliminary approval approved a building envelope plan and landscape concept plan that includes a main entrance to the development extending from Cansdale Street. An access point is also located along Venner Road for pedestrians within the area includes as part of Stage 1. This stage of the development is consistent with the layout approved as part of the Preliminary Approval and as such, no additional pedestrian entry is to be provided.

The concept is considered to feature substantial pedestrian permeability, in line with the needs of the Integrated Retirement Village and provides an appropriate development outcome for the site and surrounds.

While this Stage of the development is not in accordance with the Acceptable Solution 20 of the Residential Design Medium Density Code, it is noted that the proposal, from a total site perspective is consistent with the Acceptable Solution, in providing an appropriate pedestrian outcome for the site.

e. ***Nominate the colours and materials for buildings 3 and 4 to clearly differentiate between Stage 1 and Stage 2. In accordance with Acceptable Solution 3.1 and 3.3 the buildings should provide variation in materials and provide for variation colours including between levels.***

Response: The proposed development is designed in accordance with the approved Preliminary Approval (Council reference: DRS/USE/H05-917956) relating to the appearance of the buildings. The approved plans included elevations demonstrating indicative materials and treatments to the buildings. The proposal is also generally consistent with the Stage 1 and 2 approval (Council reference A001637427).

Further, the proposal is intended to create an integrated retirement village. The design and treatment of the buildings are considered to provide sufficient articulation and variation to the form to ensure that the buildings are visually attractive and interesting, while consistent with the other buildings within the development.

f. ***Accurately show the location of the existing row of street trees along the Venner Road reserve for retention.***

Response: In accordance with Council's request, the location of the trees within the Venner Road to be retained have been identified on the plans prepared by JW Concepts.

Refer to **Appendix C – Landscape Concepts**

g. *Provide amended Landscape Plans at a scale of 1:100 A3 that:*
   i. Accurately reflect/explains the graphics used on the Landscape Plans
   ii. Removes unnecessary architectural and engineering information;
   iii. Shows the location and protection of the existing row of street trees along Venner Road;
   iv. Clearly defines (including key dimensions) those areas of soft landscape works that are located in-ground;
   v. Location and height of retaining walls; and
   vi. A clear indication of the likely location of the various plant species' identified in the planting schedules

Response: JW Concepts have prepared amended Landscape Plans in accordance with Council's request. The plans have been updated to illustrate the landscape form proposed, including the locations of in-ground soft landscaping, an indication of the plant species proposed along with the explanation of the graphics and textures used on the plans.

Refer to **Appendix C – Landscape Concepts**

2. *Provide additional documentation and plans as outlined below:*
   a. *Provide a detailed streetscape plan to Venner Road. The height of fencing to Venner Road is to be in compliance with Acceptable Solution 9.2 of the Residential Design – Medium Density Code which requires fencing to road alignment does not exceed 1.5 metres if 50% transparent and 1.2 metres if solid. The streetscape plan should also show at least one prominent pedestrian entry to Venner Road in accordance with Acceptable Solution 20 of the Residential Design – Medium Density Code which requires the proposal to have at least one prominent pedestrian entry that connects a foyer directly with a footpath.*

Response: The landscape plans prepared by JW Concepts demonstrates the landscaping works intended for the area in proximity to Venner Road. The landscape treatment along this frontage does not include fencing, only a variety of soft landscape planting and advanced street trees and a new path connection that will connect the pedestrian pathway along the front of the site to the existing park pathway extending to the east.

The design of the proposal is in accordance with the Preliminary Approval, approved by Council (Council reference DRS/USE/H05-917956) which approved the building footprint and the landscape masterplan for the site. As previously discussed, the access points proposed for both vehicular and pedestrian access are in accordance with the approved Preliminary Approval plans.

Refer to **Appendix C – Landscape Concept.**

b. *Provide documentation demonstrating how best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability are incorporated as part of this development in accordance with Condition 4 of the Preliminary Approval dated 3rd October 2006.*

Response: An ESD report was prepared by Cundalls relating to the overall Yeronga Village development. This report highlights the various initiatives that are to be included as part of this integrated development and addresses the Brisbane City Council 15 Principles of Sustainability. Some elements to be included in the proposal are the use of grey water for irrigation, use of pool blankets to minimise evaporation and the uses of energy efficient appliances. Further details of the initiatives incorporated in the proposal are detailed in the ESD report

Refer to **Appendix D – ESD Report**

c. *Provide an assessment against the State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils as greater than 100m3 of soil is indicated for disturbance. Provide an Acid Sulfate Soils Investigation Report and subsequent Acid Sulfate Soils Management Plan in accordance with this policy and other associated technical guidelines.*

Response: The correspondence prepared by BMD Consulting confirms that no Acid Sulphate Soils exist on the subject site. Based on the previous construction experience for the Stage 1 of the Yeronga Retirement Village, it has been noted that no Acid Sulphates are disturbed as part of this development.

Refer to **Appendix E – Letter from BMD Consulting**

d. *Provide a Site-Based Stormwater Management Plan which demonstrates that stormwater run-off from the site will not contain pollutant levels in excess of the Council's Water Quality Objectives. The plan must contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. This will require the incorporation of one or more stormwater quality treatment measures; eg. Grass swales, infiltration areas, vegetation filters or proprietary devices within the storm water system. A search of Council records shows that a Site-Based Stormwater Management Plan has not been submitted over this site nor as part of the conditions of approval for Stage 1.*

Response: BMD Consulting have prepared a Site Based Stormwater Management Plan in response to Council's request. The report notes that the previous use on the site included substantial impervious area and that the proposed development will not result in a significant increase of impervious surface, and therefore runoff from the site.

The report proposes to collect roof water from the proposed development in rainwater tanks for reuse for irrigation and toilet flushing. It is noted that where the runoff exceeds the capacity of the rainwater tanks, the overflow and overland flow from the site will be directed to the nearby concrete channel which runs along adjacent to the eastern property boundary of the site.

The proposal will also include a number of stormwater quality improvement devices (SQIDs) to ensure that any runoff from the site is of appropriate quality. The proposed SQIDs will be determined at detailed design stage, however it is anticipated that Gross Pollutant Traps (GPTs) will be included in the proposal. Various stormwater quality management practices will be carried out throughout the construction and post construction.

Refer to **Appendix F – Site Based Stormwater Management Report**

In accordance with Section 3.3.8(1)(a) of the *Integrated Planning Act 1997*, this letter provides a response to all of the information requested. Accordingly we ask that the Requesting Authority, Brisbane City Council, proceed with assessment of this development application.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact Simon Forsyth on 3237 8808 or the writer by telephone on 3237 8898.

Yours faithfully
CONICS (Brisbane) PTY LTD

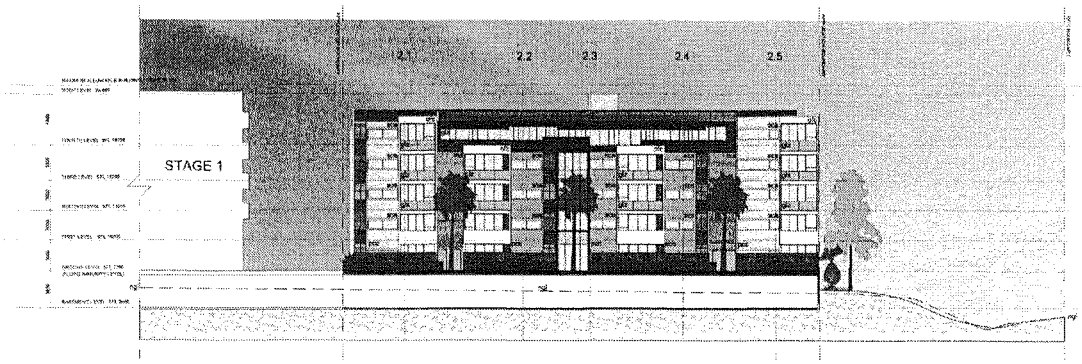
[redacted]
Town Planner

enc

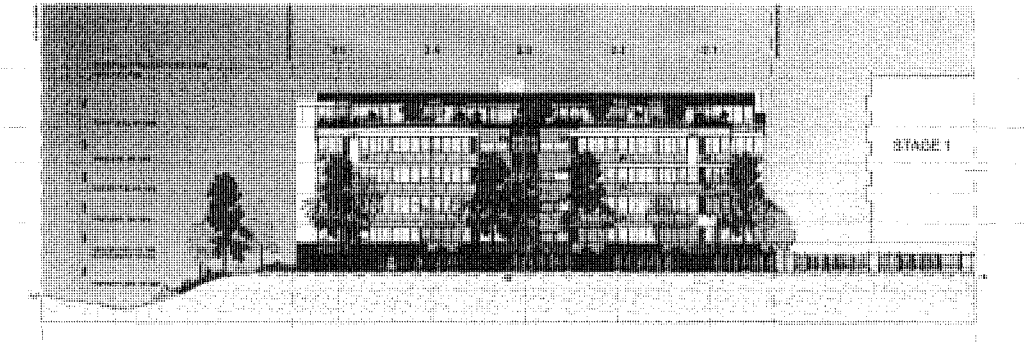
cc [redacted] – Hardev Pty Ltd

APPENDIX A

Architectural Plans



1 South Elevation Building 3



2 North Elevation Building 3

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
ofc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
lvr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Elevations

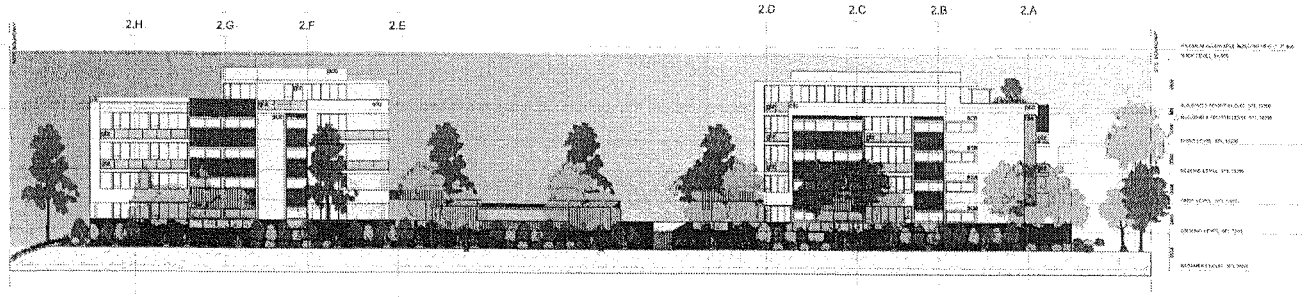
APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG | DESIGN REVIEW

AT PROJECT No 2828 | A1

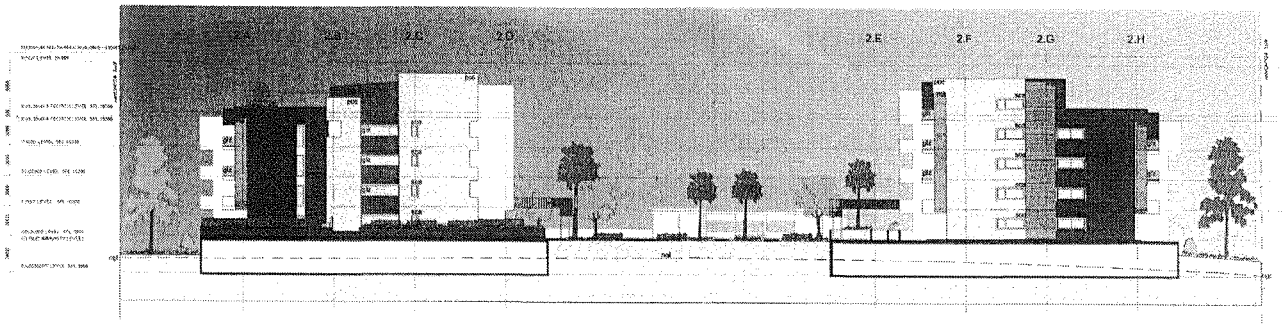
ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-00	D

BCC.106.0599



3 East Elevation Building 3 & 4



4 West Elevation Building 3 &4

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
ofc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
fsr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Elevations

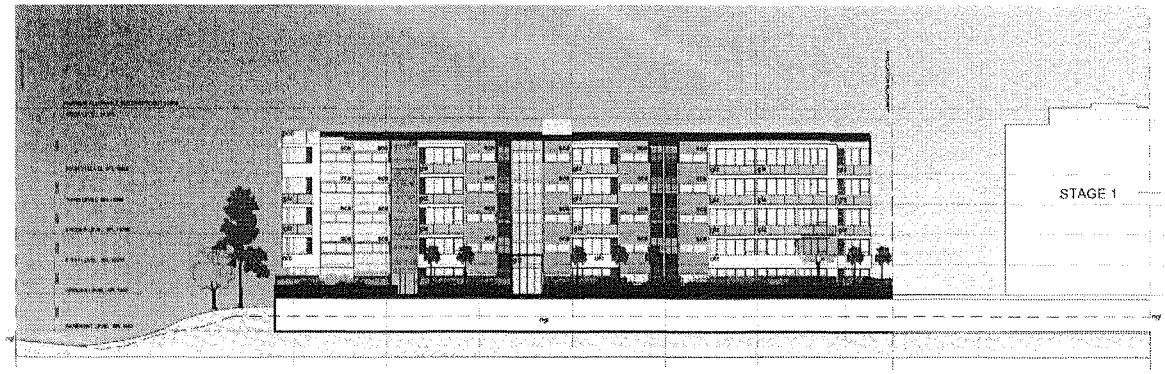
APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG | DESIGN REVIEW

A1 PROJECT No 2828 | SHEET SIZE A1

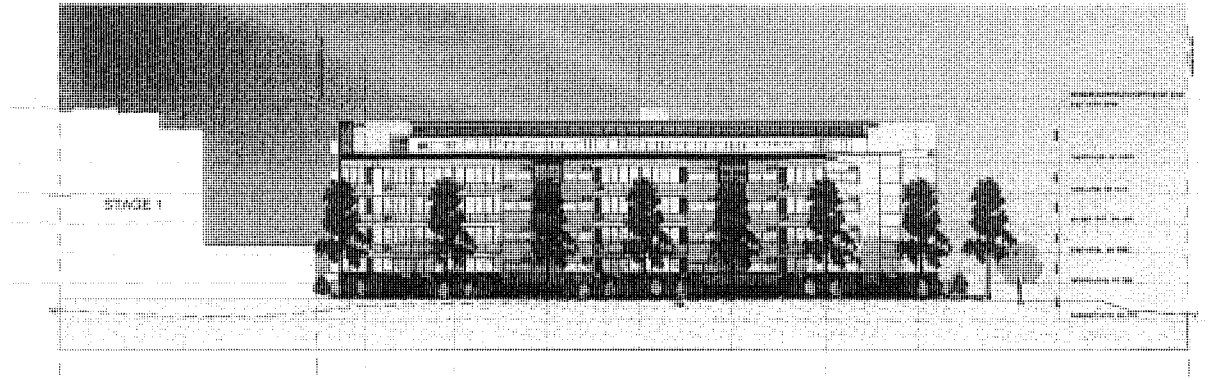
ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-01	D

BCC.106.0600



5 North Elevation Building 4



6 South Elevation Building 4

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
ofc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
lvr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Elevations

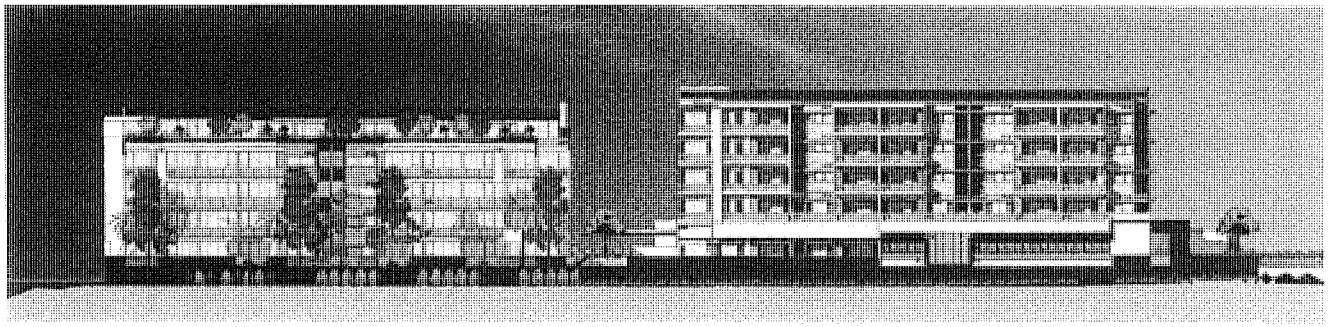
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG
		DESIGN REVIEW

AP PROJECT No **2828** **A1**

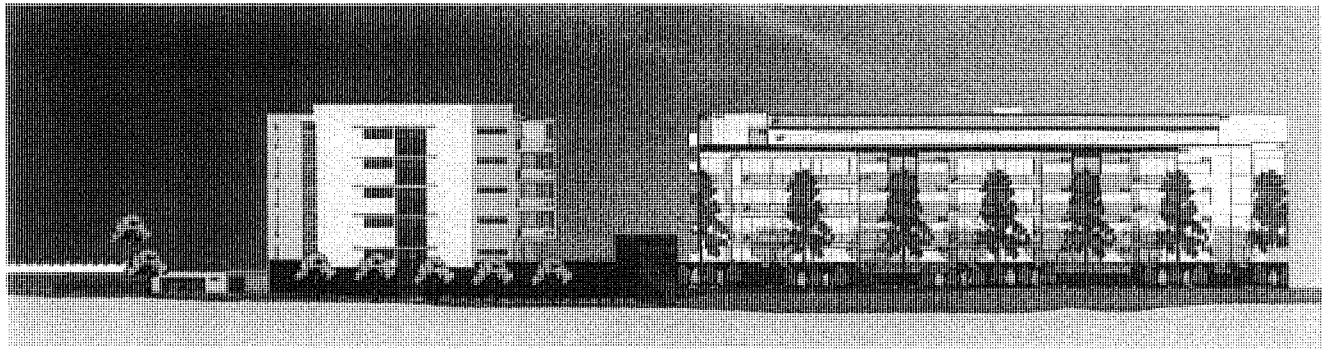
ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-02	D

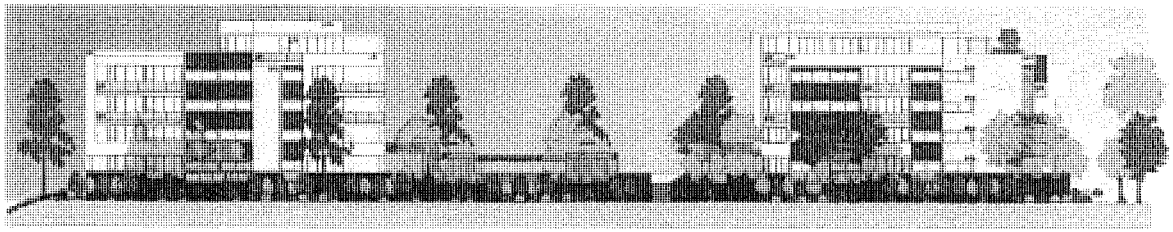
BCC.106.0601



A Leyshon Park Elevation



B Venner Road Elevation



C East Elevation Building 3& 4

Material and Colour Concept

The overall composition of stage 1 & 2 has been broken up into separate buildings B1 & B2 (stage 1) and B3 & B4 (stage 2). Within this frame work the buildings colours and materials reflect the hierarchy and massing concepts. A neutral off white (alpine) colour delineates the main building forms. Charcoal (facade) coloured metal cladding and a dark (panther) coloured plinth reinforces the concept of 'base' and 'top' contrasting with the building form. Cantilevered roof forms, blade walls and projecting balconies create a finer grain of detail. While as a whole the buildings are united through a similar palette of colour and texture, the combinations and variations enable each stage to have its own identity.

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Elevations

Stage 1 & 2 Comparison

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG | DESIGN REVIEW

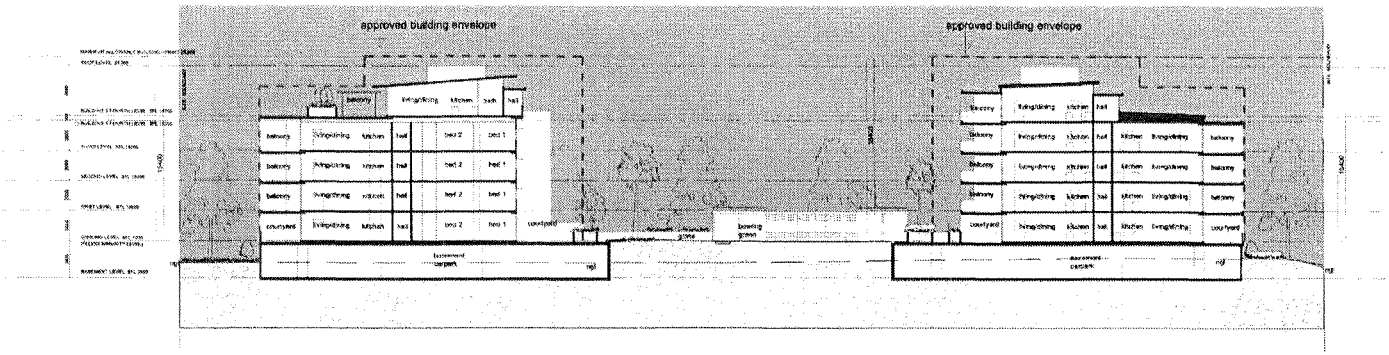
AF PROJECT No. 2828

A1

ARCHIFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	300-03	A

BCC.106.0602



1 Section A - A

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village -
Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Building Section

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN JM | DESIGN REVIEW

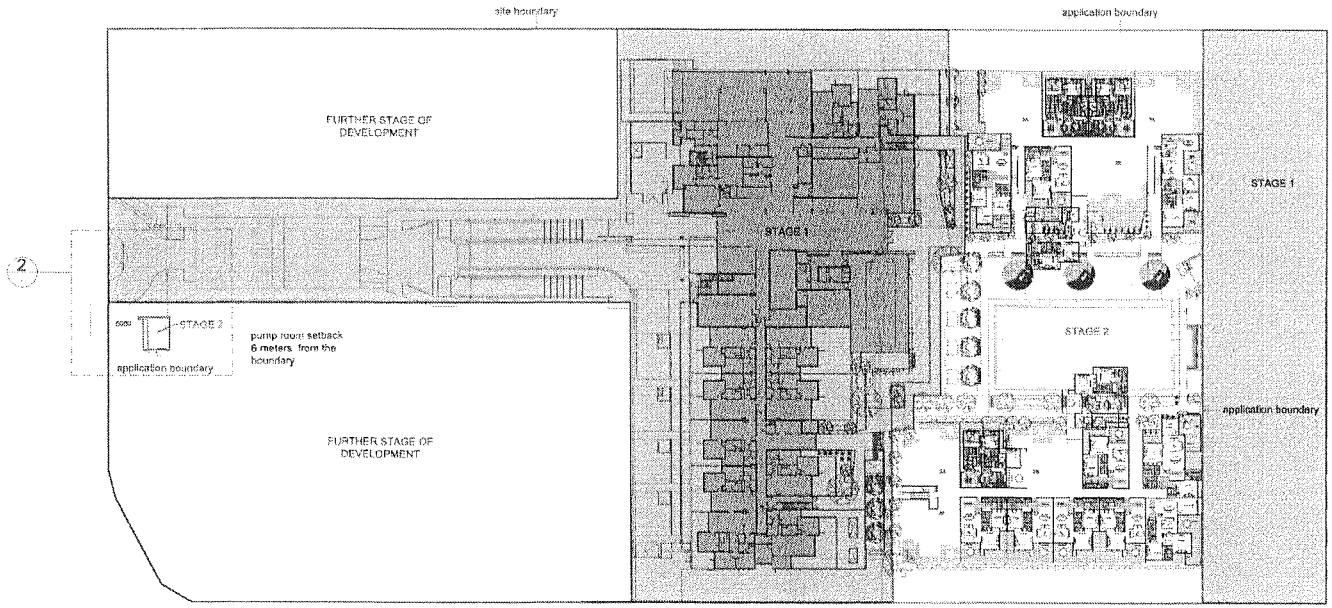
AT PROJECT No **2828**

A1

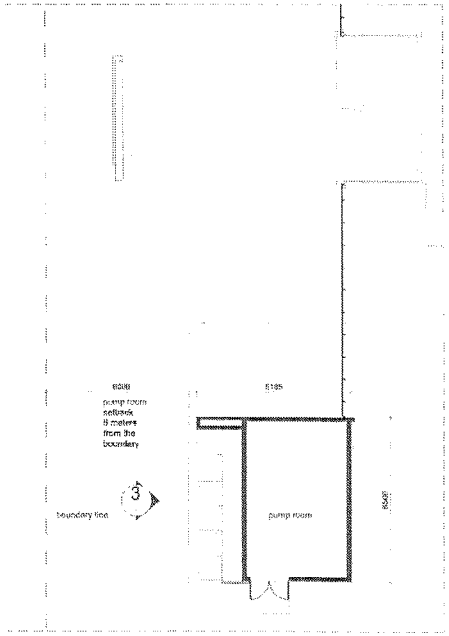
ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No	REV.
-	A	SD	400-01	C

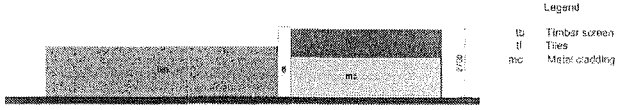
BCC.106.0603



1 Site Plan 1:500@A3 1:250@A1



2 Pump Room Plan 1:100@A3 1:50@A1



Legend

tb	Timber screen
tl	Tiles
mc	Metal cladding

3 Pump Room Elevation 1:100@A3 1:50@A1

PRELIMINARY

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Pump Room Location

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG

JOB PROJECT No 2828

SHEET SIZE A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	SD	510-01	B

BCC.106.0604

CONICS

APPENDIX B

Traffic Assessment

TRAFFIC . PARKING . ACOUSTICS

4th February 2008

Our Ref: 23974res-rfi

Your Ref:

Hardev Pty Ltd
C/- PMM Group
PO Box 1559
Fortitude Valley Qld 4006

Attention: [redacted]

RE: 15 Cansdale Street, Yeronga – Multi Unit Dwellings (Retirement Village)

Response to Information Request

Dear [redacted]

This letter forms TTM's response to the traffic engineering matters raised in the Information Request from Brisbane City Council dated 18 December 2007.

Issue 1. c)

Provide a minimum of 22 visitor spaces in accordance with Table 1 Acceptable Solution 21 of the *Residential Design - Medium Density Code* which requires 0.25 spaces de dedicated to visitors per dwelling unit. Based on these calculations the Basement Level Plan is to be amended to show 9 spaces dedicated for visitors for Building 3 and 13 spaces dedicated for visitors to Building 4. Visitor spaces are to be located nearby the lifts for each building to ensure that visitor spaces are readily accessible to dwellings serviced.

In responding to the visitor parking provisions for the Stage 2 application, it is relevant to note the visitor parking provided for stage 1 of the development. Stage 1 includes 91 units, however a total of 47 visitor parking bays were provided as part of the approved plan, which equates to 0.52 visitor bays per unit.

It has been widely recognised that the high density, vertical retirement living developments do not generate the same visitor parking as the traditional retirement villages / aged care facilities, hence the visitor parking rate of 0.25 spaces per unit specified in the *Residential Design - Medium Density* Code has been adopted as being more appropriate.

Applying the adopted rate of 0.25 spaces per unit to Stage 1 equates to a visitor parking requirement of 23 spaces. A total of 47 visitor spaces are provided in the Stage 1 plan of development, which equates to a surplus of 24 spaces.

TTM Consulting (Qld) Pty Ltd
A Subsidiary of TTM Consulting Pty Ltd
ABN 65 010 868 621
Brisbane Gold Coast
Maroochydore Sydney Melbourne
P O Box 1120
579 Coronation Drive
TOOWONG BC 4066
t (07) 3327 9500
f (07) 3327 9501
e ttmbris@ttmgroup.com.au
www.ttmgroup.com.au

Traffic Parking Acoustics

As noted in the Information Request, Stage 2 requires 22 visitor parking spaces based on the0.25 spaces per unit, which equates to an overall visitor parking requirement for Stage 1 and 2 of 45 visitor parking spaces. The proposed development plan therefore provides sufficient visitor parking for stages 1 and 2 of the development in accordance with the *Residential Design - Medium Density Code.*

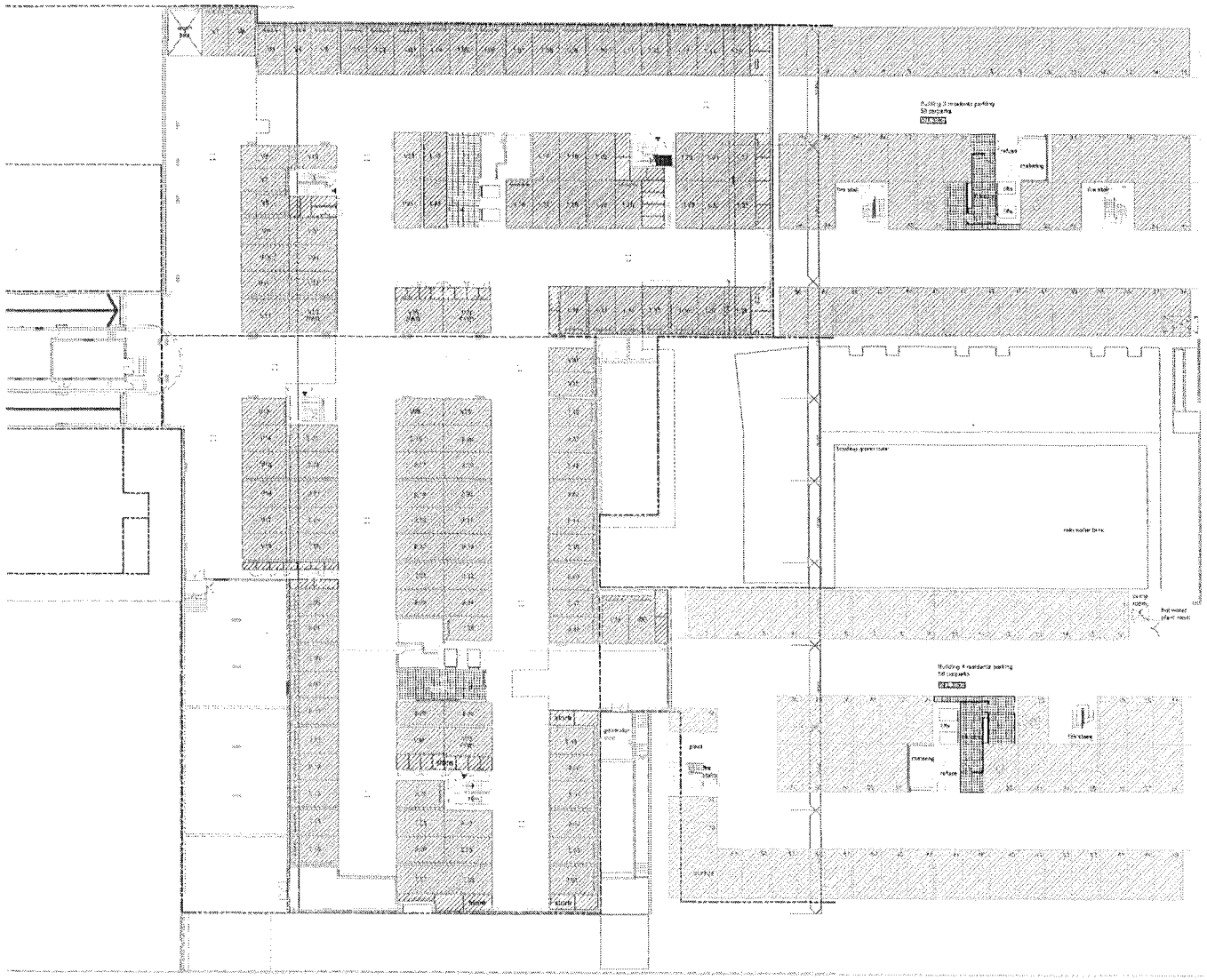
The allocation of visitor parking bays within the basement car park for Stage 1 and 2 are highlighted in the attached plan.

If you have any queries in relation to the information provided contact the undersigned at your earliest convenience.

Yours faithfully,



Director



CAR PARKING PROVIDED

Total Car Parks 108
Visitor Car parks 22

AREA SCHEDULE

Basement
Building 3 BCC GFA (residential) 60m2
Building 4 BCC GFA (residential) 60m2
Floor BCC GFA 120m2

Visitor Parking (35)

Building 1 Residents (38)

Building 2 Residents (54)

Building 3 Residents (50)

Building 4 Residents (58)

CONICS

APPENDIX C

Landscape Concepts

YERONGA VILLAGE - BUILDINGS 3 & 4 (STAGE 2)

Landscape Works DA Package

FOR Hardev Pty Ltd

drawing register:

Date	Dwg. no.	Dwg. name	Rev. no.
14.02.08	1540-02 CS01	COVER SHEET	C
22.01.08	1540-02 LP01	LANDSCAPE MASTER PLAN- SHEET 1	B
14.02.08	1540-02 PP01	PLANTING PLAN- SHEET 1	C
22.01.08	1540-02 LP02	LANDSCAPE MASTER PLAN- SHEET 2	B
14.02.08	1540-02 PP02	PLANTING PLAN- SHEET 2	C
22.01.08	1540-02 LP03	LANDSCAPE MASTER PLAN- SHEET 3	B
05.09.07	1540-02 LS01	LANDSCAPE ELEVATIONS	A
05.09.07	1540-02 LS02	LANDSCAPE ELEVATIONS	A

PROPERTY DESCRIPTION
15 CANSDALE ROAD, YERONGA

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

ASSOCIATED CONSULTANTS

URBAN PLANNERS
PMM

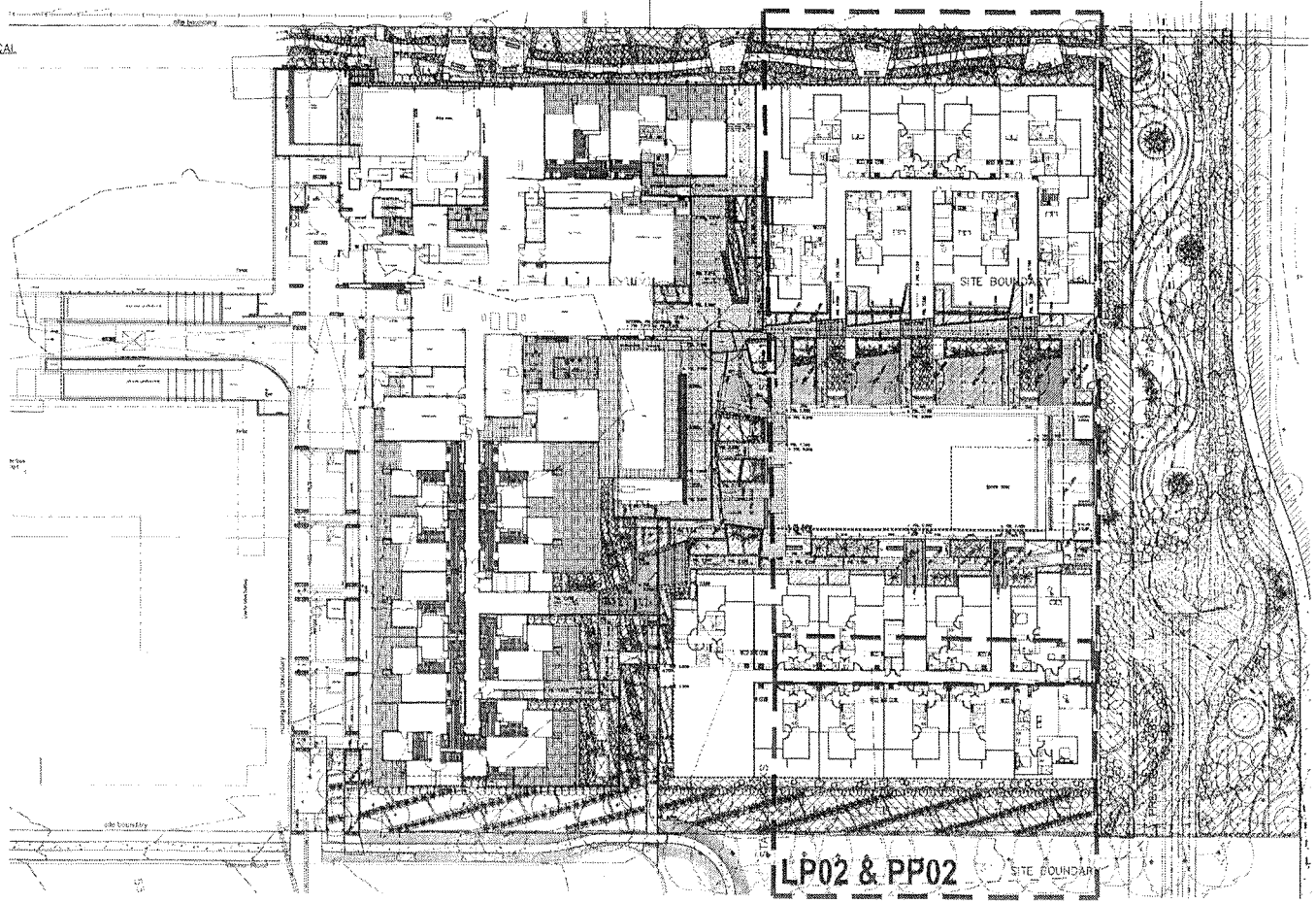
ARCHITECTS
ARKHEFIELD

HYDRAULICS & MECHANICAL
ISE

CIVIL
BMD

STAGE 1: Refer BCC Approval
a00194752, dated 7th December 2007.

REHABILITATION AREA: Refer BCC Approval



ISSUE C- BCC RFI

Issue	Description	Date	Signed
A	BCC RFI APPROVAL	05.09.07	
B	BCC RFI	22.01.08	
C	BCC RFI	14.02.08	

PROJECT
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT
HARDEV DEVELOPMENT CORPORATION

SITE
THE VILLAGE,
YERONGA

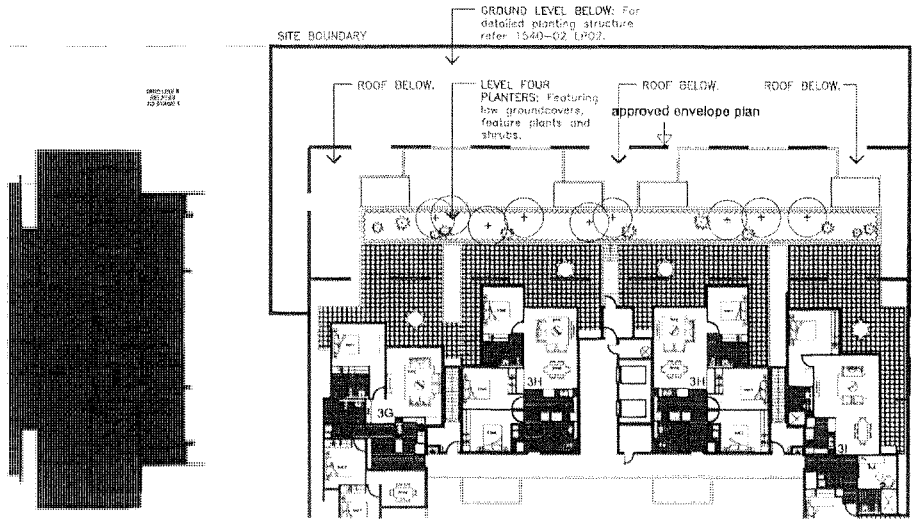
DRAWING
COVER SHEET

drawn	scale	sheet	date
bm	1:500@A1	1 of 9	14.02.08
status	drawing no.	revision	rev. no.
DA	1540-02	CS01	C

A.I.L.A.

jw CONCEPTS
landscape architecture
environmental design
14 Mistletoe Street, Sunfield Hts Q 4290
ph: 07 5594 0231 f: 07 5594 0744
mob: 0412 149 773
email: jw@jwconcepts.com.au
ABN: 57 197 621 624

BCC.106.0610



LEVEL 4 LANDSCAPE PLAN

SCALE 1:200@A1

LEGEND

EXISTING TREE
Refer Vegetation Management Plan

PROPOSED TREES & PALMS
Refer planting plan and schedule.

PROPOSED PLANTS
Shrubs, Texture and Groundcovers
Refer to Planting Plan

RECREATION TO INVERTS/DRAINAGE SWALES
Refer specification.

DECORATIVE GRAVEL TO PLANTING AREAS
Refer specification.

EXISTING TREES TO BE RETAINED
Refer specification.

Issue:	Description:	Date:	Signed:
A	BCC RA APPROVAL	25.09.07	jw
B	BCC RFI	22.01.07	jw

DRAWING STATUS	SIGNATURE	DATE
Preliminary		
For Information Only		
For DA Approval		
For BC Approval		
For Tender		
For Construction		

PROJECT
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT
HARDEV DEVELOPMENT CORPORATION

SITE
THE VILLAGE,
YERONGA

DRAWING
LEVEL FOUR:
LANDSCAPE PLAN

WORKS TO BE CARRIED OUT IN ACCORDANCE TO ALL CURRENT CONSENT CONDITIONS AND LEVELS ON SITE CHECK ALL DIMENSIONS BEFORE ANY WORK IS COMMENCED OR WORKSHOP DRAWINGS

PROGRAM VIA APPROVAL

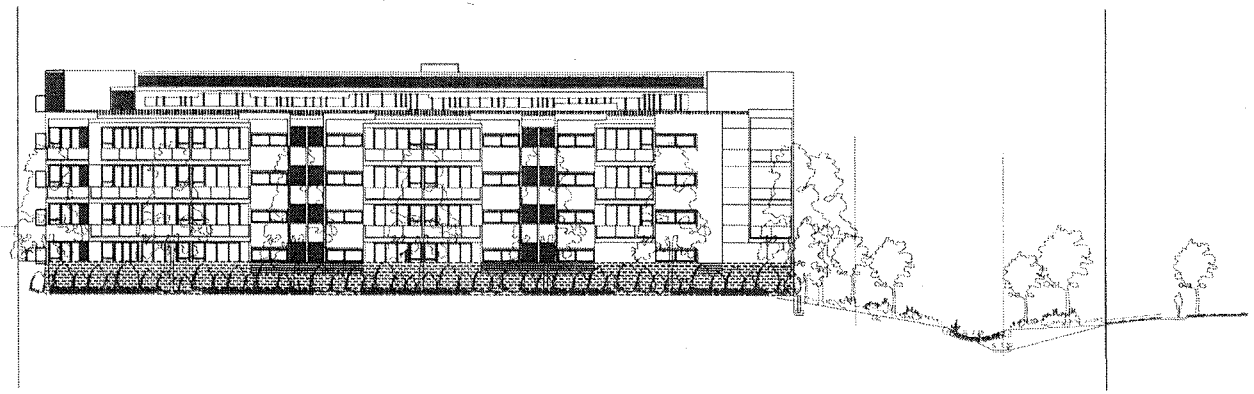
drawn:	scale:	sheet size:	date:
dp	1:200@A1	6 of 8	22.01.07

project:	project no:	drawing no:	revision:
DA	1540-02	LP03	B

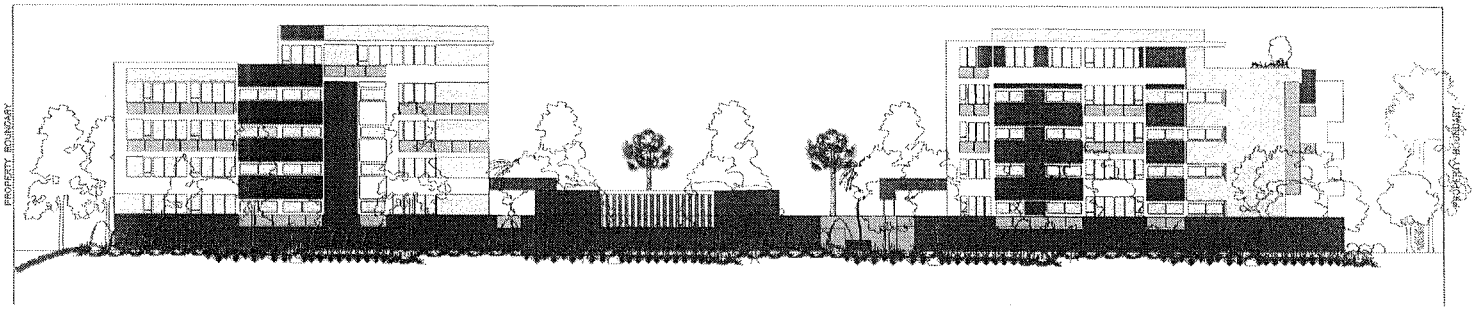
A.I.L.A.

jw CONCEPTS
landscape architecture
environmental design
14 Maurice Street, Stafford Hts Q 4053
p 07 3556 0233 f 07 3556 0244
mob 0417 140 773
email: jw@landscape.com.au
ABN: 67 162 477 724

ISSUE B: BCC RFI



1501 SOUTH ELEVATION BUILDING FOUR
SCALE 1:200@A1



1502 EAST ELEVATION BUILDINGS THREE AND FOUR
SCALE 1:200@A1

BCC- DA APPROVAL, BUILDINGS 3 & 4

Issue	Description	Date	Signed
A	BCC DA APPROVAL	05.09.07	[illegible]

Drawing Status	Revision	Date
Preliminary		
For Information Only		
For DA Approval		
For DA Approval		
For Tender		
For Construction		

PROJECT:
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT:
HARDEV DEVELOPMENT
CORPORATION

SITE:
THE VILLAGE,
YERONGA

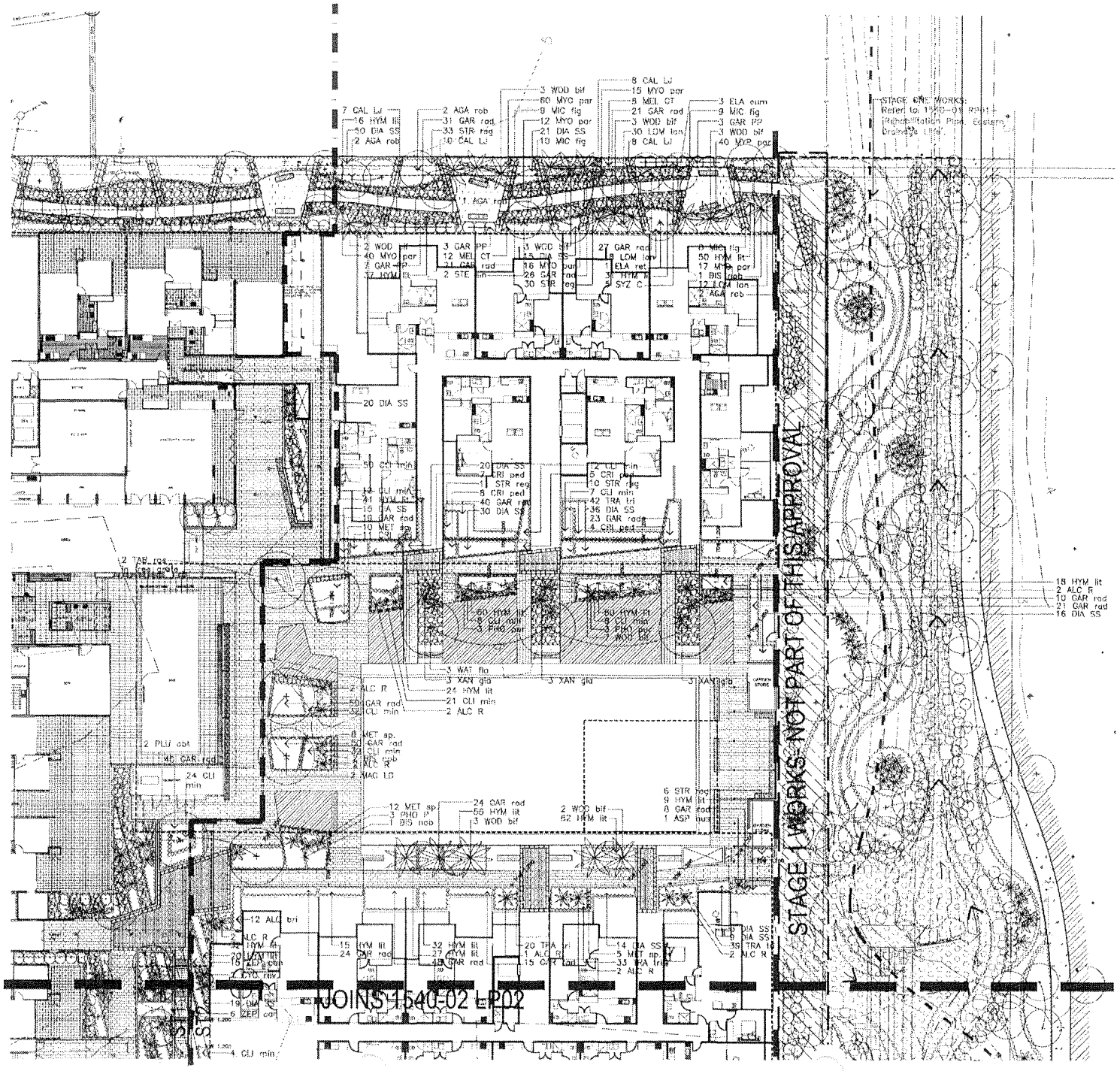
DRAWING:
LANDSCAPE SECTIONS, SHEET 1

SCALE ON ORIGINAL	1	10	20	30	40	50
DRAWN						
dp	As shown	7 of 6	07.09.07			
DA	1540-02	LS01	A			

A.I.L.A.

jw CONCEPTS
landscape architecture
environmental design
14 Minerva Street Stafford Hts. Q 4053
p 07 3856 0233 f 07 3855 0244
mob 0417 146 773
email jw@jwconcepts.com.au
ABN: 57 157 437 924





LEGEND

- EXISTING TREE — Refer Vegetation Management Plan
- PROPOSED TREES & PALMS — Refer planting plan and schedule
- PROPOSED PLANTS — Shrubs, Tenture and Groundcovers. Refer to Planting Plan
- ROCKWORK TO INVERTS/DRAINAGE SWALES — Refer specification.
- DECORATIVE GRAVEL TO PLANTING AREAS — Refer specification.
- EXISTING TREES TO BE RETAINED — Refer specification.

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.09.07	JK
B	BCC RFI	14.02.08	JK
C	BCC RFI	14.02.08	JK

DRAWING STATUS:	SIGNATURE:	DATE:
Preliminary		
For Information Only		
For PA Approval		
For BA Approval		
For Tender		
For Construction		

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: PLANTING PLAN- SHEET 1

WORK TO FOLLOW DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND PLANS OF SITE PRIOR TO ORDERING MATERIALS OR THE COMMENCEMENT OF WORKSHOP DRAWINGS

DRAWN ON ORIGINAL: 0 10 20 30 40 50

drawn:	scale:	sheet no:	date:
bm	1:200@A1	4 of 8	14.02.08

drawn:	project no:	drawn no:	revision no:
DA	1540-02	PP01	C

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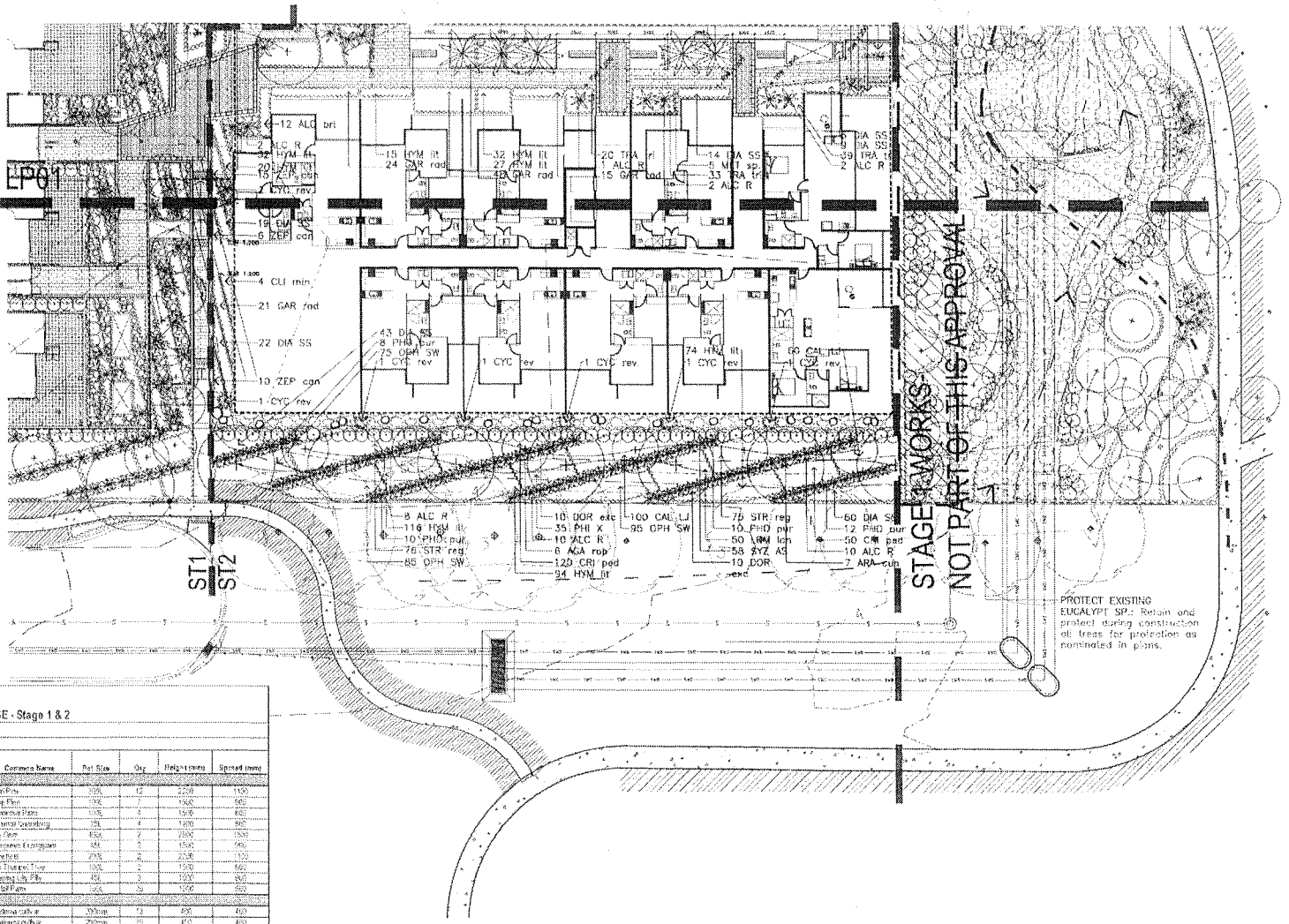
ISSUE C: BCC RFI



PLANTING PALETTE ISSUE B 14.02.06
PROJECT: 1540-01 YERONGA VILLAGE - Stage 1 & 2
Planting Area - Refer PP01 & PP02
Note: Planting Density achieved minimum 1/m2

Code	Scientific Name	Common Name	Pot Size	Qty	Height (mm)	Spread (mm)
Trees						
ACA ma	Agathis robusta	Kauri Pine	75lt	12	5,000	1,500
ARA cun	Araucaria cunninghamii	Hoop Pine	75lt	7	7,000	900
BES sub	Hemandia ovigeri	Dumbrella Tree	75lt	3	5,000	600
CLA sup	Chamaecrista supersata	Scented Senna	75lt	4	1,200	900
LAG LG	Magnolia 'Little Gem'	Little Gem	45lt	7	2500	1500
PEO odd	Peltophorum dubium	Yellow Poinciana	45lt	3	1500	900
SIE gla	Stenocarpus sinuatus	Firewheel	200lt	4	2000	1500
TAB rosa	Tabebuia rosea	Pink Trumpet Tree	75lt	3	1500	900
WAT fo	Waterhousea floribunda	Weeping Lilly Pilly	75lt	3	1500	900
WOD bil	Wodyetia bifurcata	Foxtail Palm	45lt	29	1500	900
Shrubs						
GAR PP	Gardenia 'Professor Pucci'	Gardenia cultivar	200mm	13	600	450
MEL CT	Melaleuca 'Claret Tops'	Melaleuca cultivar	200mm	70	450	450
MET sp	Metrosideros sp.	Metrosideros	140mm	35	900	750
MIC ta	Michelia fun	Port Wine Magnolia	200mm	36	600	450
PHO bai	Phormium baileyanum	Purple Flax	200mm	15	600	600
STE ova	Stenocarpus sinuatus	Firewheel Tree	200mm	181	450	300
SYZ AS	Syzygium 'Aussie Southern'	Lilly Pilly cultivar	300mm	58	900	600
SYZ CL	Syzygium 'Cascade'	Lilly Pilly cultivar	300mm	5	600	600
Groundcovers and Perenial plants						
ACO S	Acanthus mollis var. 'Rufus'	Dark Bear's Breech	200mm	43	900	900
ALO bid	Alocasia 'Portodora'	Elephant Ear	140mm	12	900	450
ASP nid	Asplenium australasicum	Bird's Nest Fern	200mm	1	900	900
CAL LE	Callistemon 'Little John'	Bottlebrush cultivar	140mm	194	900	900
CLI mi	Clivia miniata	Kaffir Lily	140mm	210	900	900
CRI ped	Crinum pedunculatum	River Lily	200mm	286	900	450
CYP rot	Cyperus involucratus	Umbrella Sedge	200mm	6	450	450
DIA SS	Dianella 'Silver Streak'	Variegated Flax Lily cultivar	140mm	422	900	900
DIE cri	Dietes grandiflora	Wild Iris	300mm	25	900	900
GAR rad	Gardenia radicans	Dwarf Gardenia	140mm	166	600	900
HYM lit	Hymenocallis littoralis	Spider Lily	140mm	353	900	900
LOM fon	Lomandra longifolia	Mat Rush	140mm	166	900	900
MYO aqu	Myoporum parvifolium 'Aquifolium'	Creeping boobialla	140mm	226	150	900
TRA jas	Trachelospermum jasminoides	Star Jasmine	140mm	155	300	900
PHO h	Phormium tenax	Purple Flax	140mm	46	900	900
TRO ma	Trachycarpus martianus (pumilus) 'Prague'	Dwarf Chusan Palm	140mm	131	900	900
XAN ga	Xanthorrhoea glauca	Grass Tree	200mm	9	600	900
XER sph	Xerochrysum bracteatum	White Everlast	140mm	41	900	900

LEGEND

- PROPOSED FINISHED LEVEL — Refer to plan for details
- TOP OF WALL HEIGHTS — Refer to plan for details
- TOE OR TOE OF BATTER — Refer to plan for finished levels
- APPROX. FALL DIRECTION — Fall evenly in direction shown
- TURF — On minimum topsoil, refer specification
- DEEP PLANTING AREA — Refer to Landscape Specification
- PODIUM PLANTING AREA — Refer to Landscape Specification
- CONCRETE EDGE — Between Planting & Grass - Refer Dgr
- PPE1 PEDESTRIAN PAVING TYPE 1 — Exposed Quartz Tray — Refer to Landscape Specification
- PPE2 PEDESTRIAN PAVING TYPE 2 — Exposed Aggregate Concrete — Refer to Landscape Specification
- PPE3 PEDESTRIAN PAVING TYPE 3 — Exposed Aggregate Concrete — Refer to Landscape Specification
- PPE1 PEDESTRIAN PAVING TYPE 1 — Exposed Quartz Tray — Refer to Landscape Specification
- TACTILE PAVING - HAZARD — Refer to Landscape Specification
- TACTILE PAVING - DIRECTIONAL — Refer to Landscape Specification
- DECORATIVE GRAVEL MULCH TO PLANTING AREAS — 20-25 mm dia. or 25 & 40mm dia. mix natural to tones — Refer to Landscape Specification
- BENCH SEAT — Refer Landscape Specification
- BOUNDARY FENCING TYPE 1 — STEEL INFILL PANELS (FT1) — Refer to details and specification
- BOUNDARY FENCING TYPE 2 — TRELLIS FENCE (FT2) — Refer to details and specification
- LIGHTING BOLLARDS — By Others
- CONDUIT — 75x100mm dia. conduit — Refer Landscape Specification
- SUBSOIL DRAIN — Refer to Landscape Specification
- FIELD GULLY LOCATIONS — Refer to Hydraulic Eng. details
- EXISTING TREES TO BE RETAINED — Refer specification

Issue:	Description:	Date:	Signed:
A	FOR DA APPROVAL	23.10.06	DK
B	DRAWN	14.02.06	DK

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR
CLIENT: HARDEV DEVELOPMENT CORPORATION
SITE: THE VILLAGE, YERONGA
DRAWING: PLANTING PLAN- SHEET 2

drawn: lm	scale: 1:200@A1	sheet no: 5 of 8	date: 14.02.06
phase: DA	project no: 1540-02	drawing no: PP02	revision no: B

ISSUE C: BCC RFI

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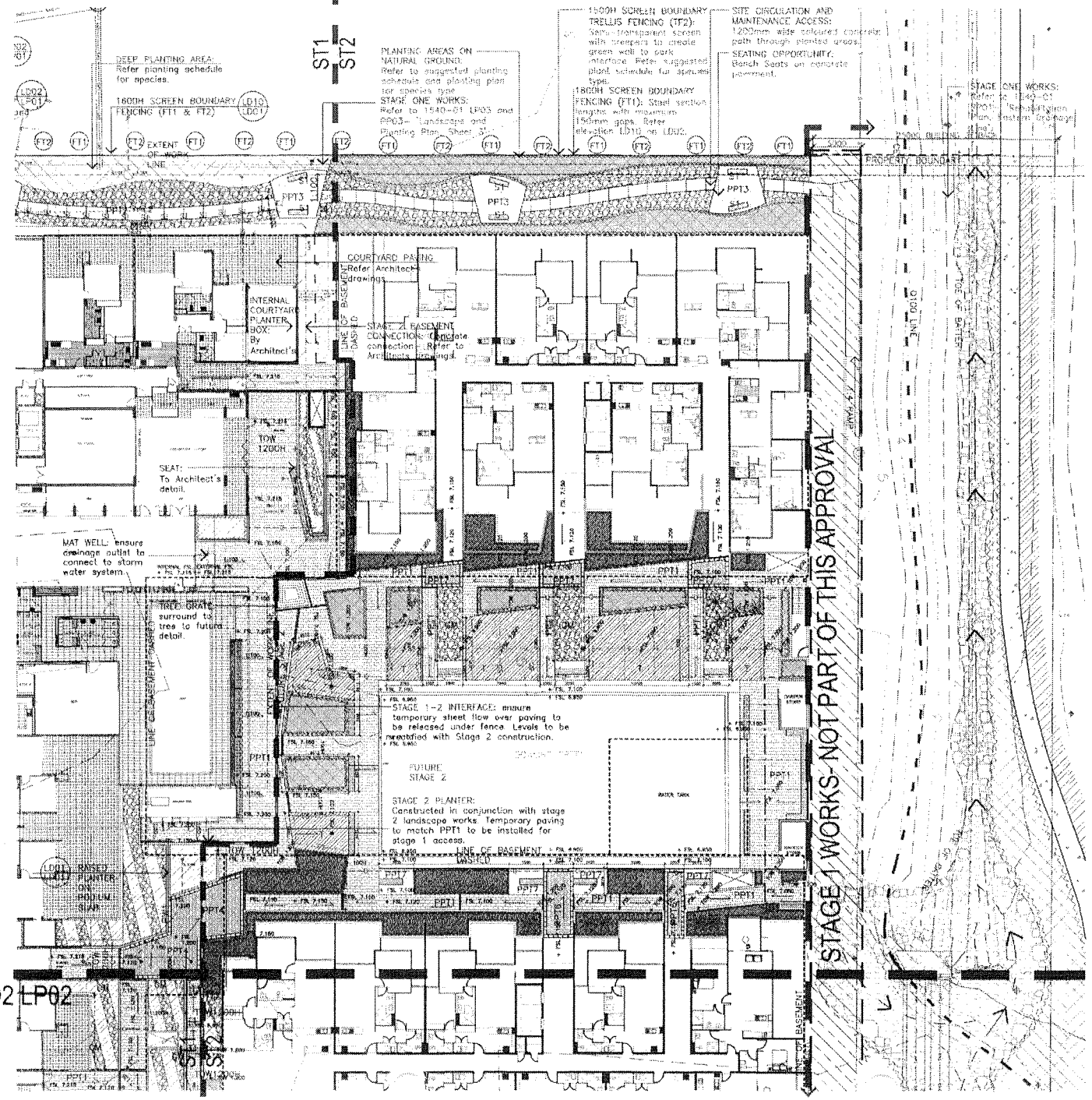

JOINS 1540-02 LP02

LEGEND

- PROPOSED FINISHED LEVEL — Refer to plan for details
- TOP OF WALL HEIGHTS — Refer to plan for details
- TOP OR TOE OF BATTER — Refer to plan for finished levels
- APPROX. FALL DIRECTION — Fall arrow in direction shown
- TURF — on 100mm topsoil. Refer specification.
- DEEP PLANTING AREA — Refer to Landscape Specification
- PODIUM PLANTING AREA — Refer to Landscape Specification
- CONCRETE EDGE — Between Planting & Grass - Refer Spe
- PPT1 PEDESTRIAN PAVING TYPE 1 — Exposed Granite Tiles. Refer to Landscape Specification.
- PPT2 PEDESTRIAN PAVING TYPE 2 — Exposed Aggregate Coloured Concrete. Refer to Landscape Specification.
- PPT3 PEDESTRIAN PAVING TYPE 3 — Exposed Aggregate Concrete. Refer to Landscape Specification.
- PPT4 PEDESTRIAN PAVING TYPE 4 — Exposed Granite Tiles. Refer to Landscape Specification.
- TACTILE PAVING- HAZARD — Refer to Landscape Specification
- TACTILE PAVING- DIRECTIONAL — Refer to Landscape Specification
- DECORATIVE GRAVEL MULCH TO PLANTING AREAS — Refer to Landscape Specification.
- SEAT — Refer Landscape Specification.
- FT1 BOUNDARY FENCING TYPE 1 — 1800H MIN. Refer to details and specification
- FT2 BOUNDARY FENCING TYPE 2 — TRELLIS FENCE (FT2) — Refer to details and specification
- LIGHTING BOLLARDS — By Others
- CONDUIT — Refer Landscape Specification.
- SUBSOIL DRAIN — Refer to Landscape Specification
- FIELD GULLY LOCATIONS — Refer to Hydraulic Eng. details.
- EXISTING TREES TO BE RETAINED — Refer specification.

Issue	Description	Date	Signed
A	DCP DA APPROVAL	05.11.07	
B	BCC DA APPROVAL RFI	22.01.08	

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: LANDSCAPE PLAN- SHEET 1

DRAWN: bm | SCALE: 1:200@A1 | SHEET NO: 2 of 8 | DATE: 22.01.08

DRAWING NO: DA | JOB NO: 1540-02 | DRAWING NO: LP01 | ISSUE NO: B

ISSUE B- BCC RFI

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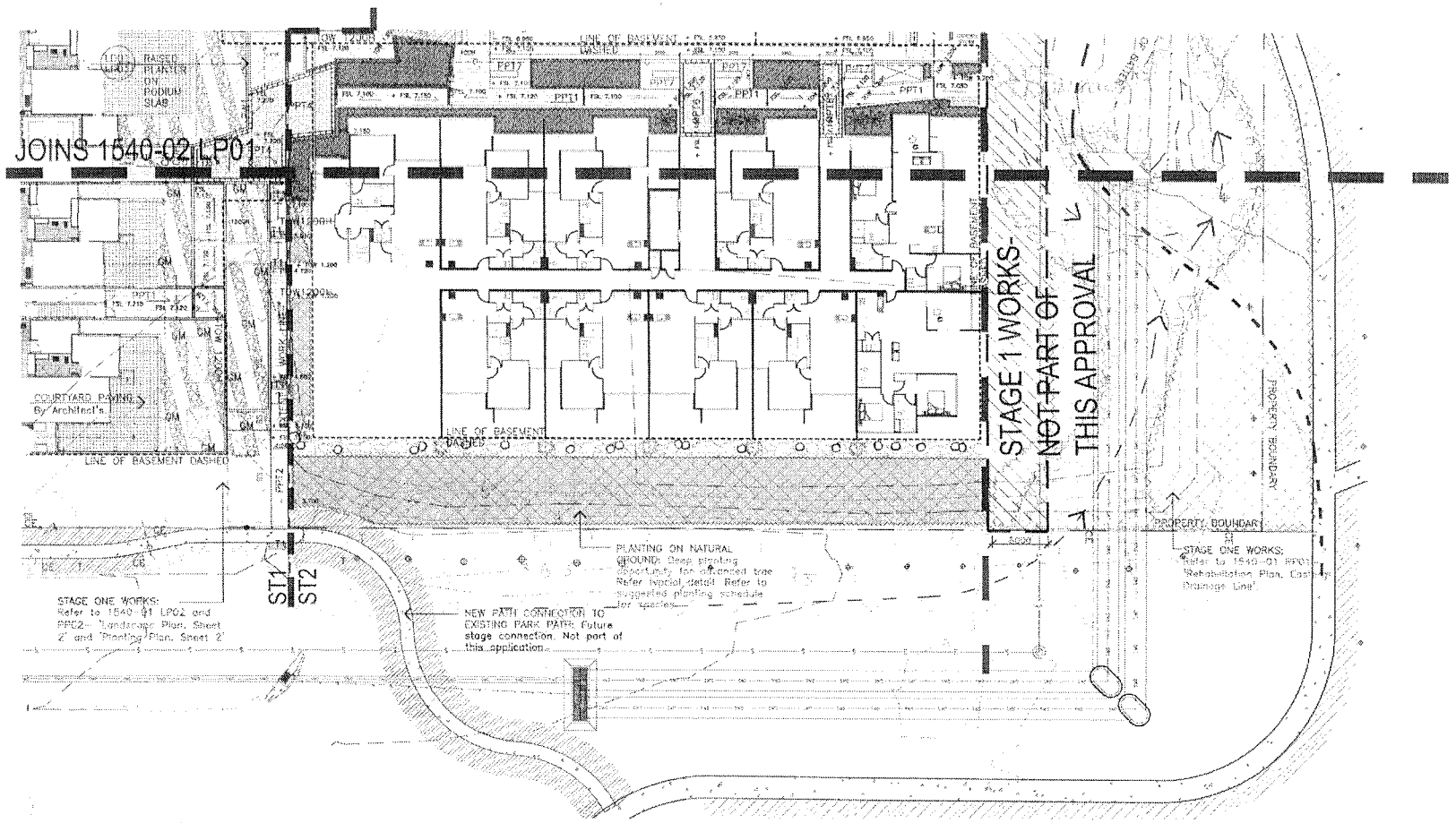

LEGEND

PROPOSED FINISHED LEVEL
Refer to plans for details

TOP OF WALL HEIGHTS
Refer to plans for details

TOP OR TOE OF BATTER
Refer to plans for finished levels

APPROX. FALL DIRECTION
Refer to plans for direction of fall

TURF
Refer to landscape specification

DEEP PLANTING AREA
Refer to landscape specification

PODIUM PLANTING AREA
Refer to landscape specification

CONCRETE EDGE
Between Planting & Grass - Refer typ.

PEDESTRIAN PAVING TYPE 1
Exposed Aggregate Type
Refer to landscape specification

PEDESTRIAN PAVING TYPE 2
Exposed Aggregate Contrast Banding
Refer to landscape specification

PEDESTRIAN PAVING TYPE 3
Exposed Aggregate Banding
Refer to landscape specification

PEDESTRIAN PAVING TYPE 4
Exposed Aggregate Type
Refer to landscape specification

TACTILE PAVING - HAZARD
Refer to landscape specification

TACTILE PAVING - DIRECTIONAL
Refer to landscape specification

DECORATIVE GRAVEL MULCH TO PLANTING AREAS
75-100 mm dia. Clean Washed Gravel
Refer to landscape specification

BENCH SEAT
Refer to design specification

BOUNDARY FENCING TYPE 1
STEEL INFILL PANELS (FT1)
Refer to details and specification

BOUNDARY FENCING TYPE 2
PALISADE FENCE (FT2)
Refer to details and specification

LIGHTING BOLLARDS
By others

CONCRETE
Refer to landscape specification

SURFACE DRAIN
Refer to landscape specification

FIRE HOSE LOCATIONS
Refer to hydraulic fire notes

EXISTING TREES TO BE RETAINED
Refer specification

Issue	Description	Date	Signed
B	ISSUE FOR APPROVAL	22.01.09	JH
A	ISSUE FOR RFI	22.01.09	JH

PROJECT
YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT
HARDEV DEVELOPMENT CORPORATION

SITE
THE VILLAGE, YERONGA

DRAWING
LANDSCAPE PLAN SHEET 2

scale	paper size	date
1:200	@A1	4 of 6 22.01.09
status	project no.	dwg no.	issue no.
DA	1540-02	LP02	B

ISSUE B: BCC RFI

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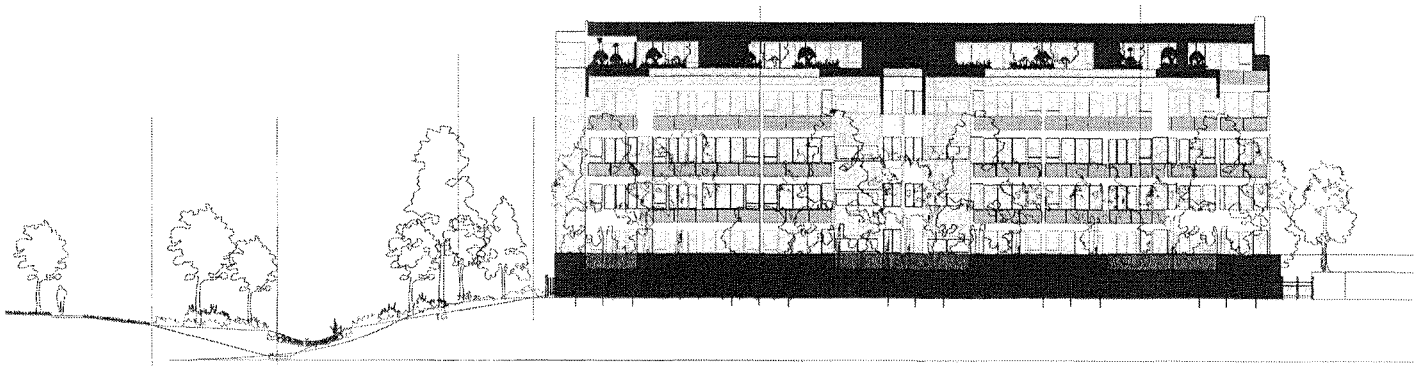
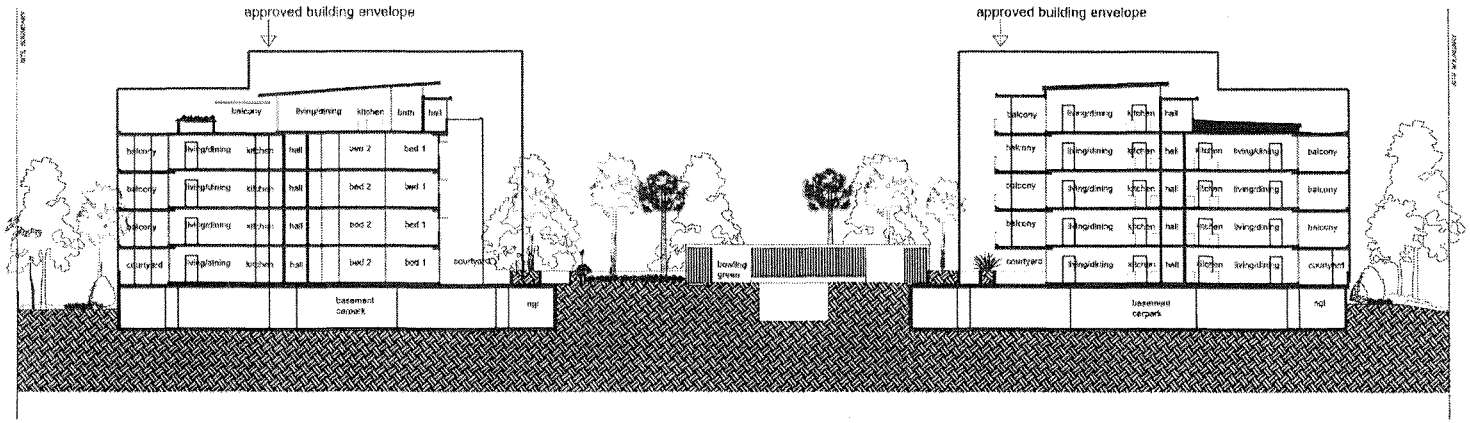


LS03 / LS02 NORTH ELEVATION BUILDING THREE
SCALE 1:200@A1



LS04 / LS02 SECTION A-A
SCALE 1:200@A1

BCC- DA APPROVAL, BUILDINGS 3 & 4

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.03.07	jw

DRAWING STATUS: SIGNATURE: DATE:

PROJECT:
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT:
HARDEV DEVELOPMENT
CORPORATION

SITE:
THE VILLAGE,
YERONGA

DRAWING:
LANDSCAPE SECTIONS, SHEET 2

SCALE: 1:200@A1 (IF NOT ORIGINAL)

Drawn:	Scale:	Job No:	Date:
DA	As shown	8 of 8	07.09.07

Drawn:	Drawing No:	Dwg No:	Revision:
OW	1540-02	LS02	A

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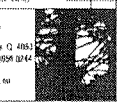

CONICS

APPENDIX D

ESD Report

Yeronga Retirement Village

ESD Report

Harrisons

Q6035

Report no:	Q6035	Revision:	A	Date:	17/11/06

Author: [redacted]

Checker:

Approver:

Revision	Description	Date
A	First Issue	Nov 06

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The success and realisation of the proposed initiatives will be dependant upon the commitment of the design team, the development of the initiatives through the life of the design and also the implementation into the operation of the building. Without this undertaking the proposed targets may not be achieved.

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1.1 Objectives 1
1.2 Environmental Performance 1
2 Energy Efficiency 2
2.1 General 2
3 Emissions 4
3.1 General 4
4 Amenity and Comfort 5
4.1 General 5
4.2 Thermal Comfort 5
4.3 Indoor Air Quality 5
4.4 Acoustic Comfort 5
5 Water Conservation 6
6 Use of Materials 7
6.1 General 7
6.2 Superstructure 7
6.3 Finishes 7
6.4 Services Reticulation 7
6.5 Construction Waste Management 8
7 Operational Resource Efficiency 9

Executive Summary

This report outlines the ESD initiatives for the proposed retirement village at Yeronga, Brisbane. The report presents the ESD objectives and possible solutions for the development that have been integrated into the proposed design.

The design represents Australian leadership in environmental response for aged care facilities. The overall target will be to achieve a 28% reduction in energy consumption and a minimum 40% reduction in potable water consumption compared to a benchmark aged care development. In addition, a number of other value added management and material environmental measures are also included.

The approach will be to deliver ESD solutions that provide a high level of internal environment with low energy costs and a low environmental impact. The development has been evaluated in response to the following issues:

- Energy efficiency
- Amenity and comfort
- Water conservation
- Use of materials
- Operational resource efficiency

In order to achieve the energy and water targets, a list of ESD initiatives have been assessed for technical merit and environmental benefit. These measures are recommended for adoption:

- Air conditioning system with reverse cycle operation with 35% energy reduction compared to standard split system alternative
- Individual air conditioning zoning so that residents only cool the occupied rooms
- Metering in each unit for power, water and air conditioning energy
- Performance based carpark ventilation system design with carbon monoxide (CO) monitoring
- Daylight sensing lighting systems in selected community areas
- Passive design achieves a 4 star BERS result and features exposed soffits and passively ventilated corridors
- Pool blankets
- Heat recovery in pool ventilation
- Class A recycled water used for irrigation
- Compact fluorescent lights
- Water and energy efficient appliances
- Water cycle report features a range of adopted strategies to achieve 40% reduction of water compared to benchmark
- Stormwater mining
- Heat recovery from air conditioning provides domestic hot water (DHW)
- Target 40% by weight construction waste recycling
- Use of High Density Polyethylene (HDPE) water piping

1 Introduction

The proposed aged care development at Yeronga primarily includes a multistorey residential component above ground floor community areas. Other space types include an indoor pool and underground carpark.

1.1 Objectives

This section of the report identifies the adopted ESD initiatives for achieving a sustainable development. The components of the development will be evaluated in response to the following primary ESD issues:

- Energy efficiency
- Emissions
- Amenity and comfort
- Water conservation
- Use of materials

The report has been written to address each ESD objective with a proposed methodology and integrated solution to assess the options during the development of the project.

It is recognised that the development of the ESD solutions will be an integrated approach with the architecture and the building services.

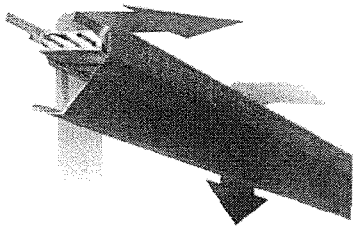
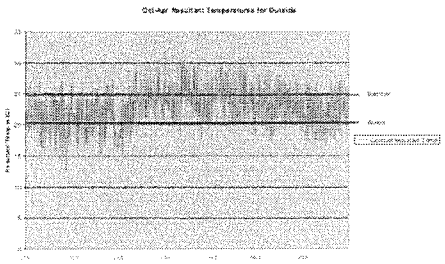
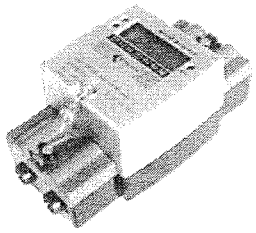
1.2 Environmental Performance

Benchmarking this project against rating schemes is difficult due to a variety of issues. Notwithstanding the compliance criteria requiring benchmarking, it is proposed to achieve a 28% reduction in energy consumption and a minimum 40% reduction in potable water consumption compared to a benchmark aged care development.

2 Energy Efficiency

2.1 General

The overall objectives for the project will be achieved by using the following initiatives.

Air conditioning with reverse cycle heating	
	▪ 35% energy reduction compared to normal split system ▪ Use of cooling and heating technology such as valance units or system with equivalent performance ▪ Heat recovery from air conditioning used for domestic hot water heating
Comfort Prediction in Architecture - Mixed Mode, Materials, Façade	
	▪ Comfort prediction studies determined that exposed soffits, façade design and mixed mode operation was an appropriate architectural response to climate and site constraints. ▪ Mixed mode has further energy savings by allowing building to operate in natural mode for a significant portion of the year.
Electricity supply	
Side 	▪ Sub-metering on loads greater than 100kVA including lifts, house lighting and power, air conditioning, car park ventilation and lighting, hot water ▪ Metering for within each unit for power, water and air conditioning energy consumption

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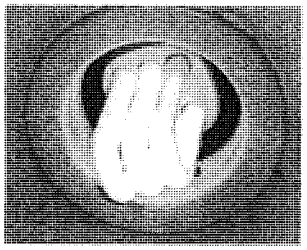
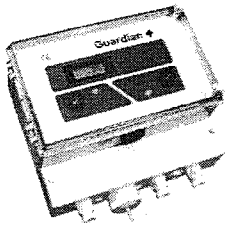
Lighting



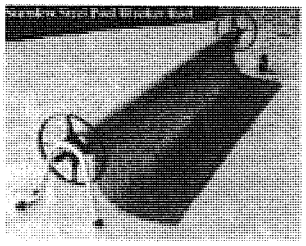
- Daylight sensing lighting systems in selected community areas
- Zoned electronic ballast lighting throughout community spaces with timeclock control
- Compact fluorescent light fittings

Performance Approach to carpark ventilation



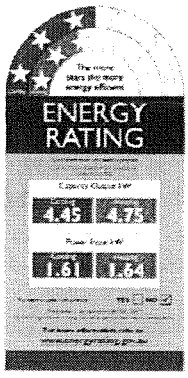
- Zoned carbon monoxide monitoring controlling variable speed ventilation
- Performance based analysis of airflows to reduce duct pressure energy requirements

Heating of pools & pool enclosures



- Pool blankets are used to retain heat and reduce water evaporation
- Use of heat recovery in pool ventilation system

Appliances



- Resident guide highlighting energy efficient appliances based on www.energyrating.gov.au
- Recommend high star rating for appliances including clothes dryers, washing machines, dishwashers and refrigerators

3 Emissions

3.1 General

The emissions considered are primarily the following:-

1. Water-related "waste"
2. Greenhouse gas
3. Construction waste
4. In use waste management

The overall objective established for the project is to achieve the following:-

1. An equivalent of 40% water-waste emission reduction for the residential components. Refer to Water Cycle Report.
2. An equivalent of 28% net greenhouse gas emission reduction for the development. In order to achieve this, the energy efficiency measures previously reported are to be adopted. Refer to Section 2 of this report.
3. A target of achieving a 40% recycling rate of construction waste has been set. The management of construction waste targets is covered within Section 6.5 of this report
4. Section 7 details operational resource provisions.

4 Amenity and Comfort

4.1 General

A Knowledge Brief has been issued previously which established particular requirements for aged care facilities in relation to amenity and comfort. This document included the following specific issues:

- Aged care residents require higher and more uniform lighting levels than other adults.
- Aged care residents require greater stability of temperatures for lower mortality rates – hence air conditioning is required.
- Aged care residents prefer their environments slightly warmer than other adults.
- Low Volatile Organic Compound (VOC) finishes are particularly important to minimise aged care respiratory illnesses.

4.2 Thermal Comfort

Key architectural parameters have given occupants control over the following thermal comfort parameters:-

- Radiant temperatures are controlled through shading and blinds and the extent of exposed thermal mass
- Air temperatures through the extensive use of daylight and significant ventilation openings within the façade
- Air movement through the significant extent of opening in each façade and the dominant opening from the apartment balcony.

4.3 Indoor Air Quality

The air quality of apartments is enhanced through the following architectural features:-

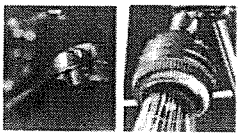
- Mixed mode ventilation studies have shown that with natural ventilation on a single sided apartment, the dilution factor is improved 7.5 times compared to using BAU mechanical ventilation rates.
- Emissions from volatile organic compounds from finishes and furniture will be reduced through using low or zero emission paints, adhesives and surface finishes.
- Use of particular swimming pool water treatment and filtration to minimise chemical usage and improve indoor environment quality.

4.4 Acoustic Comfort

Internal noise levels generated by building services will be maintained in accordance with the satisfactory levels of AS/NZS 2107:2000.

5 Water Conservation

A water cycle for the site was derived and is aimed at achieving a 40% reduction in potable water. This is achieved through the following measures:-

Water conservation devices	
	▪ Dual flush toilets ▪ Flow regulators on taps ▪ Low flow shower roses
Appliances	
	▪ Resident guide highlighting water efficient appliances ▪ More information on appliance water efficiency is available from the Water Energy Labelling Scheme (WELS)
Pool Works	
	▪ Use of pool blankets on all indoor pools to reduce evaporation ▪ Use of particular pool filtration to minimise chemical usage
Water recycling	
	▪ Storm water mining will be assessed for this project ▪ Class A recycled water used for landscape irrigation purposes

Further detail is available in the Water Cycle Report.

BCC.106.0628

6 Use of Materials

6.1 General

Appreciating that the knowledge required to fully evaluate the environmental impacts associated with the extraction, manufacture and transportation of materials is only slowly becoming available, the design team has concentrated on three major components:

- Superstructure
- Finishes
- Services reticulation

Additionally there is an expectation of appropriate waste management during construction detailed in the Waste Management Plan. The Waste Management Plan will be developed during Schematic Design.

6.2 Superstructure

The following environmental initiatives will be considered for the structural systems:

- Up to 30% of the cement is fly ash.
- Up to 60% of the steel reinforcement within the structure will be recycled steel
- The recycled content of the structural steel will be assessed closer to the construction period

6.3 Finishes

The design is to reduce the amount of materials releasing volatile organic compounds eg formaldehyde glues and solvent based paints. Examples of where this needs to be considered include carpet, furnishings, paints and the use of medium density fibreboard.

Also, timber if used should be sourced from urban salvage, verifiable sustainably managed forests and plantations that have not displaced indigenous forest and native species plantation timber.

6.4 Services Reticulation

The evaluation will be twofold, firstly the economy of the design and secondly the choice of materials.

Economy of the design The design will be developed to minimise the materials required for the building services reticulation.

Materials PVC is being phased out in the European Union, as there is widespread evidence to its harmful environmental impact, particularly during disposal. PVC is used in almost all electrical and data cabling and for drainage pipework. Australia does not have any provision for safe recycling or disposal of PVC. Minimal use of traditional PVC is encouraged.

Alternative products to PVC are:

- High density polyethylene (HDPE) and polypropylene pipe work instead of PVC pipe for water supply and drainage systems
- Linoleum and other natural products instead of vinyl floor coverings.
- Composite materials for electrical cabling

The minimum project commitment is to adopt HDPE, ABS and polypropylene as alternatives for PVC in hydraulics and pool trades.

6.5 Construction Waste Management

A waste management plan is required for the construction period. This plan is to address:

- Provision of an on site separation facilities for recycling different waste streams.
- Minimising waste associated with packing.
- Specifications and ordering materials in standard sizes where possible in order to reduce wastage.
- A target of achieving a 40% by weight recycling rate of construction waste.

7 Operational Resource Efficiency

An Environmental Management System (EMS) will provide a means of evaluating, promoting and improving the environmental performance of the facility once in use.

An EMS provides the framework that ensures that adequate management practices and procedures are in place to minimise the environmental impact of the operation.

The EMS should identify the environmental impact of the following:

- Waste recycling – chutes provided for recycling waste
- Cleaning methodologies – guidelines for cleaning base building surfaces without overly harsh chemicals
- Energy purchasing (including Green Energy tariff structures)

It should be ensured that the ESD components are included in the building Operation and Maintenance manuals.

The resident's guide will include pertinent excerpts from the EMS and also maintenance and operation of ESD initiatives such as natural ventilation louvres and education on operation of air conditioning systems, lighting use and selection of energy and water efficient appliances.

CONICS

APPENDIX E

Letter from BMD Consulting

SM :lm

25th January 2008

Our Ref: CB-0401
Your Ref: DRS/USE/H05-917956

Brisbane City Council
Development Assessment Team East
Level 13
BRISBANE SQUARE BUILDING
266 George Street
Brisbane QLD 4001

Dear Paul Hills

CANSDALE STREET - YERONGA
ACID SULPHATE SOILS - RESPONSE

Further to Council's request for clarification on ACID SULPHATE SOIL risk at the above development.

With reference to previous soil testing carried out on the site for the DA, The report prepared by GeoEnvironmental shows that the site has had significant fill placed on the site. Refer to attached part copy of GeoEnvironmental Report showing bore log locations. The area of Stage 3 & 4 has been filled in the past to create a storage platform area for materials.

The excavation in this area will be generally in previously placed fill material. The extent of excavation in natural material has been estimated at less than 100m3.

The Stage 1 & 2 earthworks amount of approx. 14,000 m3 had no acid sulphate material. refer attached photo's showing excavation profile for Stage 1 & 2. These photo's show that the excavation batters are in fill material and and show the current soil profile around the site.

BCC Compliance and Inspection Officer South Team [redacted] has been on site during the Operational Works Process and can confirm that no acid sulphate material was encountered during Stage 1 & 2 earthworks program.

Should Council require further clarifications please do not hesitate to call [redacted] on [redacted]

Yours faithfully
BMD CONSULTING PTY LTD

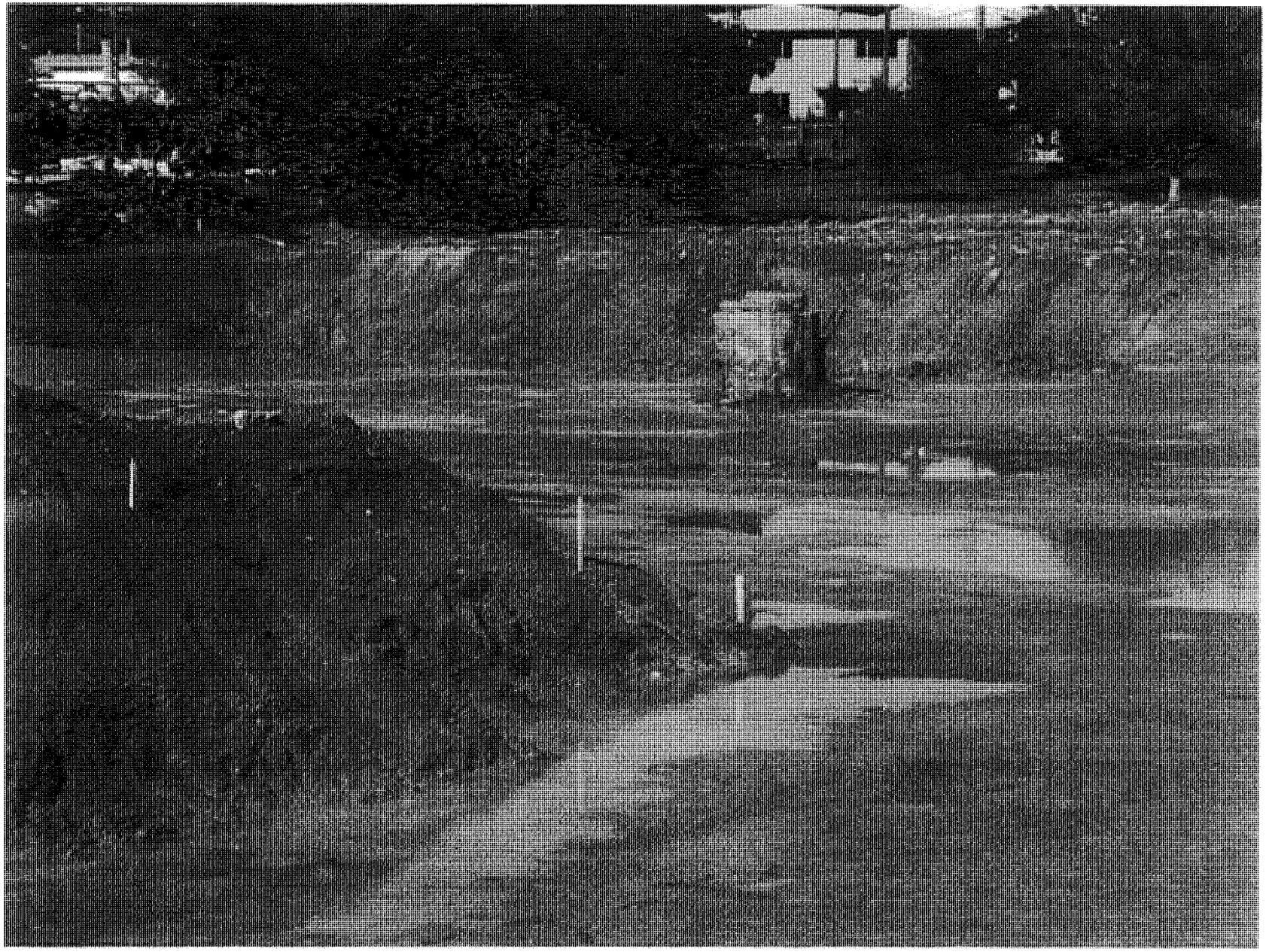
[redacted]
Senior Project Manager
Em: [redacted]

Enclosed Test logs. Photo's

cc. Chris Spyropoulos



BCC.106.0634



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CONICS

APPENDIX F

Site Based Stormwater Management Report

BMD
CONSULTING

SITE BASED STORMWATER MANAGEMENT PLAN

for

HARDEV PROPERTY DEVELOPMENT

At CNR OF CANSDALE ST & VENNER RD, YERONGA

BMD Consulting Pty Ltd
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SITE BASED STORMWATER MANAGEMENT PLAN

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DOCUMENT CONTROL SHEET

Title	SITE BASED STORMWATER MANAGEMENT PLAN For Hardev Property Development at At Cnr of Cansdale St & Venner Rd, Yeronga
Job No.	CB-0401

REVISION HISTORY

Revision Number	Date
A – For DA	30/1/2008

DISTRIBUTION DETAILS

Destination	Revision						
	A	B	C	D	E	F	G
Hardev Property Developments	✓	✓					
PMM	✓	✓					
Develop. Ass. Team *Brisbane City Council*		✓					
File *BMD Consulting Pty Ltd*	✓	✓					

Issue Approved	SM	SM					

Previous versions of this document are superseded by the most recent revision.

BCC.106.0642

1.0 INTRODUCTION

Hardev Property Development commissioned the services of BMD Consulting Pty Ltd to prepare an overall Site Based Stormwater Management Plan (SBSMP) for the Hardev Property Development at the corner of Cansdale St and Venner Rd, Yeronga (Lot 1 on RP150512). The Site Based Stormwater management Plan was prepared by BMD Consulting in order to meet council's requirements and obtain Development Approval for the site.

The two objectives of the SBSMP are to ensure that

- the development of the site is carried out by such means necessary to prevent and minimise the likelihood of release of contaminated runoff from the site during construction.
- suitable treatment systems are installed and are adequate to continue to prevent and minimise the release of contaminated runoff from the fully developed site.

The document provides design details and concepts of the water sensitive urban design proposed for the development.

BCC.106.0643

2.0 SITE CHARACTERISTICS

2.1 Location

The works are to be the development of a previous commercial site (auction yard) into a retirement village at the corner of Venner Road and Cansdale Street in Yeronga. The development lies within the limits of Brisbane City. The site is bound to the east by an open drain and public parklands, an existing commercial building to the south, and an existing industrial development to the north and west.

The, proposed development will access existing civil infrastructure services that have been augmented to meet the needs of the site.

The location of the development is such that it is partially bordered on two sides by public parklands. These parks will not be affected by additional runoff from this site.

The locality plan for the site is contained in Figure 1 & 2 below/overleaf and layout plans for the development are enclosed in Appendix A.

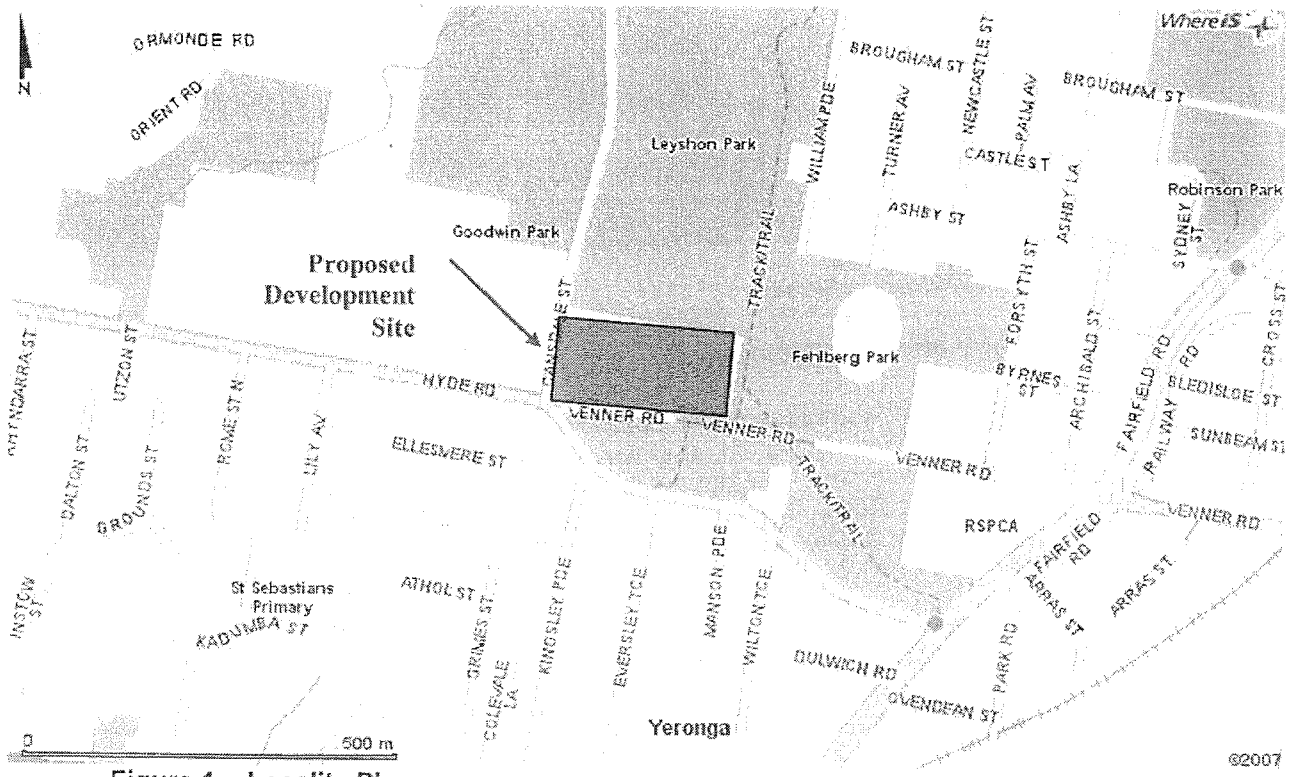

Figure 1 – Locality Plan
Source: www.whereis.com

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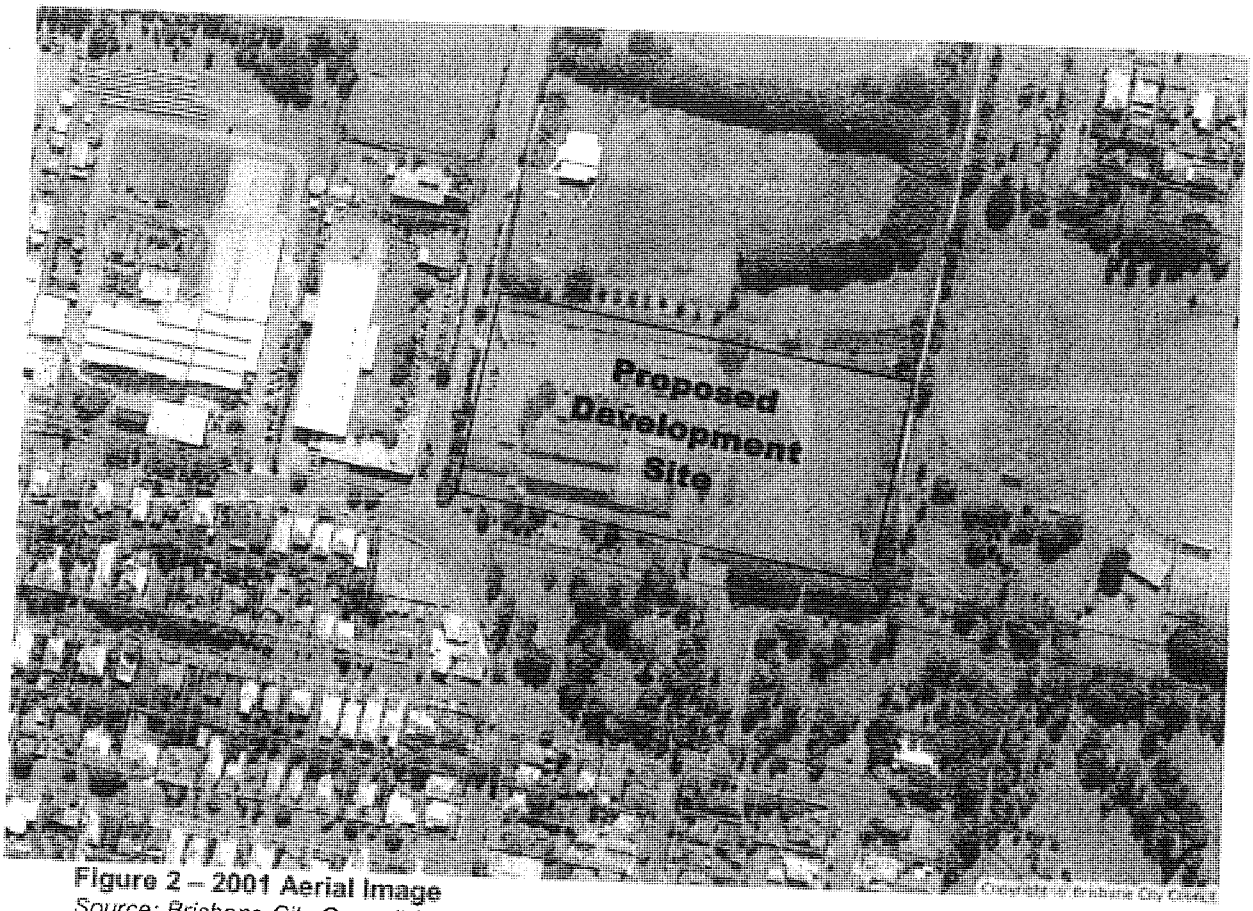

Figure 2 – 2001 Aerial Image
Source: Brisbane City Council (eBimap)

2.2 Topography and Site Drainage

The site currently has a gentle gradient which slopes up to a maximum of 5.7%. Ground elevations range from approximately 5.5m AHD at the north western boundary of the development and down to 3m AHD at the eastern boundary. External catchments are currently redirected on two sides by Cansdale Street and Venner Road. The sites run off will be directed towards the eastern border. This run off will be collected by a concrete line channel running North - South along the entire length of the border and redirecting this flow into the park's concrete line channel.

Whilst the stormwater from this site will eventually flow into the Brisbane River, the discharge will be almost entirely roof water. The small volume of basement runoff containing oil/grease from parking traffic will be stored in Gross Pollutant Tanks (GPT's). These GPT's will be sized by a hydraulic engineer and will work to limit pollutant flow from the basement area.

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2.3 Soils

Extensive soil testing was undertaken as part of a Geotech Analysis by GeoEnvironmental Consultants. As a result of this study it is know that all soils on the property are safe and suitable for construction and pose no environmental risks.

2.4 Acid Sulphate Soils

Analysis of soils levels at the site showed the mean RL value to be less than five (5), acid sulphate soils potentially occur at levels below elevation RL 5m. However, the Geotech study undertaken by GeoEnvironmental Consultants showed no such problems and cleared the site of any acid sulphate contamination.

2.5 Vegetation

The existing site has been completely cleared of vegetation except for some areas of grass as indicated on the aerial image on the previous page and site photos below.

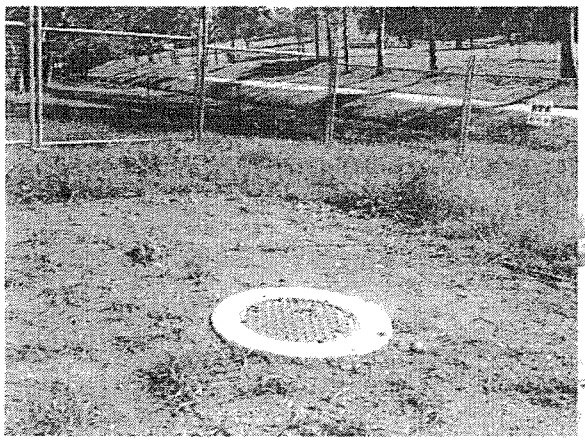

Figure 3 – North Eastern Corner



Figure 4 – Central Construction Area

Upon completion, the site will be almost completely covered with buildings and therefore will have only a small amount of grass and plants in the proposed courtyard.

2.6 Waterway Corridor

The site has no defined watercourse traversing the developable area of the property. There are no watercourses discharging onto the site. The stormwater drainage from the site will discharge into the existing stormwater drainage infrastructure and ultimately into the Brisbane River. The location of the catchment plan in relation to the site is indicated on a plan in Appendix B.

3.0 STORMWATER QUANTITY

Once completed, it is calculated that over 90% of the site will be covered by roofing. This means that almost all storm water runoff will be roof water. Not only is this water considered 'clean' but the proposed Retirement Village will have similar roof space to a number of the previous uses. Although there will be a small increase in roof water runoff that is directed into the concrete line channel the gross volume of runoff will change little.

In view that the overall site has been previously extensively developed, there will only be a small increase in the overall impervious area. Therefore no detention of stormwater flows are proposed as part of the extension works. However it is proposed to include a rainwater tank as part of the development to capture a portion of the roof water for irrigating planter beds/landscape areas within the site that will assist in reducing the discharge quantity.

4.0 STORMWATER QUALITY MANAGEMENT

4.1 Selection of Stormwater Quality Treatment Devices

A preliminary design of the stormwater drainage layout has been undertaken after the evaluation of best management practices available to minimise the potential discharge of contaminated stormwater from the site. A Detailed hydraulic design of the stormwater drainage system will be completed following the issuing of the Development Approval and form part of the building application.

The gross volume of roofwater will discharge to a rainwater tank for reuse in irrigation and toilet flushing at this stage.

It is proposed to drain the tank overflow, overland flow and roofwater unable to discharge to the tank (over 95% of the site) to the existing concrete line channel.

Details of the preliminary proposed GTP's can be found in Appendix D.

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4.1.1 Construction Phase

During the Construction Phase, some of the measures proposed include:

- Construction of perimeter drains and grass swale which direct the stormwater to temporary bunded areas to allow the settlement of sediment laden runoff for the interception of coarse sediments. A series of silt fences, bunds, and cut off drains are to be installed along the downstream boundaries of the site.

- The provision of a construction exit to prevent the tracking of debris from tires of vehicles onto public roads. Only one construction exit will be nominated for each stage to limit the movement of construction equipment.

- The topsoil stockpile locations (if required) will be nominated to coincide with areas previously disturbed. A sediment fence is to be constructed around the bottom of the stockpile to trap sediment. A diversion drain is to be installed upstream of the stockpile if required.

The critical issue during construction is sediment control, though trash and gross pollutants will also be managed. Monitoring will be the responsibility of the Construction Contractor.

Monitoring shall be under taken for the following:

- Establishment and growth of turf on bund walls and drains – to be monitored weekly
- Erosion control devices and any occurrence of excessive sediment deposit to be inspected weekly and after heavy rainfall events (25mm or more rainfall in a 24 hour period)
- Weekly inspections for release of construction material and silt off-site.
- Vegetation established and growing prior to the rainy season.

An incident or failure shall be identified by, but not limited to, the following:

- Erosion on the site
- Trash escape from the site
- Failure of new vegetation establishment

After any incident or failure the source and/or defective control devices are to be located immediately and the following measures implemented:

- If vegetation growth fails new vegetation should be planted and established and additional stabilisation techniques investigated and implemented if necessary.
- If erosion occurs, fill, vegetate and/or install velocity dissipation. To be in accordance with the BCC Erosion and Sediment Control Guidelines.
- If release of silt and material off the site occurs, clean up, inspect all treatment techniques, revise designs and review different alternatives and install.

The construction contractor is to report to the owner or the owner's nominated representative, with a final report at the end of construction to Council.

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4.1.2 Operational Phase

During the Operational Phase (On Maintenance onwards), the most significant pollutants from the development will be oils & grease and fine sediment. These pollutants will be reduced by the proposed GPT's, these will capture the basement runoff and filter out these environmental substances. Refer to Hydraulic Consultant for details on above.

The critical element of the stormwater quality management planning for the establishment and operational phases of the project is the use of GTP's. Monitoring will be the responsibility of the owner or his appointed representative.

Monitoring shall be undertaken for the following:

- Establishment and growth of vegetation within the vegetated/grassed verges – to be monitored monthly during the 'on-maintenance' period.
- No occurrence of excessive sediment deposit – to be monitored quarterly and after heavy rainfall (25mm or more rainfall in a 24 hour period)
- Erosion monitoring following heavy rainfall
- Review pollutant collection in GTP's and clean-out arranged when necessary

An incident or failure shall be identified by, but not limited to, the following:

- Erosion on the site
- Trash escape from the site
- Failure of vegetation
- Failure of GTP

After any incident or failure the source and/or defective control devices are to be located immediately and the following measures implemented:

- If vegetation fails new vegetation should be planted and established. Vegetation may require supplementary watering and replanting.
- If erosion occurs, fill, vegetate and/or install velocity dissipation. To be in accordance with the LCC Erosion and Sediment Control Guidelines.
- If release of silt and material off the site occurs, clean up, inspect all treatment techniques, revise designs and review different alternatives and install.
- If litter escapes from the site, clean-up and review water quality control device(s) operation.

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4.2 Water Quality Monitoring Program

This development does propose the use of water sensitive practices and the associated stormwater quality management practices prior to discharge into the existing stormwater network. The stormwater runoff will eventually discharge into sensitive waterways, but there is no proposal for water quality monitoring of the waterway corridor downstream of the site to be undertaken.

A form for release of sediment-laden stormwater from the site and an inspection record of stormwater quality improvement devices will be developed. It is intended that each release resulting from a storm event generating more than 25mm in a twenty-four hour period be recorded on the form to ensure ongoing monitoring, management and reporting of releases from the site.

4.3 Maintenance Plans

The Contractor will be responsible for the maintenance of erosion and sediment control devices from the possession of the site until the site is accepted by the owner 'Off Maintenance' or until stabilisation has occurred to the satisfaction of the superintendent and Council.

Key stormwater quality improvement device requiring maintenance during the operational phase of the project following construction is the in-ground GPT.

Maintenance of the In-ground GPT consists of:

- Regular inspections.
- Regular trash removal.
- Periodic desilting/oil & grease removal.

Note: A detailed maintenance/operation manual for the GPT will be provided from the manufactuer upon delivery/installation of the device.

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5.0 WORKS SCHEDULE

The Contractor will be responsible for the maintenance of stormwater quality control devices from the possession of the site until the site is accepted 'Off Maintenance' by the owner or until stabilisation has occurred to the satisfaction of the site superintendent. A defined sequence of actions in relation to construction of the site has been established and the contractor is responsible for ensuring adherence to a sequence of actions for development of the site.

Table 1 – Typical Works Schedule of key construction events for the site

Construction Phase	Required Action	Timing (of civil program)
Site Possession	• Installation of construction exit. • Construct temporary erosion and sediment control measures such as silt fencing and perimeter banks. • Construction temporary works to infiltration area and bunded area to dimensions nominated by superintendent.	Week 1 Week 1 Week 1
Construction	• Topsoil to be stripped and stockpiled in locations agreed with the superintendent. A sediment fence is to be constructed around the bottom of the stockpile to trap sediment. A diversion drain is to be installed upstream of the stockpile. • Sediment control devices may be required to be removed to allow construction access are to be reinstated at the completion of each workday. • Bulk earthworks complete • Drainage structures in place • Movement of construction equipment shall be limited to the area of work and existing roads. • Disturbed areas are to be stabilised following final trimming. Areas are to be disturbed and restored progressively. • Surface stabilisation treatment complete • Turf strips (900mm wide) shall be laid to the base of all downstream earthworks batters steeper than 1 in 4. Batters shall be topsoiled and grass seeded immediately upon completion of earthworks. • Kerb sediment traps are to be provided at each drainage pit adjacent disturbed areas.	Week 2 Ongoing Week 4 Week 7 Ongoing Week 2 onwards Week 10 Week 11 Week 13
Maintenance	• Regularly check capacity of erosion control devices. • Disturbed areas are to have 80% coverage within 30 days of trimming. • Ensure permanent erosion control structures are stable.	Ongoing Week 12 Week 13 onwards

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6.0 CONCLUSION

The SBSMP has been prepared to provide a concept design proposal and guide to the stormwater quantity and quality management techniques for the site. The various methods proposed are considered to be best management practice for a development of this type.

During the construction phase, a series of sediment fences and bunded areas are proposed to achieve is compliance with the suspended solids limit. It is proposed that the sediment controls will be monitored and maintained for the construction of the works in accordance with Council's standards. The proposed controls are appropriately sized for the expected soil type and the potential disturbed area within the proposed development. Un-contaminated stormwater from soil disturbance will be directed around the bunded areas where possible, but silt fencing will be installed around the site to protect the adjacent stormwater network and downstream waterway corridor.

During the operational phase, the treatment train for the total developed area discharging into the existing stormwater network consists predominantly of separate roofwater drainage and In-ground Gross Pollutant Tank to capture possible oil's/grease and fine sediments from basement parking area.

The stormwater quality control devices selected for the site are predicted to mitigate the impacts of the building development to a level where the Water Quality Objectives for the nutrients and suspended solids may be met, and the mitigation predicted is considered acceptable given the distance between the discharge and the closest waterway corridor.

Additionally given that no controls are currently in place as part of the existing heavily disturbed site and that the controls proposed for the site will ensure that no worsening will occur.

7.0 REFERENCES

Brisbane City Council, 2000. *Subdivision and Development Guidelines.* Brisbane City Council, Brisbane.

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Brisbane City Council, 2000. *Water Quality Management Guidelines (Version 1, 2000).* Brisbane City Council, Brisbane.

Brisbane City Council & WBM Oceanics Australia, 2000. *Site Based Stormwater Management Plan Case Studies.* Brisbane City Council, Brisbane.

Brisbane City Council, 2000. *Guideline on Identifying and Applying Water Quality Objectives in Brisbane City (Version 1, March 2000).* Brisbane City Council, Brisbane.

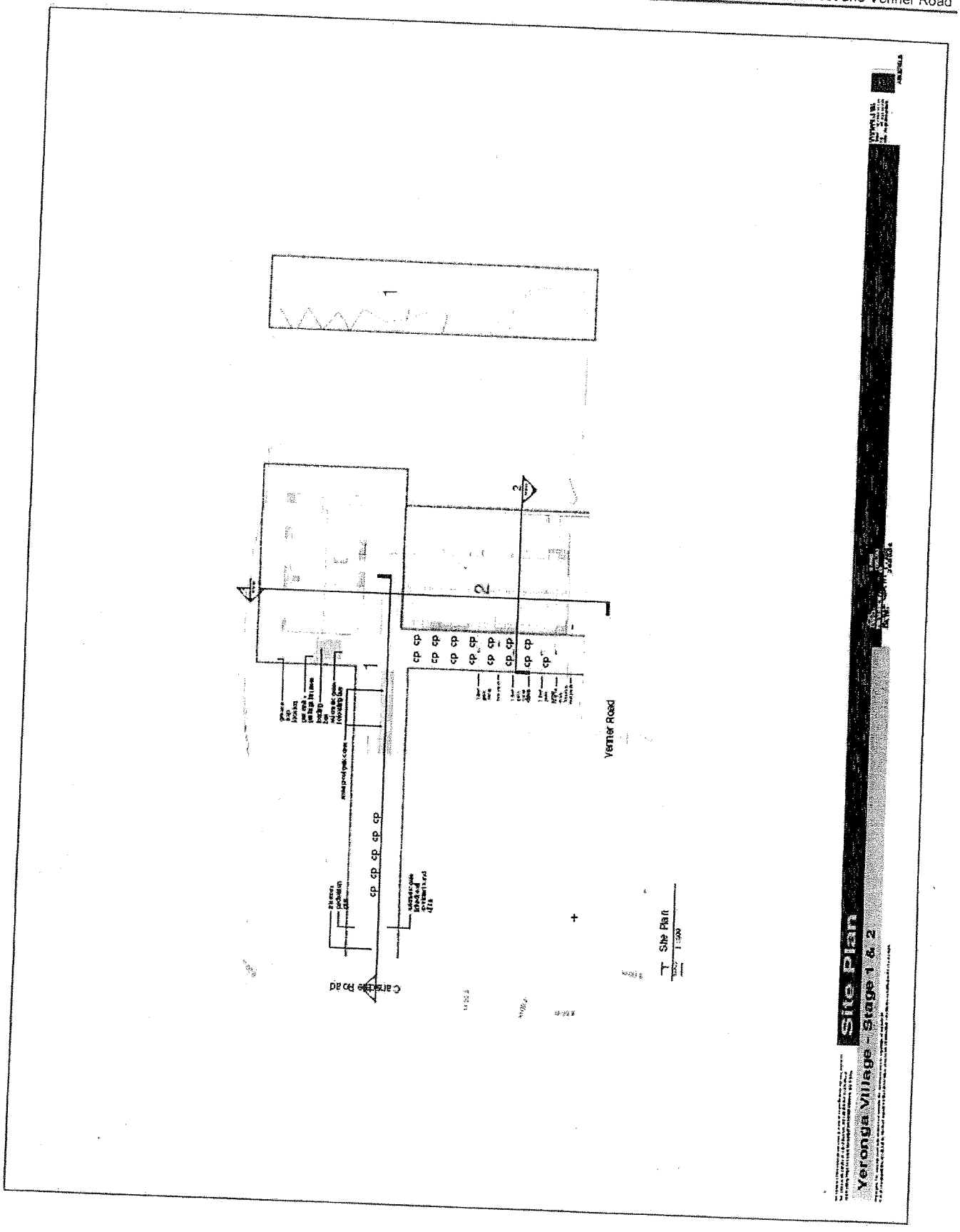
Queensland Department of Natural Resources & Institute of Municipal Engineering Association of Queensland, 1994. *Queensland Urban Drainage Manual.* Queensland Department of Natural Resources, Brisbane.

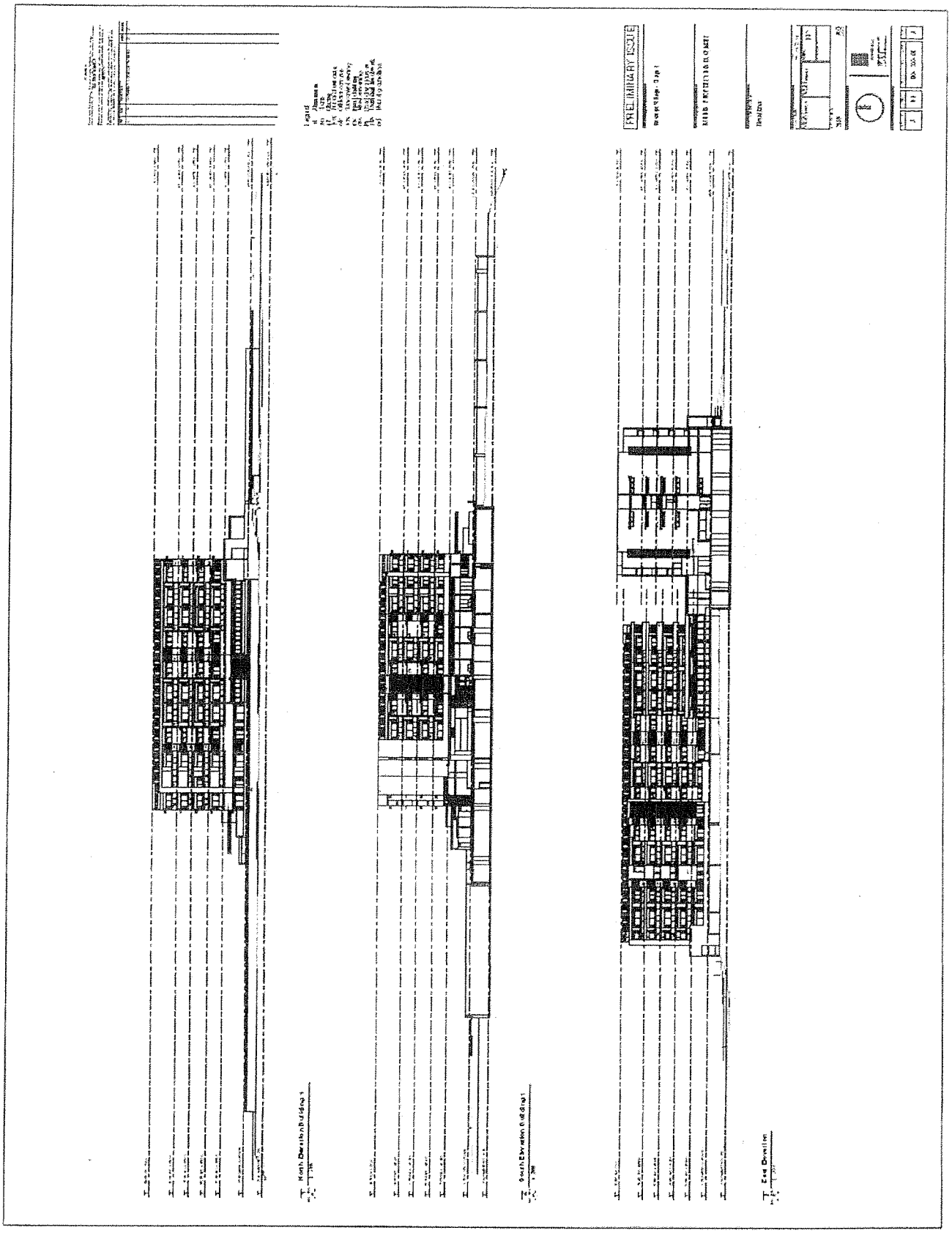
Institution of Engineers Australia, QLD, 1996. *Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites.*

BCC.106.0653

APPENDIX A
PROPOSED DEVELOPMENT LAYOUT PLANS
&
STORMWATER QUALITY MANAGEMENT CONCEPT PLAN

BCC.106.0654


Site Plan
Yeronga Village - Stage 1 & 2
Site Plan
Venner Road
Cansdale Road



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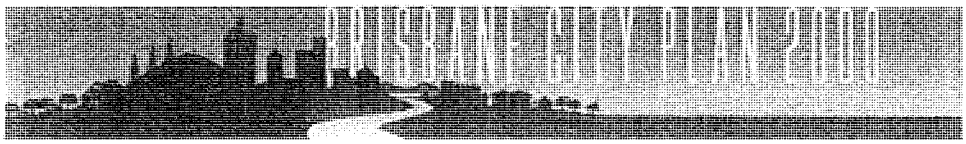
APPENDIX B
PLANNING SCHEME MAPS, PROPERTY REPORTS & CATCHMENT PLAN

BCC.106.0657



Property details

15 CANSDALE ST, YERONGA

Flooding, protected vegetation (Natural Asset Local Law) and ministerial designations are not included in these details. You will need to phone Council on (07) 3403 8888 or visit a Council Business Centre to obtain this information.

Details	Property Number: 393951 Lot/DP: 1RP150512 Land Number(s): 10589894 Description: L.1 RP.150512 PAR Y'PILLY Ward: DUTTON PARK
Status	CURRENT
Area	Area: 27920 sq.m
Applications	A001637426 - Subdivision of Land, CP515 RETIREMENT VILLAGE, CP620 RECONFIGURING A LOT, Retirement Village A001637427 - Retirement Village A001637428 - Subdivision of Land A001637429 - A001637430 - A001637431 - A001637432 - A001841226 - Erosion and Sediment Control A001841230 - Bulk Earthworks A001841233 - Roadworks and/or Drainage A001841237 - Sewerage Reticulation A001908181 - Traffic Functional Layout for Type A, B, or C Roads A001946377 - Retirement Village, Multi-Unit Dwelling A001947440 - Landscape Works on Private Land A001947452 - Landscape Works on Private Land
Zoning	CP-LI - LIGHT INDUSTRY AREA LI
Constraints	CP-STE - STEPHENS DISTRICT LOCAL PLAN CP-WAT - WATERWAY CORRIDOR

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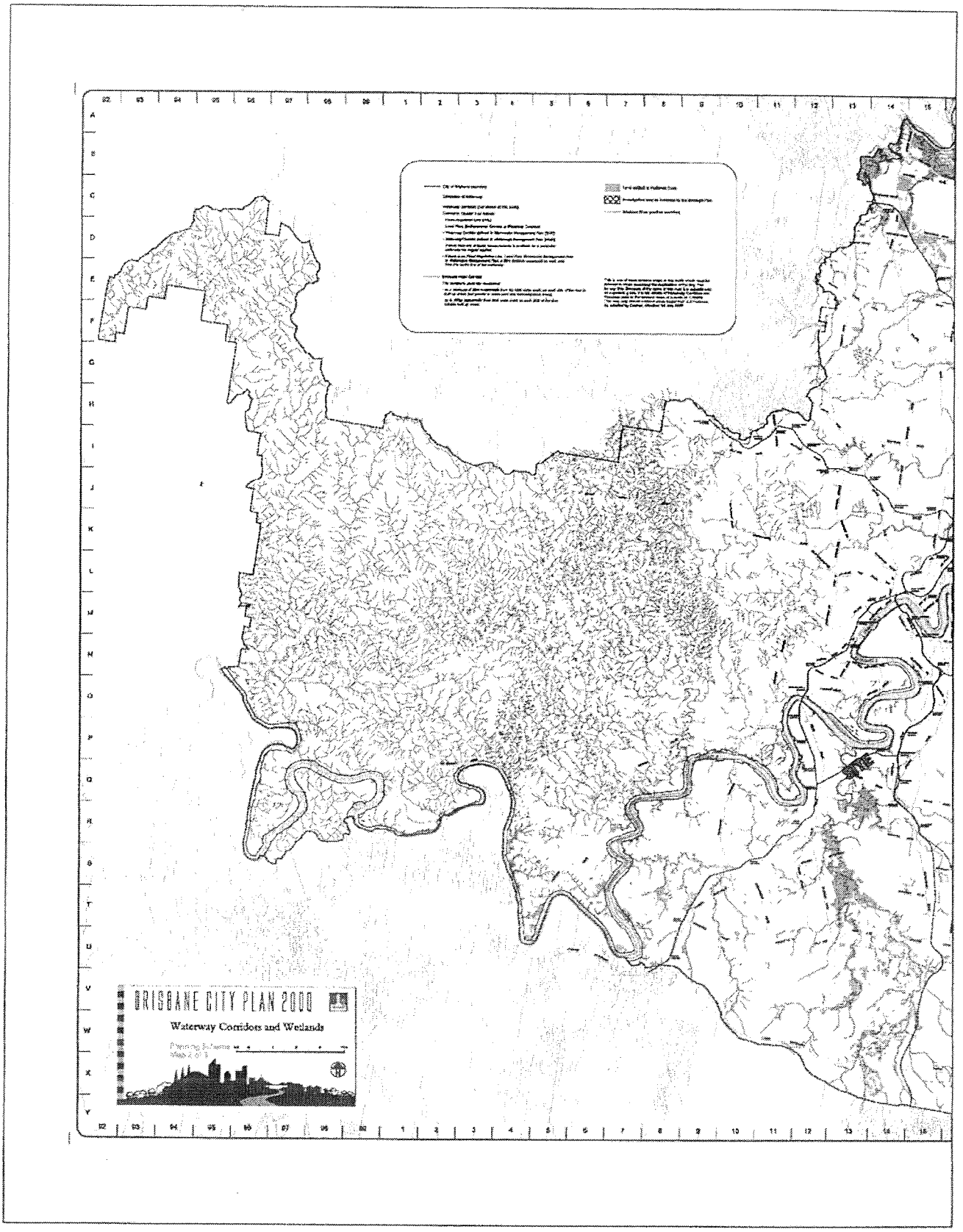

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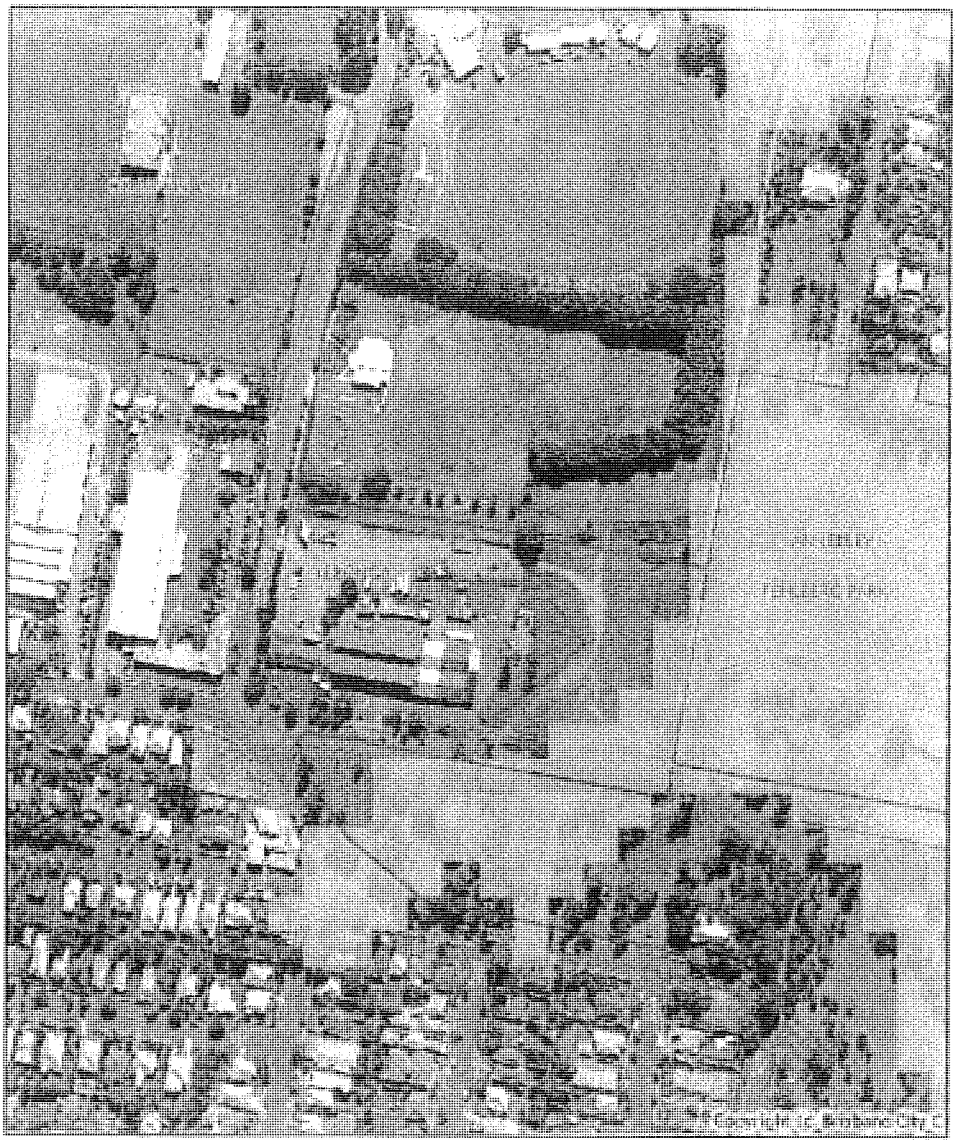

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User : bmdcon147004

Disclaimer:

Location :

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BRISBANE CITY

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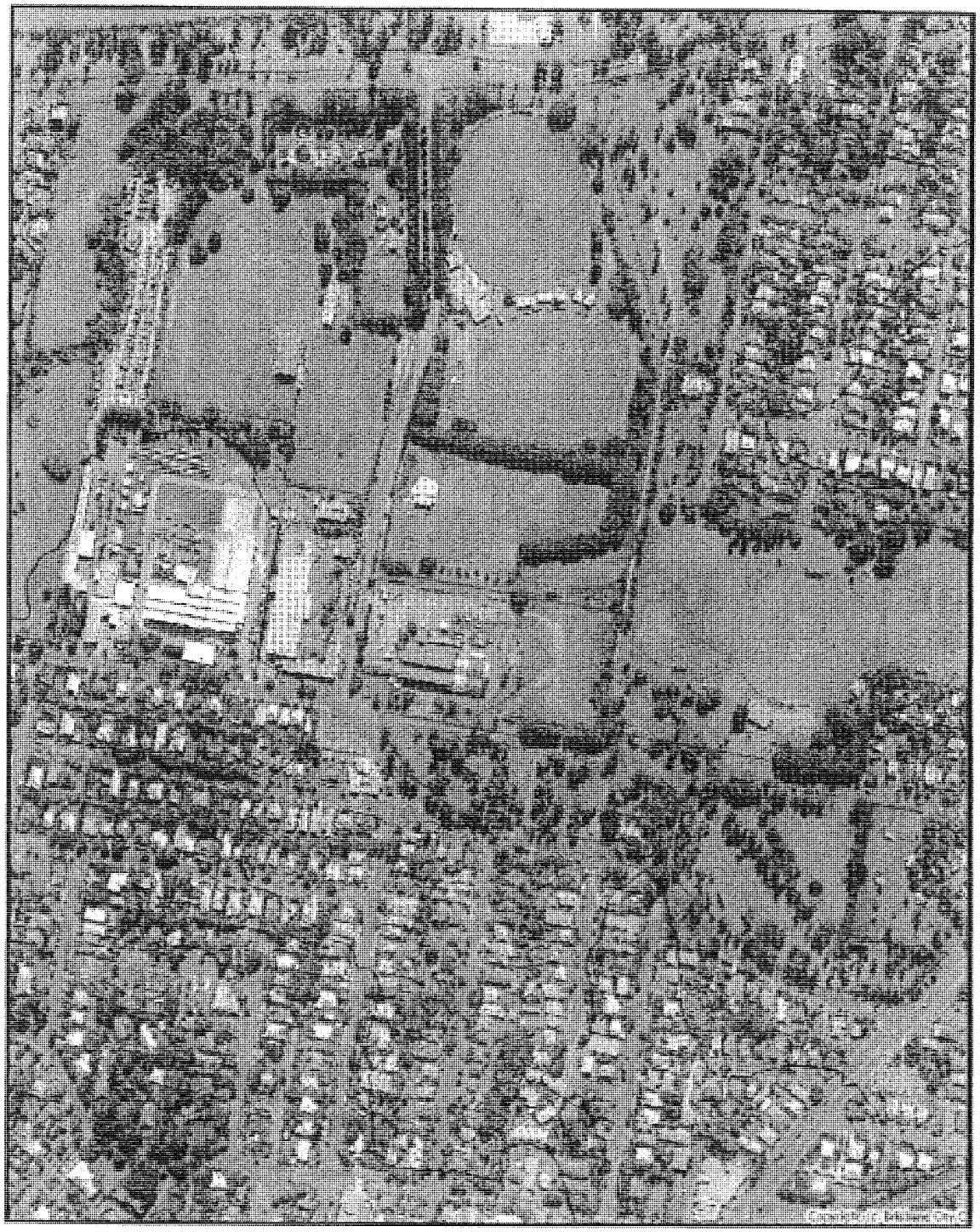
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APPENDIX C
EROSION HAZARD ASSESSMENT FORM

BCC.106.0662

BRISBANE CITY COUNCIL

ABN 72 002 765 795

Erosion Hazard Assessment - June 2006

The Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment- Supporting Technical Notes* (June 2006 or later version) for explanatory terms, and Certification information.

What is an Erosion Hazard Assessment?

Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low' or 'high', using a point scoring system to assess the risk based on BCC's requirements for stormwater management and Erosion and Sediment Control (ESC).

When is the EHA required?

An *Erosion Hazard Assessment* form must be completed and lodged with BCC for any Development Application (DA) Operational Works ESC application, or Schedule 12 Compliance Assessment ESC application.

Failure to submit this form during lodgement of an Application may result in assessment delays or refusal of the Application.

Assessment Details

1 Does this development or operational works/detailed design ESC application trigger the Stormwater Management Code or House Code and involve soil disturbance?

No ☐ ▶ An Erosion Hazard Assessment is not required. ***Go to 4***

Yes ☐ ▶ ***Complete Assesssment Table on reverse side of this form.***

2 Is the total score equal to or greater than 17?

A 'low' risk score

*Generally, if the Erosion Hazard Assessment produces a Total Score of **less than 17** and no individual score is equal to, or greater than its Trigger Score, the development proposal is considered to be 'low risk' with respect to soil erosion and sediment control.*

A 'high' risk score

*If the Erosion Hazard Assessment produces a Total Score of **17 or greater**, or any individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'high risk' with respect to soil erosion and sediment control. Applicants must lodge, with their Application, sufficient supporting information to demonstrate that the performance criteria of the Stormwater Management Code or House Code in the City Plan 2000 can be achieved.*

No ☑ Yes ☐ ▶ Refer to Council's *Erosion Hazard Assessment – Supporting Technical Notes*

3 Did you answer 'yes' to any Trigger Score questions?

No ☐ Yes ☑ ▶ Refer to Council's *Erosion Hazard Assessment – Supporting Technical Notes.*

4 Site Information and Certification

Application number (if known)

Site address

15 Cansdale Street
Yeronga

Postcode 4104

Prepared by *Print name*

[redacted]

Business name

BMD

I certify that:

1. I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager; and

Where completion of the EHA Assessment Table was required, that:

2. I am a person with suitable qualifications and/or experience in erosion and sediment control, and
3. the Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Erosion and Sediment Control Standard (version 9 or later); and
4. the Erosion Hazard Assessment Score accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by *Print name*

[redacted]

Certifier's signature

[redacted]

Date 1 / 2 / 08

CA2085 (6/2006)
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Stock Code no. 282006

Assessment Table

	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA • less than 3 (3 = 33H:1V) • more than 3 but less than 5 (5 = 20H:1V) • more than 5 but less than 10 (10 = 10H:1V) • more than 10 but less than 15 (15 = 6.7H:1V) • more than 15	0 1 2 4 6	0	Score equal to or greater than 4? No ☐ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726) • GW, GP, GM, GC • SW, SP, SM, SC, Pt • MH, CH, OH • ML, CL, OL, if imported fill will be used, or if soils untested	0 1 2 3	3		
[3] EMERSON (DISPERSION) CLASS NUMBER • Class 4, 6, 7, or 8 • Class 5 • Class 3 • Class 1 or 2	0 2 4 6	6	Score equal to or greater than 4? No ☐ Yes ☑	
[4] DURATION OF SOIL DISTURBANCE (including stabilisation period) • less than 1 month • more than 1 month but less than 4 months • more than 4 months but less than 6 months • more than 6 months	0 2 4 6	2	Score equal to or greater than 4? No ☑ Yes ☐	
[5] AREA OF DISTURBANCE • less than 1000 m² • more than 1000 m² but less than 5000 m² • more than 5000 m² but less than 1 ha • more than 1 ha but less than 4 ha • more than 4 ha	0 1 2 4 6	1	Score equal to or greater than 4? No ☑ Yes ☐	
[6] WATERWAY DISTURBANCE • No disturbance to watercourse, open drain or stormwater pipe • Disturbance to watercourse, open drain or stormwater pipe	0 4	0	Score equal to or greater than 4? No ☑ Yes ☐	
[7] REHABILITATION METHOD Percentage of area (relative to total disturbance) stabilised by seeding without mulching (ie. highest risk stabilisation method) • less than 1 • more than 1 but less than 5 • more than 5 but less than 10 • more than 10	0 1 2 4	1		
[8] RECEIVING WATERS • Open water body (eg. creek, river, bay) • Enclosed water body (eg. lake, boat harbour)	1 2	1		
[9] SUBSOIL EXPOSURE • No subsoil exposure except for service trenches • Subsoils are likely to be exposed	0 2	0		
[10] EXTERNAL CATCHMENTS • No external catchment • External catchment diverted around the soil disturbance • External catchment not diverted around the soil disturbance	0 1 4	1		
[11] ROAD CONSTRUCTION • No road construction • Involves road construction works	0 2	0		
[12] pH OF SOILS TO BE REVEGETATED • less than pH 6 • more than pH6 but less than pH 8 • more than pH8, or if pH testing not done at this stage	1 0 1	0		

CA2085b (8/2006)
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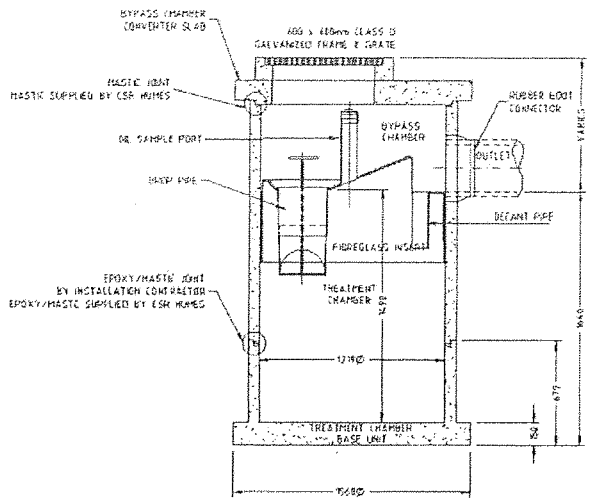
[13] Total Score = 15 Go to 2 (front page)

APPENDIX D
PRELIMINARY PROPOSED GPT

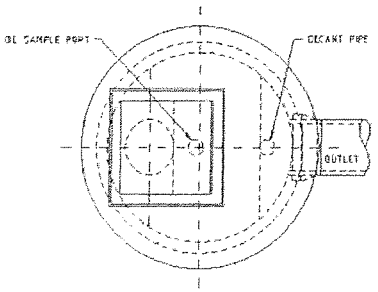
BCC.106.0665

Humeceptor (or approved equivalent)



AUSTRALIAN PATENT
No. 693764
No. 707133
No. 729596
NEW ZEALAND PATENT
No. 334648

SECTION THROUGH CHAMBER



PLAN

NOTES:

1. TYPICAL ASSEMBLY DETAIL ONLY - REFER TO PROJECT DRAWING FOR ACTUAL REQUIREMENTS
2. DIMENSIONS INCLUDED ARE STANDARD
3. STORAGE VOLUMES
   TOTAL = 1740 LITRES
   OIL STORAGE VOLUME = 350 LITRES
   SEDIMENT STORAGE VOLUME = 1.34 cu.m
4. COMPONENT MASSES
   TREATMENT CHAMBER BASE UNIT WGT. SHAFTS = 1180 kg
   BYPASS CHAMBER = VARIES
   BYPASS CHAMBER CONVERTER SLAB = 570 kg
5. REFER TO INSTALLATION GUIDE FOR RECOMMENDED INSTALLATION PROCEDURE
6. SWIFTLIFT LIFTING ANCHORS PROVIDED FOR LIFTING ALL COMPONENTS THE FOLLOWING SWIFTLIFT SHACKLES WILL BE REQUIRED
   4 x 1.3 TONNES
7. OIL SAMPLE PORT, STEP IRONS AND DECANT PIPE TO BE VISIBLE AS PER PLAN VIEW.

AUGUST 2002

CSR Humes Humeceptor™

MODEL STC2

1740 LITRES HOLDING CAPACITY

BCC.106.0666



www.conics.com.au

BCC.106.0667

CONICS

Town Planning Report
Yeronga Aged Care Facility

Development Permit (Subsequent to a Preliminary Approval) for a Material Change of use for Multi-Unit Dwellings (Nursing Home)

Code Assessment

March 2008

urban growth and infrastructure

BCC.106.1604

CONICS

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APPENDICES

Appendix A – IDAS Forms, Certificates of Title, Contaminated Land Searches and Owner's Consent
Appendix B – Preliminary Approval Conditions, *provided by Brisbane City Council*
Appendix C – Architectural Proposal Plans, *prepared by Smith & Tracey Architects*
Appendix D – Traffic Report, *prepared by TTM Consulting*
Appendix E – Landscape Concept Plan, *prepared by JW Concepts*
Appendix F – Code Responses

1.0 EXECUTIVE SUMMARY

This Town Planning Report has been prepared on behalf of, Regis Group Properties Pty Ltd, in support of the Development Application relating to the subject land located at 15 Cansdale Street, Yeronga more formally described as Lot 1 on RP150512. Regis Group Properties Pty Ltd is an established aged care provider who currently owns a number of aged care residences throughout Australia.

The Development Application is lodged subsequent to a Preliminary Approval (Council File Ref: DRS/USE/H05-917956) and relates to that part of the site envisaged to accommodate an Aged Care Residence. Consequently, this Development Application seeks approval for a ***Development Permit*** for a ***Material Change of Use*** for ***Multi-unit dwellings*** *(Aged Care Accommodation)*. This application is subject to **Code Assessment** as the proposal accords with both the provisions of the *Preliminary Approval* and the *Residential Design – Medium Density Code.*

The proposal forms the Yeronga Aged Care precinct of the development referred to as "*The Village at Yeronga*". *The Village at Yeronga* consists of nine (9) buildings, of a range of building heights from three up to five (3-5) storeys in height. The building layout of the overall Yeronga Village is intended to create a comfortable and safe environment for its residents. The Aged Care Accommodation (Aged Care Residence) component is an integral part of the Yeronga Village, providing the highest level of care for residents of the Village, enabling residents of the Village and Yeronga generally to age in place, accommodating the full range of aged care levels within the central urban location.

The design of the proposal is both functional and flexible to suit the needs of future residents and includes a variety of materials and finishes, with substantial articulation in the main building façades to complement the rest of the Yeronga Village. The building provides an appropriate interface to the surrounding public domain and successfully achieves a human scale. The proposal represents the epitome of design in Australia for environmental responsiveness for aged care facilities.

The proposed development will comprise a total of 88 bedrooms accommodating 100 nursing beds, common facilities, storage, open courtyards and thirty (30) car spaces. The proposed development will accommodate and provide high level care to aged persons (i.e. Dementia patients) through the provision of medical care and social services. The facility will service the needs of the community by providing a long-term integrated aged care nursing facility.

Access to the subject site will be via a single cross-over located on Venner Road. This access point will provide access to the drop off / pick up point at the main foyer (in addition to the entrance from Venner Road) and will also provide access for emergency vehicles. The proposed access arrangements are in accordance with the Preliminary Approval.

Detailed architectural perspectives, elevations and floor plans have been prepared to accurately illustrate the proposed buildings. Technical reports, including1 landscaping and traffic have been prepared for the master planned development which address all issues associated with the proposed development of the site. These reports are included as Appendices to this Town Planning Report and are discussed throughout.

Given the Preliminary Approval relevant to the proposal, and the high quality of the built form proposed, the proposed development is considered to be appropriate for the site and is recommended for approval, subject to reasonable and relevant conditions.

2.0 APPLICATION SUMMARY

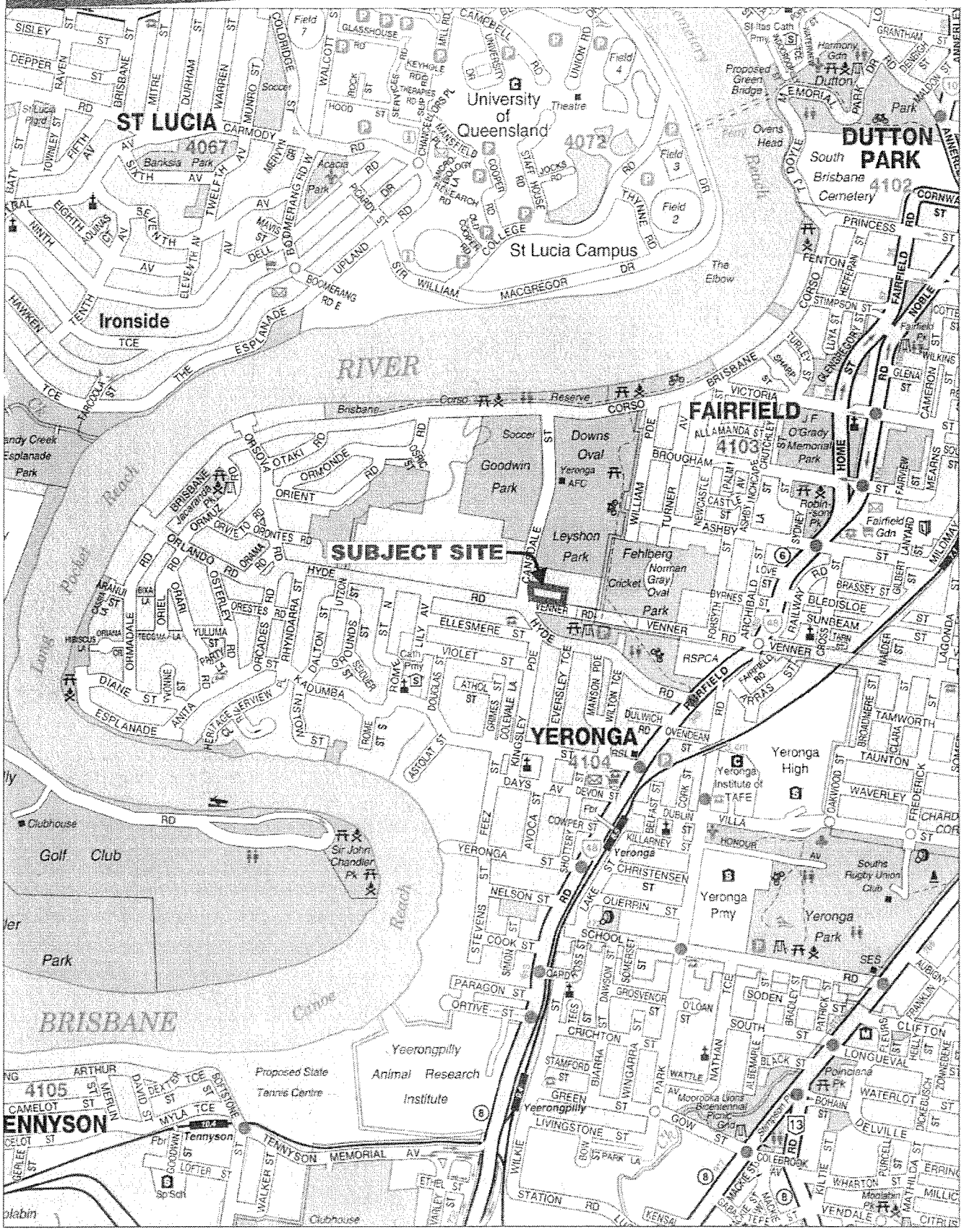
Street Address	15 Cansdale Street, Yeronga
Real Property Description	Part of Lot 1 on RP 150512
Site Area (m²)	Part of 2.792ha
Area Classification	Light Industrial
Name of Owner	Yeronga Village Pty Ltd
Name of Ward	Dutton Park
Aspects of Development	***Development Permit*** (subsequent to a Preliminary Approval) for ***Material Change of Use*** for ***Multi-Unit Dwellings*** (Aged Care Accommodation)
Level of Assessment	**Code Assessment** in accordance with Level of Assessment Table in the Preliminary Approval (Council File Ref: DRS/USE/H05-917956) – proposal is consistent with the provisions of the Preliminary Approval and complies with the *Residential Design – Medium Density Code*
Applicant	Regis Group Properties Pty Ltd C/- Conics
Contact Person	[redacted] P: 07 3606 6050 F: 07 3237 8833 M: 0409 001 556 [redacted] [redacted] P: 07 3237 8898 F: 07 3237 8833 [redacted]

Refer Appendix A – IDAS Forms, Certificates of Title, Contaminated Land Searches and Owner's Consent

Refer Figure 1 – Locality Plan
Refer Figure 2 – Area Classification Plan

Locality Plan

Figure 1



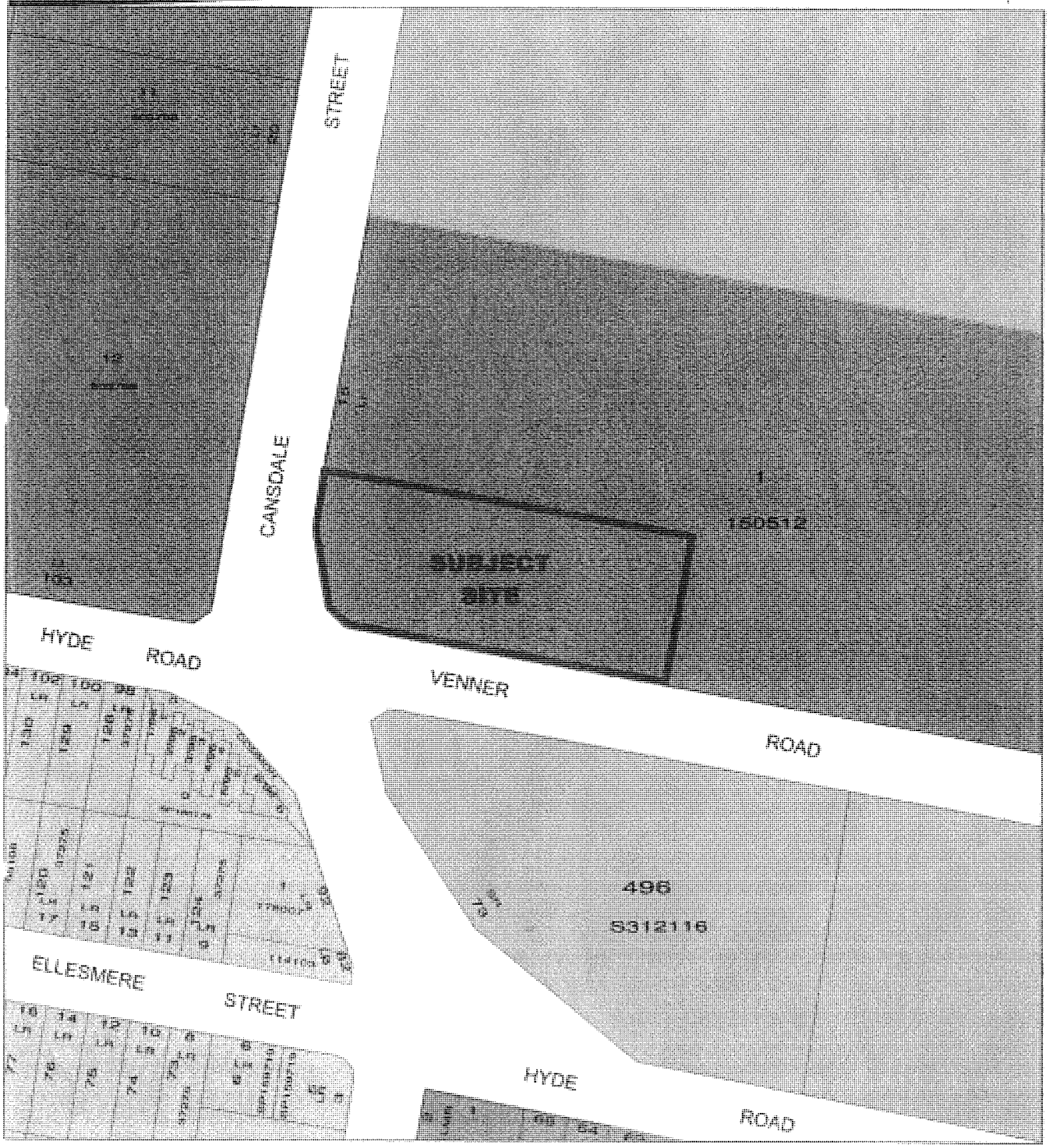
Job Ref: 22208-01
Date: March 2008
Scale: 1:15000
Source: Aust City Streets UBD 2006
File Path: V:\Projects\22208Locality.cdr

CONICS

BCC.106.1608

Area Classification Plan

Figure 2



Low Density Residential

Light Industry

Low-Medium Density Residential

Sport and Recreation

Job Ref: 22208-02
Date: March 2008
Scale: 1:1500
Source: BCC - Zoning Plan
File Path: V:\Projects\22208Zoning.cdr

CONICS

3.0 SITE HISTORY

A Preliminary Approval was issued over the subject site by Brisbane City Council on 3 October 2006 for the establishment of an Integrated Retirement Village (Council File Reference: DRS/USE/H05-917956). The ***Preliminary Approval*** granted approval to ***override the Planning Scheme*** pursuant to Section 3.1.6 of the *Integrated Planning Act 1997* for a ***Material Change*** of Use for ***Multi-Unit Dwellings*** (Retirement Village), Shop, Office and Restaurant.

The Preliminary Approval establishes a framework for the assessment of future applications over the subject site for subsequent Development Permits. The Approval was subject to extensive analysis and assessment by Council to ensure that the future stages resulted in an appropriate development form for the site and the surrounding Yeronga area. Consequently, subsequent Development Applications would be subject to Code Assessment, where compliant with the Preliminary Approval.

The initial Preliminary Approval application was subject to Impact Assessment and Referral Coordination. Accordingly, the application involved 30 business days of public notification. During the public notification period, a total of 14 submissions were properly made.

The Preliminary Approval application was approved by Full Council on 03 October 2006.

The Preliminary Approval provides the following provisions:

- Approval of a Yeronga Master Plan which identifies the layout and location of buildings on the site, along with the setback of 25m from the adjacent waterway corridor;
- Approval of a Level of Assessment Table which provides for uses including Multi Unit Dwellings (Retirement Village) to be subject to Code Assessment, where in accordance with the Preliminary Approval and *Residential Design – Medium Density Code*. Uses not in accordance with the Preliminary Approval or the *Residential Design – Medium Density Code* will be subject to Impact Assessment;
- Approval of a set of provisions, including a maximum site Gross Floor Area (GFA) of 36,000m^2 over the entire 2.792ha site, with a maximum of 5,000m^2 GFA for the Aged Care Residence and a maximum 31,000m^2 GFA for the remainder of the site;
- Approval of a variation of building heights, with a maximum height of 5 storeys, where in accordance with the Building Envelope Plan (Drawing No. SD03 Rev H);
- Approval of Building Setbacks and other design elements, as identified within Condition 3 of the Preliminary Approval; and
- The Preliminary Approval also provides for the inclusion of the Brisbane City Councils 15 Principles of Sustainability, including Passive Design, Water Use, Material Use, Energy Use and the like.

The subject of this Development Application relates to approved Building Envelope H, which was approved for an Aged Care Residence.

Refer Appendix B – Preliminary Approval Conditions

4.0 PROPOSAL DETAIL

4.1 DESCRIPTION OF PROPOSAL

The proposed development forms part of the Yeronga Aged Care component of "*The Village at Yeronga,*" an integrated retirement village development. In Brisbane City Council on 3 October 2006, the proposal relates to the approved Stage 3 (as shown on the approved Conceptual Staging Plan SD05 Revision G), and consists of the following aspects:-

1. One (1) building, relating to the approved Building Envelope H (Aged Care Residence site), incorporating a total of 100 beds and associated common facilities;
2. Basement level car parking area; and
3. Landscaping works surrounding the Aged Care Residence.

The proposed development will result in the provision a aged care residence that will provide high level care for residents. That is, staff will be ever present on site to provide care that meets the needs of the residents. This proposal will satisfy a need that exists for this level of care in the locality and will complements the services that will be provided as part of the integrated retirement village. It is worth noting that this development is proceeding on the basis that the Federal Government has recognised the need for the development and thus has confirmed the relevant bed licenses will be provided to facilitate the development.

The proposed building is three (3) storeys in height and is constructed above a basement level car park to achieve the minimum flood immunity required and conditioned for the site. The building extends to a maximum height of RL17.60 metres AHD. The building design and layout has been contained entirely within the approved Building Envelope as per approved drawing SD03 Revision H, and does not exceed the approved maximum building height. The building has exceptional façade articulation and incorporates passive ESD initiatives.

Detailed architectural perspectives have been prepared to highlight the articulation and visually interesting design of the proposed building. To ensure the proposal integrates with the broader proposal, the architectural style of the development reflects the architectural elements and elements evident in the balance of the development without creating a monotonous repetition. The built form reflects contemporary Australian architectural themes and will add to a visually interesting and active streetscape upon completion of this stage of the integrated development. The building will provide an appropriate interface with the areas of public domain and successfully achieve a human scale through the provision of high quality landscape elements and façade treatments.

The design of the facility places an emphasis on cross ventilation and the maximisation of climatic benefits with the location of all external areas being oriented to the north and north-east. The internal layout of the proposed building ensures that each room will be provided with an appropriate external outlook with all rooms provided with generous windows that are shielded from the weather with rain hoods, which will allow the windows to remain open during wet weather, encouraging natural ventilation. These features will also provide additional articulation to the building façade and provide variations in light and shadow. The design maximise the benefits of the subtropical climate of South East Queensland. Vertical sunscreens have also been incorporated into the façade design, adding another layer of visual interest to the proposed building.

All units and habitable rooms will be located above RL7.200 metres AHD so as to ensure each dwelling unit achieves flood immunity.

The internal layout of the building facilitates easy access for the residents, with the lift areas located at regular and central locations to minimise the distance travelled to each room. Walkways in the buildings are internal, minimising impacts of external elements.

The key components of the proposed building are summarised below:

Development Summary	
Total Gross Floor Area	5,000m²
Total Rooms	88 Special Needs Accommodation Rooms
Car Park Provision	30 Car Spaces (0.34 Spaces / room)

Refer Appendix C – Architectural Proposal Plans

Vehicular Access

Vehicular access to the proposed Aged Care Residence will be from Venner Road. The entry point will be highlighted through the landscaped entry statement, gates and signage and will provide for all directions of vehicular movement. Entry gates will be provided and will be secured at night to ensure the safety of all residents of the facility. Secure access is envisaged to be provided via an intercom facility. The vehicular access to the site has been provided in the location adopted via the preliminary approval. The entry driveway ramps up once beyond the property boundary to ensure the basement achieve flood immunity before ramping down into the basement of the aged care residence.

A Traffic Report has been prepared by TTM Consulting which encompasses all traffic and car parking arrangements and potential impacts for the overall development site. The report confirms the proposed on-site service satisfies Australian Standards. It is also noted that comments have been provided suggesting alternative ramp grades. These grades will be adjusted during the assessment of the proposal to satisfy Australian Standards.

Refer Appendix D – Traffic Report

Pedestrian Access

The proposed Aged Care Residence will be highly accessible for pedestrians and has been designed at a human scale. Pedestrian movement is encouraged throughout the site with all access points and accessways to be well-linked and cohesive to ensure a legible pedestrian movement network. Given the nature of the proposed facility, all pedestrian access points and movement areas have been designed to achieve the relevant Australian Standards for equitable access. As the development will provide high level care, the majority of movements by the residents will primarily occur in the internal courtyard and balconies.

Parking

The proposal meets the requirements of the Preliminary Approval with respect to the required number of car parking spaces to be provided in a basement car park. A total of 30 car parking spaces (including 2 disabled spaces) will be provided at the basement level which represents 0.34 spaces per bedroom. This rate of car parking provision is appropriate in this instance given the nature of the proposed facility and that residents will not be using or requiring the services of a private vehicle for them selves. The car park will primarily service the needs of visitors and staff. As agreed to via the Preliminary Approval, the anticipated that the car parking rate required will be considerably below that for traditional multi-unit dwelling development.

It is noted that the designed widths of the car parking bays and driveway aisles are larger than the required standards, to adequately cater for the age demographic of the residents.

Please refer to ***Appendix D – Traffic Report*** for further details with respect to the proposed car parking arrangements.

Servicing

A designated loading bay is located to the north of the main building entry will service the proposed Aged Care Residence. Gates are located on the entrance to the bay to provide screening of these facilities. The loading bay adequately caters for a Large Rigid Vehicle.

Waste Management

Refuse collection facilities will be provided along the eastern boundary at ground level. The proposed bin collection area will be via a private contractor who services this form of development and will be readily accessible by both employees of the proposed facility and refuse collection vehicles.

Landscape Concept

A Landscaping Concept Plan has been prepared by JW Concepts. This Landscape Concept details the landscaping for the Aged Care component of the Yeronga Village, in accordance with the provisions of the Preliminary Approval.

The landscaping surrounding the proposed Aged Care Residence includes a variety of pedestrian friendly paving and extensive planting of both low shrubs and shade trees to create a comfortable and attractive area and to provide stimulation for residents.

The landscaping concept will also include a garden at the rear of the building that is specifically designed for the benefit of the dementia care patients of the development. This garden will include a number of sensory features, including full sun, full shade, colour, aroma, texture and sound. This is intended to provide a stimulus for the dementia care residents. This area will also include screening plants, feature trees and seating areas to provide a secure setting for the courtyard.

Overall the landscaping is complimentary to the rest of the Yeronga Village development and provides an appropriate corner landscape response to the road frontages.

Refer Appendix E – Landscape Concept Plan

5.0 SUMMARY OF SUPPORTING INFORMATION

5.1 ENGINEERING REPORT

In accordance with the Preliminary Approval, Sewer Augmentation has been provided as part of the previously Approved Stage 1 to increase the capacity of the system given the scale of the proposed development and future stages of "*The Village at Yeronga*". This work has been approved as part of a separate application and does not form part of this application.

5.2 ESD REPORT

An ESD report is being prepared and will be provided at the information request stage.

5.3 TRAFFIC REPORT

As mentioned previously, a traffic assessment has been prepared by TTM to satisfy a condition of the Preliminary Approval. Given the extensive traffic reporting undertaken as part of the initial application, the traffic advice provided focuses on the internal movements of the development. In this instance, the traffic report confirms that internal movements, parking and service requirements have been satisfied. The report acknowledges that some minor changes to the gradients of the ramp into the basement car park is required. The advice from the Architects has indicated the proposed ramp gradients can be incorporated in the development and the plans. It is proposed to amended in conjunction with any additional changes that might be required as a result of Council's assessment or prior to a decision be issued by Council

The proposed location of the entrance to the development is consistent with that of the Preliminary Approval issued by Council.

6.0 SITE INFORMATION AND ANALYSIS

6.1 PHYSICAL DESCRIPTION

The subject site is located on the corner of Cansdale Street and Venner Road, Yeronga which is approximately 4.5 kilometres south / south-west of the Brisbane CBD. Access to the proposed development will be provided from Venner Road. The full site is generally regular in shape with an overall area of approximately 2.792 hectares. The subject site has a frontage of approximately 230 metres to Venner Road and 105 metres to Cansdale Street.

This application relates the land at the corner of the Yeronga Village site, which comprises approximately 4,185m^2 of the 2.792ha site. The Aged Care component has a frontage of approximately 88 metres to Venner Road and 44 metres to Cansdale Street.

6.2 CURRENT USE OF THE SITE

The subject site is currently under construction as the first and second stages of the Yeronga Village development (Council reference A001637427) are being undertaken. The buildings currently under construction include Independent Living Units in accordance with the Preliminary Approval for the site. The associated site works for the rehabilitation of the 25m waterway corridor area is also at the final operational works approval stage with Council.

The third and fourth stages of the Yeronga Village are currently before Council (Council reference A001946377) and will also be for the purposes of Independent Living Units.

A Reconfiguration of a Lot Approval (Council reference A001637428) also exists over the subject site, and the necessary survey and servicing works associated with that approval are currently underway. This will involve the creation of a new title for the Aged Care Residence site, comprising approximately 4,185m^2 of site area. This new allotment has not yet been registered and as such, this application applies to part of the Lot 1 on RP150512.

6.3 TOPOGRAPHY

The subject site is predominantly flat with a gentle slope towards the eastern property boundary with site levels ranging from RL5.5 metres AHD to RL5.0 metres AHD. It is noted that the land slopes significantly along the eastern boundary of the site which reflects the existing stormwater drain in this area.

6.4 EXISTING SIGNIFICANT VEGETATION

The subject site is essentially clear of vegetation. The waterway corridor is to be rehabilitated as part of the Stage 1 and 2 Approval (Council reference A001637427). These works, while not required or forming part of this application, will improve the ecological character of the waterway corridor.

6.5 SITE CONTEXT

The site has four primary urban interfaces which can be described as follows:

North

Future Stages of the Yeronga Retirement Village adjoin the Aged Care Residence site immediately to the north, and Leyshon Park is located beyond the northern boundary of the subject site. This park is used by the El Salvador Soccer Club and the Yeronga Australian Football Club. Further to the north are the Brisbane Corso and the Brisbane River.

East

Fehlberg Park is located to the east of the subject site, beyond Stages 1 and 2 of the Yeronga Retirement Village. This park is used by the South Brisbane District Cricket Club. Beyond this park lies the low-density residential area of Yeronga and Fairfield.

South

The subject site has direct frontage to Venner Road to the south. This section of Venner Road is partially constructed. A parkland reserve which includes a dog park and children's play area and a Childcare Centre are located on the southern side of Venner Road, opposite the subject site. Beyond the parkland are existing Low-Medium Density and Low Density Residential and Commercial uses.

West

Cansdale Street and existing Light Industrial uses are located to the west of the site. This light industrial area contains several existing industrial uses (Akzo Nobel, Moxon Timbers and Airtech) and is surrounded by Sport and Recreation and Low-Density Residential Areas.

7.0 STATE ASSESSMENT FRAMEWORK

7.1 INTEGRATED PLANNING ACT

The purpose of the *Integrated Planning Act 1997* (*IPA*) is the outcome of 'ecological sustainability.' To achieve this outcome, a number of measures are outlined, including the following that apply to the subject development proposal:

- Ensuring the sustainable use of renewable natural resources and the prudent reuse of non-renewable natural resources;
- Avoiding if practicable, or otherwise lessening, adverse environmental effects of development;
- Supplying infrastructure in a coordinated, efficient and orderly way, including encouraging urban development in areas where adequate infrastructure exists or can be provided efficiently;
- Applying standards of amenity, conservation, energy, health and safety in the built environment that are cost effective and for the public benefit; and
- Providing opportunities for community involvement in decision making;

The subject development proposal has taken these principles into consideration, particularly through the implementation of best practice Water Sensitive Urban Design Principles, ensuring that the building will be serviced by the full range of essential urban infrastructure; and creating a high quality residential environment for persons with special needs which is considered to be a logical extension of an established residential area.

Pursuant to the *IPA*, the proposal constitutes assessable development, requiring a Material Change of Use. A Development Permit is to be obtained prior to the commencement of the development. Assessment against the Preliminary Approval issued over the subject site by Brisbane City Council on 3 October 2006 (Council File Reference: DRS/USE/H05-917956) indicates that the proposal is subject to Code Assessment, in accordance with Section 3.5.4 of the *IPA*.

7.2 STATE PLANNING POLICIES

State Planning Policies (SPP's) allow for State Government Interests in development related matters. The main purpose of SPP's is to shape planning schemes so that the State's requirements can be incorporated with those of Local Governments. There are currently 5 SPP's and these include:

- SPP 1/92: Development and the Conservation of Agricultural Land;
- SPP 1/07: Housing and Residential Development
- SPP 2/02: Planning and Managing Development involving Acid Sulfate Soils;
- SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;
- SPP 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities; and
- The State & Regional Coastal Management Plan (which constitute as an SPP)
- Nature Conservation (Koala) Conservation Plan 2006 and Management Programs 2006-2016

In terms of the current proposal, only the SPP2/02 is applicable. This policy is discussed below.

7.3 SOUTH EAST QUEENSLAND REGIONAL PLAN

The subject site is identified in the SEQ Regional Plan as being within the Urban Footprint. The intent of areas within the Urban Footprint is "to provide for the regions urban development needs to 2026". The Urban Footprint area will support urban uses such as "housing, industry, business, infrastructure, community facilities and urban open spaces".

The Regulatory Provisions of the SEQRP do not apply to urban activities within the Urban Footprint outside of a Major Development Area.

7.4 REFERRAL AGENCIES

7.4.1 Acid Sulphate Soils

This application will involve excavating more than 1000m^3 of land below 5 metres AHD which therefore triggers referral to the Department of Natural Resources, Mines and Water as an **Advice Agency** for Acid Sulphate Soils (ASS).

7.5 PUBLIC NOTIFICATION

In accordance with the *Integrated Planning Act 1997,* the proposed development represents 'assessable development'. Under the existing Preliminary Approval over the subject site the proposed development will be subject to the Code Assessment process. Accordingly the Development Application does not require public notification.

8.0 LOCAL ASSESSMENT FRAMEWORK

The proposal is considered to appropriately respond to the opportunities and values presented by the site, whilst satisfying relevant local planning objectives and the relevant provisions of the Preliminary Approval. The following section discusses the proposal in relation to the specific statutory planning provisions relating to the subject site. More importantly, the proposal is consistent with the outcomes sought and approved through the Preliminary Approval.

8.1 ASSESSMENT DETAIL

Area Classification	Light Industry
Local Plans and Precincts	Stephen's District Local Plan
Strategic Plan Designation	Residential Neighbourhoods
Defined Proposed Use	Multi–Unit Dwelling (Aged Care Accommodation)
Level of Assessment	Code Assessment
Relevant Codes	**Primary Codes** ▪ Stephen's District Local Plan Code ▪ Residential Design – Medium Density Code **Secondary Codes** ▪ Residential Design – Special Needs Code ▪ Stormwater Management Code ▪ Waterway Code ▪ Biodiversity Code ▪ Non – Discriminatory Access and Use Code ▪ Landscaping Code ▪ Services, Works and Infrastructure Code ▪ Transport, Access, Parking and Servicing Code

8.2 STRATEGIC PLAN

The subject site is located within the *Residential Neighbourhoods* area of the Strategic Plan. In order to provide for the rapid growth and changing lifestyles currently being experienced within Brisbane, the residential neighbourhoods strategic plan designation seeks to promote an efficient supply of residential land and housing that ensures high quality livability, residential character, safety, servicing and accessibility. An integral focus of development within residential neighbourhoods is the encouragement of developing a clearly identifiable sense of place.

With regards to the Residential Neighbourhoods strategic vision for this site, the proposal complies with the intent of this designation as follows:-

- The proposal provides for an efficient supply of special needs and aged care residential housing within an existing urban area;
- The proposal provides high quality design which enhances the locality's character and livability;
- The design of the proposed building will provide a high quality urban form which will complement the future development of *"The Village at Yeronga"*; and
- Service infrastructure is readily available to the site.

8.3 LOCAL PLAN

The subject site is located within the *Stephen's District Local Plan* area. The Local Plan identifies a proposed bikeway/walkway along both the eastern and western boundaries of the subject site. These connections have been constructed.

The Local Plan also identifies a potential bikeway / walkway through the centre of the site. Given the intended use of the site as a Retirement Village, it is considered that such a connection through the centre of the site would not be viable. The operation of the Retirement Village requires a safe and secure living environment. The establishment of a bikeway through the development will compromise the privacy and safety of future residents of the site and, as such, has not been provided. The approved Masterplan for the site identifies existing accessways along the eastern boundary of the site through to Fehlberg Park and down the western boundary of the site along Cansdale Street. The existing pedestrian connections provide sufficient pedestrian access and will not be compromised by the proposed development.

8.4 ASSESSMENT AGAINST PRELIMINARY APPROVAL

The proposed development forms the Aged Care component of the Yeronga Retirement Village. The following Assessment addresses compliance with the conditions of approval contained within the Preliminary Approval issued over the subject land by Brisbane City Council on 3 October 2006 (Council File Reference: DRS/USE/H05-917956.

Condition 1
Development of the site is to be generally in accordance with the Yeronga Village Master Plan illustrated on Drawing No A Issue A and dated 26/09/2006.

Response
The proposed development is generally in accordance with the Yeronga Village Master Plan. This application seeks approval of an aged care facility which comprises 1 building and a common area within Building Envelope H.

Condition 2
For the purposes of this Preliminary Approval pursuant to Section 3.1.6(2) of the Integrated Planning Act, all assessable development on the site shall be subject to the following Level of Assessment Table and applicable City Plan Codes as amended from time to time.

Code Assessment	Applicable Code
5. Multi Unit Dwelling (as defined in Chapter 3 Part 10 of the City Plan) where: i. Used for the purpose of a Retirement Village (as defined in Chapter 3 Part 10 of the City Plan); or ii. Used for the purposes of Aged Care Accommodation (as defined in Chapter 3 Part 10 of the City Plan); and iii. Complying with the conditions in the Preliminary Approval; and iv. Any relevant secondary codes are to be considered part of the Primary Code	Residential Design – Medium Density Code and Local Plan Code

Response
The proposed development seeks approval for a Multi-Unit Dwelling (Aged Care Accommodation) and is generally in accordance with the provisions of the Preliminary Approval. As such, this application is subject to Code Assessment pursuant to the Level of Assessment Table contained within the Preliminary Approval.

Condition 3
Ensure that with any Material Change of use and/or Reconfiguring a Lot, which ever is sooner all future development maintains the following:

(a) The combined maximum Gross Floor Area for the development as shown on Precinct Plan Drawing SD 02 Rev E and dated 15/05/2006, and does not exceed 36,000m² where:
(i) Building H has a maximum Gross Floor Area of 5,000m²; and
(ii) The remainder of the buildings have a maximum combined Gross Floor Area of 31,000m²

Response
The proposed development comprises the Aged Care component of the Yeronga Retirement Village. This application seeks approval for a Development Permit for Material Change of Use for Multi Unit Dwellings (Aged Care Accommodation). This proposal includes the development of Building H, as identified on the Yeronga Village Master Plan. The proposed Gross Floor Area (GFA) of the proposed building within this stage is 5,000m².

(b) All buildings on the site are contained within the approved building envelope plan as shown on Drawing No. SD 03 Rev H and dated 22/08/2006;

Response
This application seeks approval for the establishment of Building H, as identified within the Yeronga Village Master Plan. The building proposed is considered to be generally in accordance with the Approved Building Enveloped Plan, Drawing No SD 03 Rev H, dated 22/08/2006 as it is included within Building Envelope (H). Please refer to ***Appendix B – Architectural Plans*** for a visual representation of how the proposed building complies with the applicable building envelope.

(c) The overall height of the buildings inclusive of all structures and shown on Drawing No SD 10 Rev C and dated 21/03/2006 is to be as follows:
i. Any five storey buildings do not exceed 18.4metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2metres AHD);
ii. Any four storey buildings do not exceed 15.4 metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2metres AHD);
iii. Any three storey buildings do not exceed 12.4metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2metres AHD).

Response
The proposed development comprises the Aged Care component of the Yeronga Retirement Village, in accordance with the Preliminary Approval. The proposed development includes the establishment of a three (3) storey building which extends to a maximum building height of RL19.60 metres AHD. The relevant condition above requires the proposed building to be entirely located below RL19.60 metres AHD. As such the proposed development is consistent with the Preliminary Approval.

(d) Any building setbacks along the northern boundary with Leyshon Park are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and to be no closer than:
i. Buildings A1 and A2 – 6 metres; and
ii. Building B and C – 8 metres

Response
The proposed development does not involve Buildings A1, A2, B or C of the Preliminary Approval and does not include frontage to Leyshon Park, as such this item does not apply. These buildings will be subject to separate applications to Council.

(e) Any building setbacks to the eastern property boundary to Fehlberg Park are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and MP03 Issue D and dated 21/08/2006 and to be no closer than 25 metres from the existing eastern property boundary at the date of this approval.

Response
The proposed development comprises the establishment of Building H in accordance with the Yeronga Village Masterplan. This subject application does not include any buildings fronting Fehlberg Park and the proposal is entirely out of the 25m setback. As such, the proposed development is consistent with the Preliminary Approval.

(f) Any building setbacks to the southern property boundary with Venner Road and Hyde Park are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and to be no closer than:

i. Buildings H and E – 6 metres

Response
The proposed development includes the establishment of Buildings H as part of the Aged Care component of the Yeronga Retirement Village. The buildings are located fronting the southern property boundary and are setback a minimum of 6 metres from the frontage, with articulation in the form of stepping of the façade and varied materials palette. The proposed development is in accordance with this provision of the Preliminary Approval.

(g) Any building setbacks to western property boundary on Cansdale Street are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and to be no closer than 6 metres

Response
The proposed development includes the establishment of Buildings H within the Yeronga Village Master Plan. The eastern boundary of the Aged Care Residence is set back at least 6 metres from the Cansdale Street frontage and is accordingly consistent with the provisions of the Preliminary Approval.

(h) No buildings, structures or uses are to occur within the waterway corridor except as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and MP03 Issue D and dated 21/08/2006

Response
The proposed development, in accordance with the provisions of the Preliminary Approval, does not propose any structures, buildings or uses within the 25m setback. Landscaping works within this buffer zone were included as part of Stage 1 (Council Reference A00163427) of the overall development, in accordance with MP03 Issue D, dated 21/08/2006 and do not form part of this development application.

(i) The design elements to reduce the appearance of building bulk includes as a minimum the design elements shown in the following plans, Drawing No SD 0.71 Rev D, SD 07.2 Rev D and SD 08 Rev D all dated 04/05/2006 and SD 07.3 Rev A and dated 23/08/2006.

Response
The proposed development incorporates design elements, including articulation and balconies to assist with reducing building bulk, in accordance with the provisions of the Preliminary Approval. Refer to ***Appendix C – Architectural Proposal Plans***.

(j) The rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the building by the inclusion of the following design aspects:

i. The rooftop is designed to enable future inclusion of satellite dishes/ telecommunication facilities in an unobtrusive manner; and

ii. Roofscape must be attractive and not marred by cluttered display of plant and equipment

Response

The proposed development is consistent with the provisions of the Preliminary Approval. The roof of the building includes a 5 degree slope from the roof centreline, enabling the establishment of infrastructure on the roof, if necessary at some stage in the future. The roof is not cluttered by plant or equipment.

(k) Any screening device to balconies or terraces are not fully enclosed and are designed as an integral part of the building and are installed/ constructed as part of the construction of the building.

Response

The balconies proposed as part of the development are designed with balustrade and are not enclosed. This construction enhances the articulation of the buildings and encourages interaction between the buildings and the activities below. The design of the balconies contributes to the overall appearance of the building, in accordance with the provisions of the Preliminary Approval.

Condition 4

Incorporate into the design and construction of any residential building, best practice sustainable development technology and design practices addressing the Brisbane City Council's Principles of Sustainability including, but not limited to:

i. Passive design
ii. Water Use
iii. Materials use
iv. Energy use
v. Site impacts
vi. Transport impacts; and
vii. Social and community impacts

Response

An ESD Report is being prepared and will be provided at Information Request Stage. These principles have been considered during the design of the proposal.

Condition 5

All aspects of development as outlined within this section, to which the conditions relate in the 'Preliminary Approval Package', are to be completed before midnight on 30 November 2012

Response

The proposed development comprises the aged care component of the Yeronga Retirement Village. The proposed development form is consistent with the provisions of the Preliminary Approval Package.

Condition 6

Water supply and Sewerage Headworks:

Prior to endorsement of a 'Community Management Statement', prior to a Material Change of Use and/ or Reconfiguring a Lot, whichever is sooner, pay to Council a monetary contribution towards the cost of water supply sewerage headworks at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate per Equivalent Tenement based on the proposed use of the site

Response
The proposed development comprises the aged care component of the Yeronga Retirement Village. The Approved Stage 1 (A00163427) of the development incorporates the sewer augmentation, in accordance with the approved Brisbane Water plan included within the Preliminary Approval. This condition is therefore not relevant to the proposal.

Condition 7
Parkland
Prior to endorsement of a 'Community Management Statement', prior to a Material Change of Use and/or Reconfiguring a Lot, whichever is sooner, pay to Council a monetary contribution towards the cost of parkland at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate as per Planning Scheme Policy 1 Development Contributions for Parks and Recreational Facilities Arising from Subdivisions of Land and from Material Change of Use or Development of Land.

Where a contribution of land has been made for parkland, this can be offset against the parkland contribution for subsequent development approvals.

Response
In accordance with the Preliminary Approval, these payments will be made at the current rates at time of payment and can be conditioned accordingly.

Condition 8
All future development applications for a Material Change of Use and/or Reconfiguring a Lot, whichever is sooner, are to submit a Rehabilitation Plan which includes the following:

a) *The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation generally in accordance with the Masterplan Drawing A Issue A and dated 26/09/2006 and Drawing Nos MP03, MP04, MP05, MP06, MP07, MP08, and MP11 all dated 21/08/2006 and that includes at least the following information...*

Response
This Condition was complied with as part of Stage 1 of the development of the site (A00163427).

Condition 9
Prior to the commencement of any Material Change of Use and/or endorsement of a survey plan for Reconfiguring a Lot, which ever is sooner, undertake the following:

a) *Transfer and surrender to the Crown to be dedicated as park and recreation reserve with Council as Trustee the land indicated as a pathway along part of the eastern property boundary within the site and shown on the Landscape Master Plan Drawing No. MP03 and dated 21/08/2006*

Response
The land indicated as pathway within the site was included within the Reconfiguration of a Lot application approved by Council (A001637428). The site works for this approval are underway, and the pathway will be dedicated at registration of that subdivision plan.

Condition 10

All future development application for a Material Change of Use, are to submit a Landscape Concept Plan which includes at least the following:

- *(i) Existing Site Conditions;*
- *(ii) Proposed Site Conditions*
- *(iii) Extent, function and character of areas to be landscaped*
- *(iv) Proposed resolution of earthworks*
- *(v) Typical sections and construction detail*
- *(vi) Specification notes*
- *(vii) Proposed planting palette*
- *(viii) Proposed finishes palette*

Response

A Landscape Concept Plan has been prepared in accordance with the Preliminary Approval by JW Concepts. The Landscaping Concept details the proposed landscaping outcome for the subject site, which provides a comfortable and safe landscape outcome for the residents of the site. The Landscape Concept includes detailed plans, proposed planting and finishes palettes in accordance with the Preliminary Approval.

It is submitted to Council the landscape plan is cognisant of the entire development as JW Concepts were involved with the initial application.

Refer Appendix E – Landscaping Concept Plan

Condition 11

Prior to commencement of any Material Change of Use all buildings/ structures have been designed in accordance with Council's 'Subdivision and Development Guidelines' to ensure that minimum habitable floor levels are 500mm above the 100 year (ARI) flood level (river and creek flooding) or 500mm above the 50 year (ARI) (overland flow level) whichever is greater.

Response

In accordance with the provisions of the Preliminary Approval, the proposed building floor levels on the site will be positioned to be above the Q100 (ARI) River and Creek Flood level and the Q50 (ARI) Overland Flow levels. The habitable floor levels for the proposed development will be set at 7.2mAHD to ensure flood immunity to the Q100 and Q50 levels required.

Refer Appendix C – Architectural Plans

Condition 12

Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot construct the development in accordance with the approved hydraulics report prepared by Cardno dated 23rd May 2006, including:

- *(i) External stormwater works as stated in Section 6.3 in the above report and shown on Figure 7*
- *(ii) Rehabilitation of the existing Waterway*

And subject to the following additional requirements:

- *(iii) All fences proposed to be constructed across of over the overland flow path are to allow the free passage of the overland flows;*
- *(iv) Easements for overland flow and access purposes are to be granted fee of cost and compensation to Council over those area identified in the report; and*
- *(v) Provide certification to the Engineering Delegate, Development and Regulatory Services that the development has been constructed in accordance with the approved Hydraulic report.*

Response

The proposed development comprises the aged care component of the Yeronga Retirement Village, further to the Preliminary Approval granted by Council in October 2006. Stage 1 of the proposed development (A00163427) includes the external stormwater works as required by the Preliminary Approval, in accordance with Cardno report dated 23/05/06. This work will also include the rehabilitation of the waterway corridor adjacent to the site which is included within Stage 1 of the development.

Condition 13

Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot, submit a traffic report prepared in accordance with the City Plan, demonstrating that the traffic generated from the development stage and including the cumulative impact from all approved stages of development does not require any works to be undertaken as follows:

(a) Upgrading of the intersection at Hyde Road, Cansdale Street/ Venner Road; and

- *Along the entire frontage of the site to Cansdale Street including both sides of the Cansdale Street frontage.*

Response

A traffic report has been prepared by TTM to satisfy this condition. As mentioned above, the focus of the traffic report is to assessed the internal traffic aspects of the development as the network issues were addressed as part of the initial Development Application. The report concludes the proposal generally satisfies the Australian Standards. It is acknowledged that amendments to ramp grading has been recommended and will be addressed prior to a decision being made by Council.

Condition 14

Prior to the commencement of use of any Material Change of Use and /or Reconfiguring a Lot, construct the following external sewer headworks in accordance with Council's 'Water and Sewerage Reticulation Standards'. The system headworks component will be credited against the actual cost of construction of the required works comprising headworks.

(a) A sewer from point A to point B as noted on Plan No. s917956

(b) A sewer from point B to point C as noted on Plan No. s917956.

Response

This work has been approved as part of the Stage 1 of the development (A00163427). Detailed design of this work is underway in accordance with the Council requirements.

8.5 ASSESSMENT AGAINST PLANNING SCHEME CODES

Given the Preliminary Approval that applies to the subject site, assessment of the proposed development against the underlying area classification of the site, Light Industry is not considered necessary. The proposed development has been assessed against the provisions of the following *City Plan 2000* Codes:

Residential Design – Medium Density Code	Residential Design – Special Needs Code
Stormwater Management Code	Waterway code
Landscaping Code	Biodiversity Code
Transport, Access, Parking and Servicing Code	Services, Works and Infrastructure Code
Energy Efficiency Code	Non-Discriminatory Access and Use

It is submitted to Council the proposal satisfies these codes.

Refer ***Appendix H – Code Responses***

9.0 CONCLUSION

The proposed development seeks to establish the Yeronga Aged Care facility on the site of the Yeronga Retirement Village, in accordance with the provisions of the Preliminary Approval approved by Council in October 2006.

The application seeks approval for the establishment of Building H (as identified by the approved Yeronga Village Masterplan), along with necessary landscaping, in accordance with the Preliminary Approval. This stage of the development involves the establishment of an Aged Care Residence comprising 100 beds that will service the high care needs of the locality.

An assessment of the proposal against the provisions of the Preliminary Approval has been conducted in the preparation of this application and has demonstrated that the proposed development is consistent with the Preliminary Approval and is therefore subject to Code Assessment. The assessment completed against the relevant City Plan codes also confirm the development satisfies City Plan in this regards.

Supporting documents, including a Traffic Assessment, Landscaping Concept and detailed proposal plans are included with this application.

The proposed development is consistent with the provisions of the Preliminary Approval and is considered an appropriate development outcome for the site. It is therefore requested that the proposed development be approved, subject to reasonable and relevant conditions.

(9)

Our Ref: 22208
Date: 28 February 2008

The Chief Executive Officer
Brisbane City Council
Level 1, Library and Customer Service Centre
Brisbane Square
266 George Street
BRISBANE QLD 4000

Via: Conics Delivery

Dear Sir / Madam

RE: LETTER OF CONSENT OF OWNER
FOR APPLICATION

We, the undersigned, hereby consent to the lodgement of the necessary applications for the establishment of an Aged Care Residence over lot 1 on RP150512, Parish of Yeerongpilly, County of Stanley.

Yours faithfully

[redacted]

Date: 28/02/08

Name: DIRECTOR Yeronga Village Pty. Ltd.
A.C.N. 117 908 013

[redacted]

Date: 28/02/08

Name: DIRECTOR Yeronga Village Pty. Ltd.
A.C.N. 117 908 013

The ACN must be included and accompanied by -

- the signature of either-
  - Two directors of the company
  - A director and a company secretary of the company or
  - If a proprietary company that has a sole director who is also the sole company secretary, that director

OR

- The company seal (if the company has a common seal) witnessed by-
  - Two directors of the company
  - A director and a company secretary of the company or
  - For a propriety company that has a sole director who is also the sole company secretary, that director.

8

QLD ENVIRONMENTAL PROTECTION AGENCY

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 1037347 EMR Site Id: 27 March 2008
This response relates to a search request received for the site:
Lot: 1 Plan: RP150512

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

[redacted]

Registrar, Contaminated Land Unit

Our Ref: 22208
Date: 28 February 2008

The Chief Executive Officer
Brisbane City Council
Level 1, Library and Customer Service Centre
Brisbane Square
266 George Street
BRISBANE QLD 4000

Via: Conics Delivery

Dear Sir / Madam

RE: LETTER OF CONSENT OF OWNER
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OR

- The company seal (if the company has a common seal) witnessed by-
  - Two directors of the company
  - A director and a company secretary of the company or
  - For a propriety company that has a sole director who is also the sole company secretary, that director.

Brisbane City Council

Development Assessment Branch
Customer & Community Services Division
GPO Box 1434
Brisbane QLD 4001

Telephone 07 3403 8888

Sent to P/S
Moved to Final
and posted by ET
18/12/07

18 December 2007

Hardev Pty Ltd
C/- P M M Brisbane Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Attention: [redacted]

Permit Type: DA - Material Change of Use
Description of Proposal: Multi-Unit Dwellings (85 Units) - Retirement Village
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot(s) 1 on Registered Plan 150512
Application Reference: A001946377

Dear [redacted]

RE: Information Request under Section 3.3.6 of the *Integrated Planning Act 1997*

An initial review of the above application has been carried out. However, before the applicant can be fully assessed, submit the following information:

1. Amend the Site/Floor Plans and Elevation Plans to:

   a. Provide levels for each floor level and the maximum building height at AHD. Also show on all elevation plans the location of Natural Ground Level, the Flood Immunity Level (7.2 metres AHD) and maximum allowable height of 25.6 metres AHD in accordance with the Preliminary Approval over this site.

   b. Annotate the Pump Room as shown on the Pump Room Location Plan as a temporary structure or relocate the Pump Room with a minimum setback of 6 metres to Cansdale Street. In accordance with Condition 3(g) of the Preliminary Approval dated 3rd October 2006, no structure is to be no closer than 6 metres to Cansdale Street.

   c. Provide a minimum of 22 visitor car parking spaces in accordance with Table 1 Acceptable Solution 21 of the *Residential Design - Medium Density Code* which requires 0.25 spaces be dedicated to visitors per dwelling unit. Based on these calculations the Basement Level Plans is to be amended to show 9 spaces dedicated for visitors for Building 3 and 13 spaces dedicated for visitors for Building 4. Visitor spaces are to be located nearby the lifts for each building to ensure that visitor spaces are readily accessible to dwellings serviced.

   d. Provide a prominent pedestrian entry to Venner Road in accordance with Acceptable Solution 20 of the *Residential Design Medium Density Code* which requires that the proposal has at least one prominent pedestrian entry that connects a foyer directly with a footpath.

e. Nominate the colours and materials for buildings 3 and 4 to clearly differentiate between Stage 1 and Stage 2. In accordance with Acceptable Solution 3.1 and 3.3 the buildings should provide variation in materials and provide for variation in colours including between levels.

f. Accurately show the location of the existing row of street trees along the Venner Road reserve for retention.

g. Provide amended Landscape Plans at a scale of 1:100 A3 that:

   i. Accurately reflect/explains the graphics used on the Landscape Plans

   ii. Removes unnecessary architectural and engineering information;

   iii. Shows the location and protection of the existing row of street trees along Venner Road;

   iv. Clearly defines (including key dimensions) those areas of soft landscape works that are located in-ground;

   v. Location and height of retaining walls; and

   vi. A clearly indication of the likely location of the various planet species' identified in the planting schedules

2. Provide additional documentation and plans as outlined below:

   a. Provide a detailed streetscape plan to Venner Road. The height of fencing to Venner Road is to be in compliance with Acceptable Solution 9.2 of the *Residential Design - Medium Density Code* which requires fencing to road alignment does not exceed 1.5 metres if 50% transparent and 1.2 metres if solid. The streetscape plan should also show at least one prominent pedestrian entry to Venner Road in accordance with Acceptable Solution 20 of the *Residential Design - Medium Density Code* that requires the proposal to have at least one prominent pedestrian entry that connects a foyer directly with a footpath.

   b. Provide documentation demonstrate how best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability are incorporated as part of this development in accordance with Condition 4 of the Preliminary Approval dated 3rd October 2006.

   c. Provide an assessment against the *State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulfate Soils* as greater that $100m^3$ of soil is indicated for disturbance. Provide an Acid Sulfate Soils Investigation Report and subsequent Acid Sulfate Soils Management Plan in accordance with this policy and other associated technical guidelines.

   d. Provide a Site-Based Stormwater Management Plan which demonstrates that stormwater run-off from the site will not contain pollutant levels in excess of the *Council's Water Quality Objectives*. The plan must contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. This will require the incorporation of one or more stormwater quality treatment measures; eg. grass swales, infiltration areas, vegetation filters or proprietary devices within the storm water system.

A search of Council records shows that a Site-Based Stormwater Management Plan has not been submitted over this site nor as part of the conditions of approval for Stage 1.

If you require any clarification or wish to discuss any aspect of this letter further I would be happy to meet with you after the 14th January 2008.

Your response should be submitted electronically by e-mail to Elliott.Thornton@brisbane.qld.gov.au and mailed or delivered in hard copy to the Development Lounge, Level 1, Library and Customer Centre, 266 George Street, Brisbane or to Brisbane City Council, GPO Box 1434, BRISBANE QLD 4001. Please note that if you are submitting plans we require that you provide the same number of copies as originally submitted with the application. Your prompt attention in this matter will enable the Council to more quickly decide your application.

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

Yours sincerely

[redacted]

Urban Planner, Development Assessment
Development Assessment South BSQ
(07) 3403 4241
Development Assessment Branch

pmm
a conics company

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743 Ann Street (PO Box 1559)
Fortitude Valley Queensland
Australia 4006

Our Ref: 7203-2
Date: 14 November 2007

Attn: The Team Leader – Development Assessment Team South

The Chief Executive Officer
Development Assessment Team South
Brisbane City Council
266 George Street
BRISBANE QLD 4000

Via: PMM Delivery

Dear Sir / Madam

RE: DEVELOPMENT APPLICATION
MATERIAL CHANGE OF USE
15 CANSDALE STREET, YERONGA

We write on behalf of our Client, Hardev Property Development Pty Ltd, in lodging this development application for a ***Development Permit*** for ***Material Change of Use*** for Multi Unit Dwellings (Retirement Village.

The application is lodged in respect of the property located at 15 Cansdale Street, Yeronga more properly described as Lot 1 on RP150512, Parish of Yeerongpilly, County of Stanley.

This application is lodged subsequent to the approved Preliminary Approval, which was determined by Council on 3 October 2006 (Council reference DRS/USE/H05-917956) and Stage 1 of the Retirement Village, approved by Council on 24 July 2007 (Council reference A001637427). This application is in accordance with the Conditions of the Preliminary Approval and is therefore subject to Code Assessment.

The relevant **Primary and Secondary Codes** have been accordingly addressed and are attached as ***Appendix H*** of the Town Planning Assessment Report. The following is a summary of the codes addressed:

- Residential Design – Medium Density Code
- Residential Design – Special Needs Code
- Stormwater management Code
- Landscaping Code
- Transport, Access, Parking and Servicing Code
- Non-Discriminatory Access and Use Code
- Energy Efficiency code

An **Erosion Hazard Assessment** has been accordingly undertaken by BMD Consulting and is submitted to Council in support of this development application, attached as ***Appendix F*** of the Town Planning Report.

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The following is a summary of the relevant site details:

Street Address	15 Cansdale Street, Yeronga
Real Property Description	Lot 1 on RP150512
Site Area (m²)	2.792ha
Area Classification	Light Industrial
Local Plan	Stephens District Local Plan
Name of Owner	Yeronga Village Pty Ltd
Name of Ward	Dutton Park

In support of this application we enclose the following information:

- IDAS **Development Application Forms Parts A, D and Assessment Checklist** duly completed;
- **Letter of Consent** executed by Yeronga Village Pty Ltd;
- Seven (7) hard copies and one (1) CD copy of the **Town Planning Assessment Report** prepared by PMM Brisbane dated November 2007, including proposal plans and supporting information;
- Our client's **cheque** to the value of **$7,625.75**, which we understand to be the appropriate application fee, applicable as at 1 July 2007. The fee is calculated on the category of a:
  - Large Non-Domestic Development Type A
  - Code Assessable; and
  - Subsequent to a Preliminary Approval.

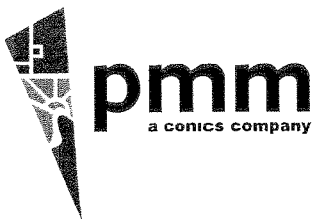
We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer by telephone on 3237 8899.

Yours faithfully
PMM BRISBANE PTY LTD



Town Planner

cc  – Hardev Property Development Pty Ltd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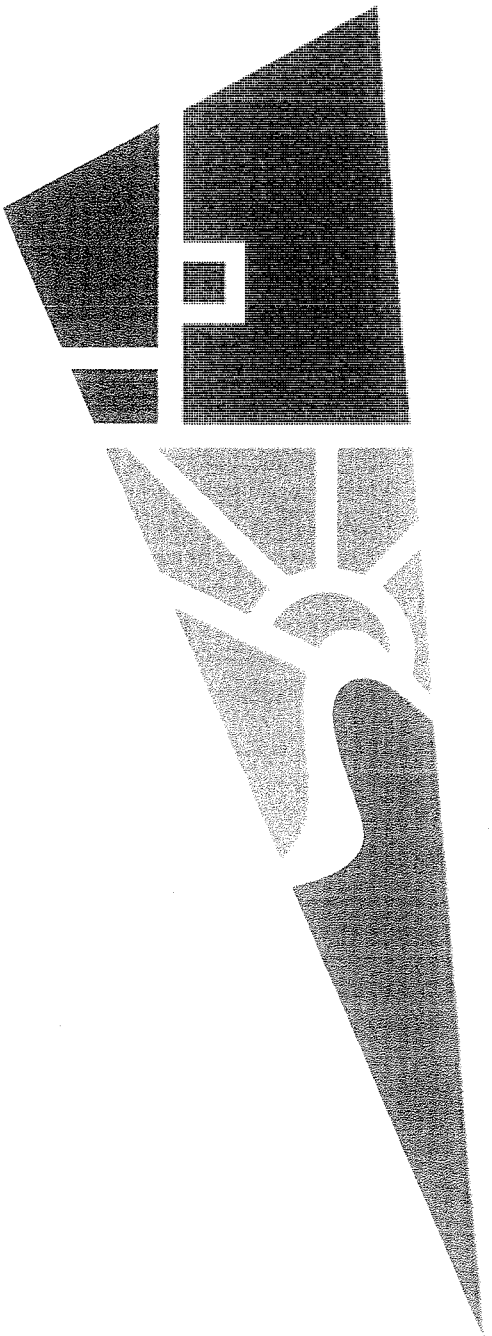
Town Planning Report

Yeronga Village - Stage 2

Development Permit (subsequent to a Preliminary Approval)
for Material Change of Use for Multi-Unit Dwellings
(Retirement Village)– Code Assessment

November 2007



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Appendix A – IDAS Forms, Certificates of Title, Contaminated Land Searches and Owner's Consent
Appendix B – Preliminary Approval Conditions, *provided by Brisbane City Council*
Appendix C – Architectural Proposal Plans, *prepared by Arkhefield*
Appendix D – Traffic Report, *prepared by TTM Consulting*
Appendix E – Landscape Concept Plan, *prepared by JW Concepts*
Appendix F – Engineering Report, *prepared by BMD Consulting*
Appendix G – Noise Assessment - *prepared by MWA Environmental*
Appendix H – Code Responses

1.0 EXECUTIVE SUMMARY

This Town Planning Report has been prepared by PMM Brisbane for, and on behalf of, Hardev Pty Ltd, in support of the Development Application relating to the subject land located at 15 Cansdale Street, Yeronga.

The Development Application is lodged subsequent to a Preliminary Approval (Council File Ref: DRS/USE/H05-917956) and seeks approval for a **Development Permit** (subsequent to a Preliminary Approval) for ***Material Change of Use*** for Stage 2 approval for *Multi-unit dwellings (Retirement Village).* The proposal is subject to **Code Assessment** only, as the proposal accords with both the provisions of the Preliminary Approval and the Residential Design – Medium Density Code. A full review of the relevant planning provisions has been included as part of this development application to demonstrate the compliance with the Preliminary Approval and the Residential Design – Medium Density Code.

The proposal forms Stage 2 of the precinct referred to as "*The Village at Yeronga*" and consists of 2 buildings, of a maximum of five (5) storeys in height, constructed over a vehicular basement. There are a total of 85 Independent Living Units contained within Buildings 3 and 4. The proposal also includes the establishment of a services building in proximity to the Cansdale Street frontage of the site which will provide the necessary services including hydrant boosters and the like for the entire Yeronga Village development. The design of the proposal is both functional and flexible to suit the needs of future residents and includes a variety of materials and finishes, with substantial articulation in the building façades. These elements combine to create a visually interesting built form that represents contemporary Australian architecture that will create a striking streetscape upon completion of all stages of the masterplanned development. The buildings interface admirably with the areas of public domain and successfully achieve a human scale. Furthermore, the proposal represents the epitome of design in Australia for environmental responsiveness for aged care facilities.

The proposal, which will operate as a high quality Retirement Village has been designed to provide a comfortable and welcoming environment for its residents and their guests. Individual unit sizes are substantial with comfortable balcony areas. Common areas are designed to ensure safe and convenient access to cater for the needs of the residents. The development also features substantial community facilities, including a central bowling green and recreation area, in addition to the swimming pool and other facilities which were approved as part of Stage 1 (Council Reference: A001637427). Overall, the proposed development is considered to provide an inviting built form result which will provide a high quality of life for residents of the development.

Detailed architectural perspectives, elevations and floor plans have been prepared to accurately illustrate the proposed buildings.

Technical reports, including ESD, engineering, landscaping and traffic have been prepared for the master planned development which address all issues associated with the proposed development of the site. These reports are included as Appendices to this Town Planning Report and are discussed throughout.

Given the Preliminary Approval relevant to the proposal, and the high quality of the built form proposed, the proposed development is considered to be appropriate for the site and is recommended for approval, subject to reasonable and relevant conditions

2.0 APPLICATION DETAIL

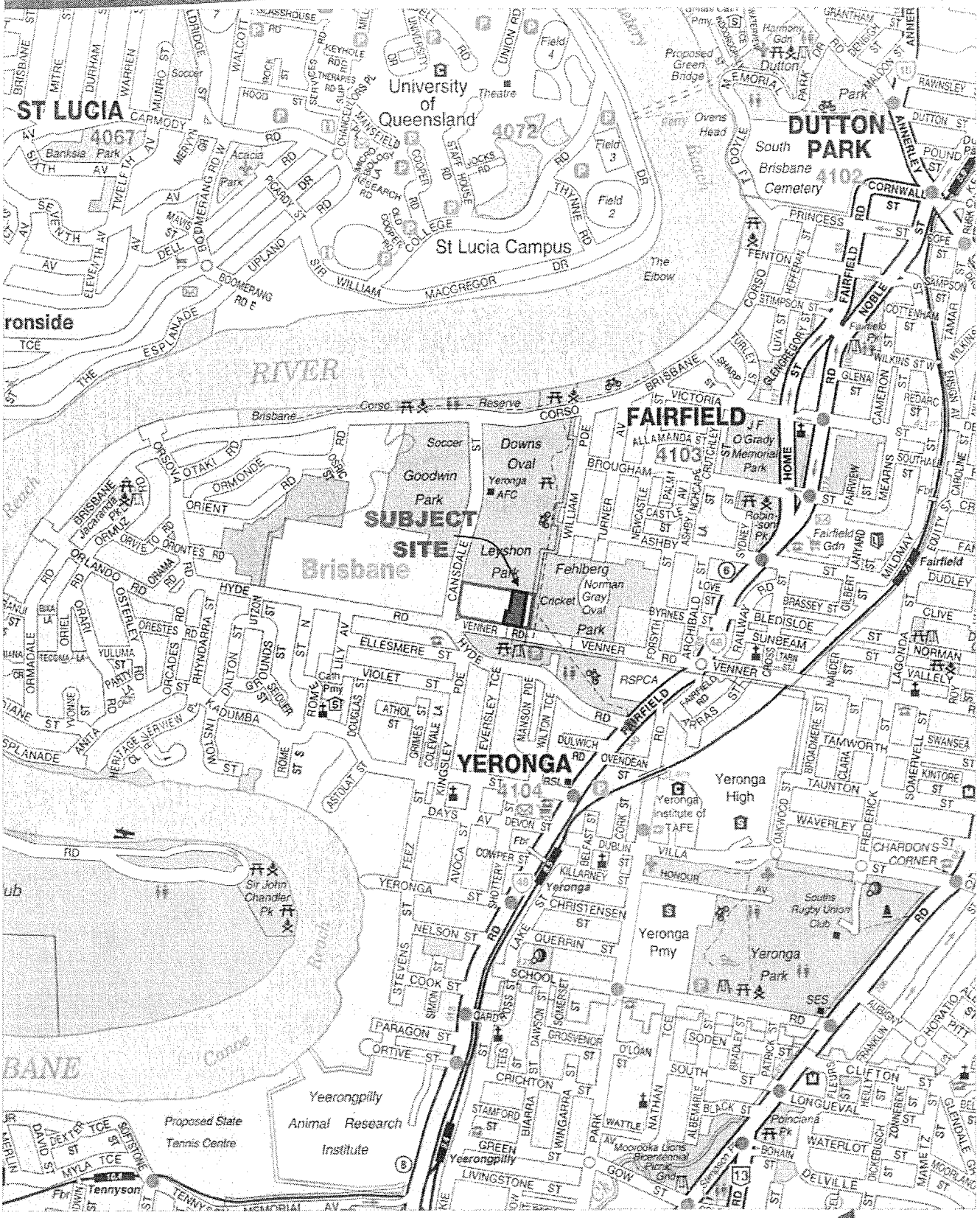
Street Address	15 Cansdale Street, Yeronga
Real Property Description	Part of Lot 1 on RP 150512
Site Area (m^2)	2.792ha
Area Classification	Light Industrial
Name of Owner	Yeronga Village Pty Ltd
Name of Ward	Dutton Park
Aspects of Development	Development Permit (subsequent to a Preliminary Approval) for Material Change of Use for Stage 2 approval for Multi-unit dwellings (Retirement Village)
Level of Assessment	**Code Assessment** in accordance with Level of Assessment Table in the Preliminary Approval (Council File Ref: DRS/USE/H05-917956) – proposal is consistent with the provisions of the Preliminary Approval and complies with the Residential Design – Medium Density Code and Centre Design Code
Applicant	Hardev Pty Ltd c/o PMM Brisbane Pty Ltd
Contact Person	[redacted] Partner / Senior Town Planner P: 07 3237 8808 F: 07 3237 8833 M: 0403 013 725 [redacted] [redacted] Town Planner P: 07 3237 8898 F: 07 3237 8833 [redacted]

Refer Appendix A – IDAS Forms, Certificates of Title, Contaminated Land Searches and Owner's Consent

Refer Figure 1 – Locality Plan
Refer Figure 2 – Area Classification Plan

Locality Plan

Figure 1



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Ref No: 7203-11 Date: Nov 07 Scale: 1:15000 Source: Aust City Streets V3

File Path - V:\Projects\7203Locality.cdr

Cadastral Plan

Figure 2



Ref No: 7203-12 Date: Nov 07 Scale: 1:2000 Source: DNR&W/Smartmap

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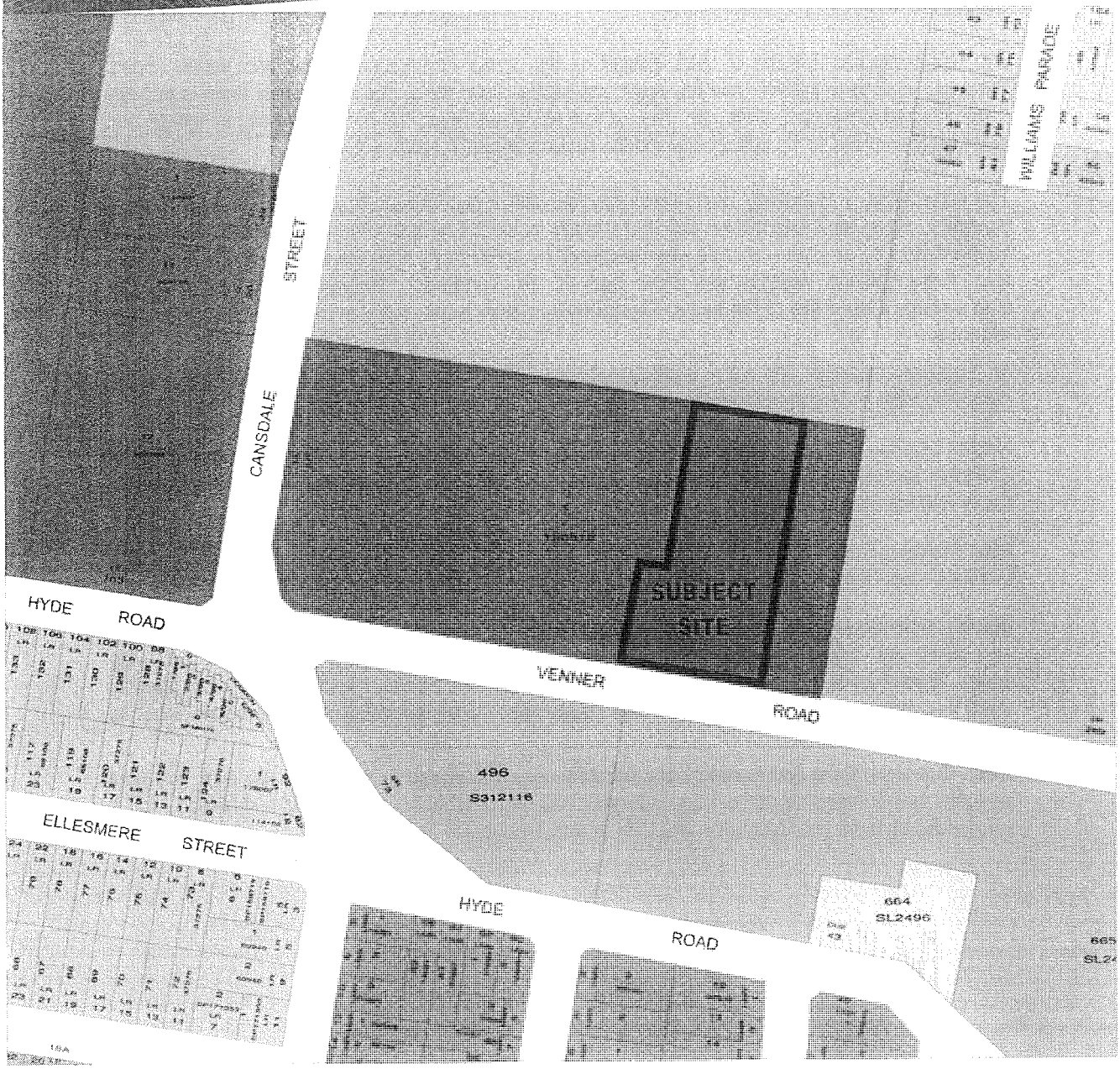
Area Classification Plan

Figure 3



Low Density Residential

Community Uses

Low-Medium Residential

Light Industry

Sports and Recreational

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Ref No: 7203-13 Date: Nov 07 Scale: 1:2500 Source: City Plan 2007

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3.0 SITE CHARACTERISTICS

The site comprises 2.792ha of land, located on the corner of Cansdale Street and Venner Road, Yeronga. Access to the site from the south and east is along Hyde Road as Venner Road is partially unconstructed to the east of the site. The section of Venner Road that borders the site is constructed and provides access to the subject site and the surrounding open space network.

The subject site is essentially level across the site, with a gentle slope towards the eastern property boundary. Along the eastern boundary and partially inside the subject site lies a drainage line that is characterised by an open concrete drain bordered by some trees and a pedestrian footpath/ bicycle way. This drainage infrastructure forms part of the stormwater drainage infrastructure for the surrounding urban areas to the south. Council have identified this drainage infrastructure as being a waterway.

An expanse of passive and active recreational open space and corridors has been preserved in the general locality and region surrounding the site. In more immediate proximity to the site is:

North: Leyshon Park is located immediately north of the subject site. This park is used by the El Salvador Soccer Club and the Yeronga Australian Football Club. Beyond the park are the Brisbane Corso and the Brisbane River.

East: Fehlberg Park is located to the east of the subject site. This park is used by the South Brisbane District Cricket Club. Beyond this park lies the low-density residential area of Yeronga and Fairfield.

South: Immediately south of the subject site is Venner Road, which is partially unconstructed to the east of the site. Adjacent to this is a parkland reserve which includes a dog park and children's play areas. Beyond Hyde Road are existing Low-Medium and Low Density Residential and Commercial uses. It is understood that the existing service station site is to be redeveloped for townhouse/ units as approved by Council.

West: Cansdale Street and existing Light Industrial uses are located to the west of the site. This light industrial area contains several existing industrial uses (Akzo Nobel, Moxon Timbers and Airtech) and is surrounded by Sport and Recreation and Low-Density Residential Areas.

4.0 PROPOSAL DETAILS

SITE HISTORY

Refer Appendix B – Preliminary Approval Conditions

A Preliminary Approval was granted over the subject site by Brisbane City Council on 03 October 2006 for the establishment of an Integrated Retirement Village (Council File Reference: DRS/USE/H05-917956). The Preliminary Approval comprised the following elements:

Preliminary Approval to override the Planning Scheme under section 3.1.6 of the IPA for a Material Change of Use for Multi-Unit Dwelling (Retirement Village), Shop, Office and Restaurant

The Preliminary Approval application was lodged with Council in April 2004. The Approval was subject to extensive analysis and assessment by Council to ensure that the future stages, which would be subject to Code Assessment where compliant with the Preliminary Approval, resulted in an appropriate development form for the site and the surrounding Yeronga area.

The Preliminary Approval application was subject to Impact Assessment and Referral Coordination, accordingly involving 30 business days of public notification. During the public notification period, a total of 14 submissions were properly made.

The Preliminary Approval application was approved by Full Council on 03 October 2006.

The Preliminary Approval provides the following provisions:

- Approval of a Yeronga Master Plan which identifies the layout and location of buildings on the site, along with the setback of 25m from the adjacent waterway corridor;
- Approval of a Level of Assessment Table which provides for uses including Multi Unit Dwellings (Retirement Village) to be subject to Code Assessment, where in accordance with the Preliminary Approval and Residential Design – Medium Density Code. Uses not in accordance with the Preliminary Approval or the Residential Design – Medium Density Code will be subject to Impact Assessment;
- Approval of a set of provisions, including a maximum site Gross Floor Area (GFA) of 36,000m^2 over the entire 2.792ha site, with a maximum of 5,000m^2 for Building H and a maximum 31,000m^2 for the remainder of the site;
- Approval of a variation of building heights, with a maximum height of 5 storeys, where in accordance with the Building Envelope Plan (Drawing No. SD03 Rev H);
- Approval of Building Setbacks and other design elements, as identified within Condition 3 of the Preliminary Approval; and
- The Preliminary Approval also provides for the inclusion of the Brisbane City Council's 15 Principles of Sustainability, including Passive Design, Water Use, Material Use, Energy Use and the like.

The subject of this new Development Application relates to approved Building Envelopes C and D, and the associated bowling green for the Yeronga Village residents' common use.

DESCRIPTION OF PROPOSAL

Refer Appendix C – Architectural Proposal Plans

The proposed development forms Stage 2 of "*The Village at Yeronga*". In accordance with the Preliminary Approval, the proposal relates to the approved Stage 2 as shown on the approved Conceptual Staging Plan SD05 Revision G, and consists of the following aspects:-

1. Two (2) buildings, relating to the approved Building Envelopes C and D (herein referred to as Buildings 3 and 4 respectively), incorporating 85 Independent Living Units;
2. Vehicular basement;
3. Landscaping works within the Stage 2 area, including the provision of the central bowling green.

Buildings 3 and 4 are both a maximum of 5 storeys, stepping down to 4 storeys towards the site boundaries. The proposal also includes a common basement car park which extends from the basement approved as part of Stage 1. The building designs have been contained within the approved Building Envelopes as per approved drawing SD03 Revision H, and do not exceed the approved maximum RL. The stepping of the heights assists with a reduction in the apparent building height of the proposal, providing a more human scale to the surrounding areas. The buildings have exceptional façade articulation and incorporate passive ESD initiatives, reflected in the individual unit designs.

Detailed architectural perspectives have been prepared to accurately illustrate the proposed buildings. The built form design represents contemporary Australian architectural design that will create a striking streetscape upon completion of all stages of the masterplanned development. The building facades are articulated and stepped to reduce the bulk of the development. The design is intended to maximise the optimal orientation to the north and north east, with a majority of the units fronting either Leyshon Park or the central bowling green area. Further, the materials used as part of the proposal assist in creating a visually interesting design, including a combination of pre-cast concrete and glass which also assists in the articulation of the facades. Overall, the architecture provides and appropriate design response for the use and site location.

The design maximises the benefits of the subtropical climate of South East Queensland. Furthermore each main bedroom, located adjacent to the main living space, is provided with generous windows that are shielded from the elements with rain hoods, which will allow the windows to remain open during wet weather, encouraging natural ventilation. Vertical sunscreens have also been incorporated into the façade design, adding another layer of visual interest to the design.

All units and habitable rooms located on Level 1 (Ground) of each building achieve flood immunity at RL 7.200 (i.e. Q100 + 500mm), in accordance with the provisions of the Preliminary Approval.

The design of the proposal is cognisant of the needs of the future residents of the Village. The two (2) buildings are linked on the Ground Level through the pathways surrounding the bowling green and open space area, which are discussed in more detail later. The internal layout of the buildings facilitates easy access for the residents, with the lift areas located at regular and central locations to minimise the distance travelled to each unit. Walkways in the buildings are internal, minimising impacts of the weather for the residents. The high accessibility provides a comfortable and inviting living environment for its residents.

There are a total of 85 Independent Living Units proposed within Buildings 3 and 4 of Stage 2. The units proposed incorporate a range of 1, 2 and 3 bedroom units. All units feature private balconies, kitchen areas, lounge and dining rooms and bathrooms.

COMMUNITY FACILITIES

The community facilities provided in this stage of the development include a bowling green and an open space area which will be situated in between Buildings 3 and 4. These facilities are in addition to the primary community facilities provided in Stage 1 of the development including the social hub of *The Village at Yeronga which is* focussed around the main building entrance, located on the Ground Level between the buildings 1 and 2. The bowling green and associated open space will adjoin this area to the east, thereby facilitating the creation of a well-linked, central community recreation area for the residents of Yeronga Village. This area will form the natural meeting point for both residents and visitors, and will encourage the community feel of the precinct. These facilities are centrally located for all the residents of the Yeronga Village.

The communal facilities approved as part of Stage 1 are accessible to all residents of Yeronga Village, off the main entrance lobby, including the dining room, TV room, residents lounge, billiards room, library, gym and indoor pool. These areas in turn connect with the various outdoor spaces, including terraces and courtyards, as well as the bowling green which will be established as part of Stage 2. In accordance with the Preliminary Approval, the proposed development involves the establishment of a Beauty Salon, Medical area and Shop (not greater than 250m^2). These uses are incorporated within the main community facilities area and are intended to primarily serve the residents of the Yeronga Village.

TRAFFIC CONSIDERATIONS

The main vehicular access to the proposed development will be from Cansdale Street which is made legible through the landscaped entry statement, gates and signage. This main entry is an all movements ingress and egress point. This main entrance is the arrival point for all residents, visitors, staff and service vehicles. Both a vehicular entry gate and a pedestrian entry gate are provided to this entrance. These will be closed at night, accessed via residents' remote controls or an intercom system. Provision has been made for vehicles accessing the intercom to be fully contained within the site and exit the site in a forward direction if access is denied.

This two (2)-way internal driveway extends through the site, providing access to the basement car parking and providing access for refuse collection and emergency vehicles. Vehicular access also extends to an egress to Venner Road.

Taxis and private vehicles are able to pick up and drop off in the set down area adjacent to the main entry lobby. These vehicles would then proceed down the one way exit road connecting to Venner Road.

A Traffic Report has been prepared by TTM Consulting which encompasses all traffic and car parking arrangements and potential impacts for the overall development site.

Refer Appendix D – Traffic Report

Pedestrian Access

Stage 2 of the proposal will be easily accessible for pedestrians along all pedestrian paths. Specifically, an entry point will be provided on the eastern boundary of the development, with stairs extending up to the internal pathway of Stage 2. An access point exists along the pathway which runs adjacent to Stage 1, providing access to Buildings 4 from outside of the stage boundary, in addition to two entry points to the building which exist inside of the stage boundary. Building 3 will also be provided with three building access points, all of which will be located inside of the stage boundary. Entry points to Buildings 3 and 4 will be central to the maximum number of units, predominantly extending from the bowling green and landscaped open space areas respectively, with the exception of one entry point to Building 4.

All access points and access ways will be well-linked and cohesive, ensuring that the pedestrian movement network is highly legible.

All pedestrian access points achieve the relevant Australian Standards for equitable access.

Parking

The proposal meets the requirements of the Preliminary Approval with respect to the required number of car parking spaces. Sufficient car parking has been provided to achieve one (1) car space per residential unit.

The report prepared by TTM Consulting identifies that the provision of visitor parking for the site should be calculated on a 1 space per 5 units for the proposed development, and in review of the development of the site for the entire Yeronga Retirement Village. As such, the provision of 47 visitor spaces as part of the approved Stage 1 development adequately accommodates the visitor parking demands of both the Stage 1 and Stage 2 developments of the Yeronga Village.

Given the above, this Stage 2 application involves the establishment of a total of 109 parking spaces which will be used as resident's spaces within the overall development of the Yeronga Retirement Village.

Refer Appendix D – Traffic Report

Servicing

A designated loading bay is located to the north of the main building entry within Stage 1 of the development. Automatic gates are located on the entrance to the bay to provide screening of these facilities. The loading bay adequately caters for a Large Rigid Vehicle.

Waste Management

Refuse stores are located in the basement level under Buildings 3 and 4 respectively. All residential waste is consolidated in the collective Refuse Store located in the basement under Building 2 (adjacent to the Venner Road frontage). All commercial waste is collected in the bin store in the loading bay area. Refuse vehicles enter the site via the main entry on Cansdale Street and proceed to either the Loading Bay and/or the Refuse Store, and exit via the Venner Road egress.

LANDSCAPE CONCEPT

A Landscaping Concept Plan has been prepared by JW Concepts. This Landscape Concept details the landscaping for Stage 2 of the Yeronga Village, in accordance with the provisions of the Preliminary Approval.

The landscaping surrounding the proposed Stage 2 Buildings includes a variety of pedestrian friendly paving, extensive planting of both low shrubs and shade trees, providing a comfortable and attractive area for residents.

Refer Appendix E – Landscape Concept Plan

ENGINEERING CONSIDERATIONS

Refer Appendix F – Engineering Report

In accordance with the Preliminary Approval, Sewer Augmentation is to be provided as part of the previously Approved Stage 1 to increase the capacity of the system given the proposed development. The Report prepared by Brisbane Water identifies the proposed augmentation, providing a connection to the Fairfield Waste Water Treatment Plant, located to the north of the site, along Cansdale Street. This work formed part of the Stage 1 Approval. Detailed design of this External Sewer Augmentation is currently underway forming part of the Operational Works Stage of the Stage 1 development. This augmentation will be completed prior to the commencement of the use.

Further, the site will be adequately serviced by all necessary Electrical and Telecommunication infrastructure. In addition to the above, the proposal involves the establishment of a power generator on the site. The generator will include an optional 340 litre fuel tank and will consume approximately 22 – 24 litres per hour. Given the size and fuel consumption of the generator, it is understood that there is no requirement for an Environmental Licence (ERA) as the generator is under the threshold of 500kg per hour. Similarly, the generator is not considered a Schedule 2 use under the Brisbane City Plan as it is below the 100kg per hour threshold.

SUSTAINABILITY INITIATIVES

Consistent with the Development Application lodged as part of Stage 1 of the Yeronga Retirement Village, a number of Sustainability initiatives have been incorporated into the development design. Inclusions in the development include:

- Ducted air conditioning (as opposed to less efficient split systems)
- Architectural design considerations including orientation and inclusion of balconies
- Energy efficient light fittings and sensors
- Energy efficient appliances
- Water conservation devices
- Use of Class A recycled water for landscape irrigation purposes

Overall, the proposed inclusion intend to achieve a 28% reduction in energy consumption and a minimum 40% reduction in potable water consumption in comparison to a benchmark aged care development.

DEVELOPMENT STATISTICS

The following is a summary of the overall development statistics for the proposal:-

	GFA	No. Units	Car parking
Building 3	4,271.06m²	36 units	51 resident spaces (in basement)
Building 4	5,442.35m²	49 units	58 resident spaces (in basement)
Total	**9,713.41m²**	**85 units**	**109 spaces**

5.0 STATUTORY PROVISIONS

LEVEL OF ASSESSMENT

This application is considered to be consistent with the provisions of the Preliminary Approval and Residential Design – Medium Density Code, and is therefore subject to Code Assessment.

LOCAL PLAN AREA – STEPHEN'S DISTRICT LOCAL PLAN

The subject site is located in the Stephens District Local Plan area. Within the local plan there is provision for proposed bikeway/ walk way along both the western and eastern boundaries of the overall site. These bikeway/ walk ways are existing in the area.

The Local Plan also identifies a bikeway/ walk way through the centre of the site. This is not viable, as the intended use of a Retirement Village requires a level of security and safety for its residents; it is therefore not appropriate for the establishment of a bikeway through the centre of the development. There are existing access ways along the eastern boundary of the site through Fehlberg Park and along Cansdale Street, which provides sufficient pedestrian and cycle access.

ASSESSMENT AGAINST PRELIMINARY APPROVAL

The proposed development forms Stage 2 of the Yeronga Retirement Village. The following Assessment addresses compliance with the conditions of approval.

1. *Development of the site is to be generally in accordance with the Yeronga Village Master Plan illustrated on Drawing No A Issue A and dated 26/09/2006*

Response: The proposed development is generally in accordance with the Yeronga Village Master Plan. This application seeks approval of Stage 2 of the development which comprises Buildings 3 and 4 and a common area which includes a bowling green.

Further, the services building which will house the Meter cabinet, Sprinkler and Hydrant Booster cabinets, Hydrant Pump room and Sprinkler Valve room for the entire Yeronga Village development will be located within the footprint of the building G of the Preliminary Approval. This services building will be located behind the 6m building setback in accordance with discussions with Council.

2. For the purposes of this Preliminary Approval pursuant to Section 3.1.6(2) of the Integrated Planning Act, all assessable development on the site shall be subject to the following Level of Assessment Table and applicable City Plan Codes as amended from time to time.

Code Assessment	Applicable Code
*5. **Multi Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where:* *i. Used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or* *ii. Used for the purposes of **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and* *iii. Complying with the conditions in the Preliminary Approval; and* *iv. Any relevant secondary codes are to be considered part of the Primary Code*	*Residential Design – Medium Density Code and Local Plan Code*

Response: The proposed development seeks approval for a Multi Unit Dwelling (Retirement Village), in accordance with the Level of Assessment Table within the Preliminary Approval. The proposal is generally in accordance with the provisions of the Preliminary Approval, as demonstrated within this section. As such, this application is considered to be subject to Code Assessment.

3. Ensure that with any Material Change of use and/or Reconfiguring a Lot, which ever is sooner all future development maintains the following:

(a) The combined maximum Gross Floor Area for the development as shown on Precinct Plan Drawing SD 02 Rev E and dated 15/05/2006, and does not exceed 36,000m² where
i. Building H has a maximum Gross Floor Area of 5,000m²; and
ii. The remainder of the buildings have a maximum combined Gross Floor Area of 31,000m²

Response: The proposed development comprises Stage 2 of the Yeronga Retirement Village. This application seeks approval for a Development Permit for Material Change of Use for Multi Unit Dwellings (Retirement Village). The proposed Gross Floor Area (GFA) of the proposed buildings within Stage 2 is 9,713.41m². This proposal includes the development of Buildings 3 and 4, as identified on the Yeronga Village Master Plan. The proposed development is consistent with this provision of the Preliminary Approval.

(b) All buildings on the site are contained within the approved building envelope plan as shown on Drawing No. SD 03 Rev H and dated 22/08/2006;

Response: This application seeks approval for the establishment of Buildings 3 and 4, as identified within the Yeronga Village Master Plan. The buildings proposed are considered to be generally in accordance with the Approved Building Enveloped Plan, Drawing No SD 03 Rev H, dated 22/08/2006 as they are included within Building Envelopes C and D.

Further, the services building to be located near the entrance on Cansdale Street, will be located within the Approved Building Envelope Area for Building G as identified in the Preliminary Approval.

(c) The overall height of the buildings inclusive of all structures and shown on Drawing No SD 10 Rev C and dated 21/03/2006 is to be as follows:

i. Any five storey buildings do not exceed 18.4metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2metres AHD);

ii. Any four storey buildings do not exceed 15.4 metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2metres AHD);

iii. Any three storey buildings do not exceed 12.4metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2metres AHD)

Response: The proposed development comprises Stage 2 of the Yeronga Retirement Village, in accordance with the Preliminary Approval. The proposed development includes the establishment of two 5 storey buildings stepping down to 4 storeys towards the property boundaries, in accordance with Drawing No SD 10 Rev C, dated 21/03/2006.

(d) Any building setbacks along the northern boundary with Leyshon Park are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and to be no closer than:

i. Building B and C – 8 metres

Response: The proposed development includes a minimum setback of 8 metres to the northern boundary, in accordance with the Preliminary Approval. The façade of the frontage is articulated with balconies and open outdoor areas, used for both community dining facilities, as well as private balconies. The proposed development is considered to be generally in accordance with the provisions of the Preliminary Approval.

(e) Any building setbacks to the eastern property boundary to Fehlberg Park are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and MP03 Issue D and dated 21/08/2006 and to be no closer than 25 metres from the existing eastern property boundary at the date of this approval.

Response: The proposed development comprises the establishment of buildings C and D in accordance with the Yeronga Village Masterplan. The proposed buildings within this stage are setback greater than 25m from the property boundary due to the provision of a 25m landscape buffer area within Stage 1 of the development, in accordance with the Preliminary Approval.

(f) Any building setbacks to the southern property boundary with Venner Road and Hyde Park are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and to be no closer than:

ii. *Building D – 8 metres*

Response: The proposed development includes the establishment of Buildings C and D as part of Stage 2 of the Yeronga Retirement Village. Building D is located fronting the Southern property boundary and is setback a minimum of 8 metres from the frontage, with articulation in the form of private unit balconies along the façade. The proposed development is in accordance with this provision of the Preliminary Approval.

(g) Any building setbacks to western property boundary on Cansdale Street are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and to be no closer than 6 metres

Response: The proposed development includes the establishment of Buildings C and D within the Yeronga Village Master Plan. The proposal also includes the establishment of a services building on the site. This services building will be within the footprint of building G of the Preliminary Approval and will therefore be setback 6m from the Cansdale Street boundary. The proposal is therefore consistent with the Preliminary Approval.

(h) No buildings, structures or uses are to occur within the waterway corridor except as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and MP03 Issue D and dated 21/08/2006

Response: The proposed development, in accordance with the provisions of the Preliminary Approval, does not propose any structures, buildings or uses within the 25m setback. Landscaping works within this buffer zone were included as part of Stage 1 of the overall development, in accordance with MP03 Issue D, dated 21/08/2006.

(i) The design elements to reduce the appearance of building bulk includes as a minimum the design elements shown in the following plans, Drawing No SD 0.71 Rev D, SD 07.2 Rev D and SD 08 Rev D all dated 04/05/2006 and SD 07.3 Rev A and dated 23/08/2006.

Response: The proposed development incorporates design elements, including articulation and balconies to assist with reducing building bulk, in accordance with the provisions of the Preliminary Approval.

(j) The rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the building by the inclusion of the following design aspects:
   i. The rooftop is designed to enable future inclusion of satellite dishes/ telecommunication facilities in an unobtrusive manner; and
   ii. Roofscape must be attractive and not marred by cluttered display of plant and equipment

Response: The proposed development is consistent with the provisions of the Preliminary Approval. The roof of the building includes a 5 degree slope from the roof centreline, enabling the establishment of infrastructure on the roof, if necessary at some stage in the future. The roof is not cluttered by plant or equipment.

(k) Any screening device to balconies or terraces are not fully enclosed and are designed as an integral part of the building and are installed/ constructed as part of the construction of the building.

Response: The balconies proposed as part of the proposed development are designed with clear glass balustrades, to avoid enclosing the balconies. This construction enhances the articulation of the buildings and encourages interaction between the buildings and the activities below. The proposal also makes provision for screens to be incorporated on the buildings. The screens are designed not to fully enclose the balconies and to be consistent in detail and design with the overall design of the proposal. The screens will be of a sliding, framed type allowing ventilation through the screens. Any screens to be installed on the buildings will be installed by the Yeronga Village Pty Ltd as the owners and developers of the Retirement Village.

The units of the Retirement village will be under a leasehold arrangement under the provisions of the Retirement Villages Act and therefore any installation of screens will be conducted by the Yeronga Village Pty Ltd at the request of future residents. The design of the balconies contributes to the overall appearance of the building, in accordance with the provisions of the Preliminary Approval.

4. *Incorporate into the design and construction of any residential building, best practice sustainable development technology and design practices addressing the Brisbane City Council's Principles of Sustainability including, but not limited to:*

   i. Passive design
   ii. Water Use
   iii. Materials use
   iv. Energy use
   v. Site impacts
   vi. Transport impacts; and
   vii. Social and community impacts

Response: ESD inclusions into the proposal include:

- Ducted air conditioning (as opposed to less efficient split systems)
- Architectural design considerations including orientation and inclusion of balconies
- Energy efficient light fittings and sensors
- Efficient Pool Heating, including the use of pool blankets
- Energy Efficient Appliances
- Water conservation devices, including dual flush toilets
- Use of Class A recycled water for landscape irrigation purposes

Overall, the proposed inclusions intend to achieve a 28% reduction in energy consumption and a minimum 40% reduction in potable water consumption in comparison to a benchmark aged care development.

5. *All aspects of development as outlined within this section, to which the conditions relate in the 'Preliminary Approval Package', are to be completed before midnight on 30 November 2012*

Response: The proposed development comprises Stage 2 of the Yeronga Retirement Village. The proposed development form is consistent with the provisions of the Preliminary Approval Package.

6. *Water supply and Sewerage Headworks:*
Prior to endorsement of a 'Community Management Statement', prior to a Material Change of Use and/ or Reconfiguring a Lot, whichever is sooner, pay to Council a monetary contribution towards the cost of water supply sewerage headworks at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate per Equivalent Tenement based on the proposed use of the site

Response: The proposed development comprises Stage 2 of the Yeronga Retirement Village. The Approved Stage 1 of the development incorporates the Augmentation of Sewerage, in accordance with the approved Brisbane Water plan included within the Preliminary Approval. Further, any contributions payable should be conditioned as part of any Approval Package.

7. *Parkland*
Prior to endorsement of a 'Community Management Statement', prior to a Material Change of Use and/or Reconfiguring a Lot, whichever is sooner, pay to Council a monetary contribution towards the cost of parkland at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate as per Planning Scheme Policy 1 Development Contributions for Parks and Recreational Facilities Arising from Subdivisions of Land and from Material Change of Use or Development of Land.

Where a contribution of land has been made for parkland, this can be offset against the parkland contribution for subsequent development approvals.

Response: In accordance with the Preliminary Approval, these payments will be made at the current rates at time of payment. Appropriate conditioning of any Development Permit is requested and payments will be made at that time.

8. *All future development applications for a Material Change of Use and/or Reconfiguring a Lot, whichever is sooner, are to submit a Rehabilitation Plan which includes the following:*
   a) *The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation generally in accordance with the Masterplan Drawing A Issue A and dated 26/09/2006 and Drawing Nos MP03, MP04, MP05, MP06, MP07, MP08, and MP11 all dated 21/08/2006 and that includes at least the following information...*

Response: The overall development includes a Rehabilitation Plan which identifies the works proposed within the 25m setback area included within approved Stage 1, in accordance with the Preliminary Approval. This Rehabilitation Plan includes substantial planting of trees within this area and stepped retaining wall. An aborists report was also prepared, which identifies the existing condition of specific trees on the site, in accordance with the provisions of the Preliminary Approval. The approved works were in accordance with the approved JW Plans, including Masterplan Drawing A, Issue A, dated 26/09/2006 *and Drawing Nos MP03, MP04, MP05, MP06, MP07, MP08, and MP11 all dated 21/08/2006.* The rehabilitation works are being conducted as part of the Stage 1 approval.

9. *Prior to the commencement of any Material Change of Use and/or endorsement of a survey plan for Reconfiguring a Lot, which ever is sooner, undertake the following:*
   a) *Transfer and surrender to the Crown to be dedicated as park and recreation reserve with Council as Trustee the land indicated as a pathway along part of the eastern property boundary within the site and shown on the Landscape Master Plan Drawing No. MP03 and dated 21/08/2006*

Response: The Reconfiguration of a Lot application (A001637428) approved 28 June 2007, included the creation of park in accordance with the Preliminary Approval. The necessary works and plan sealing process is currently underway.

10. *All future development application for a Material Change of Use, are to submit a Landscape Concept Plan which includes at least the following:*
   - *(i) Existing Site Conditions;*
   - *(ii) Proposed Site Conditions*
   - *(iii) Extent, function and character of areas to be landscaped*
   - *(iv) Proposed resolution of earthworks*
   - *(v) Typical sections and construction detail*
   - *(vi) Specification notes*
   - *(vii) Proposed planting palette*
   - *(viii) Proposed finishes palette*

Response: A Landscape Concept Plan has been prepared in accordance with the Preliminary Approval by JW Concepts. The Landscaping Concept details the proposed landscaping outcome for the subject site, which includes landscaping of the areas within stage 2 surrounding Buildings C and D of the Preliminary Approval Master Plan. The Landscape Concept includes typical sections, detailed plans, proposed planting and finishes palettes in accordance with the Preliminary Approval.

Refer Appendix E – Landscaping Concept Plan

11. *Prior to commencement of any Material Change of Use all buildings/ structures have been designed in accordance with Council's 'Subdivision and Development Guidelines' to ensure that minimum habitable floor levels are 500mm above the 100 year (ARI) flood level (river and creek flooding) or 500mm above the 50 year (ARI) (overland flow level) whichever is greater.*

Response: In accordance with the provisions of the Preliminary Approval, the proposed building floor levels on the site will be positioned to be above the Q100 (ARI) River and Creek Flood level and the Q50 (ARI) Overland Flow levels. The habitable floor levels for the proposed development will be set at 7.2mAHD to ensure flood immunity to the Q100 and Q50 levels required.

Refer Appendix C – Architectural Plans

12. Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot construct the development in accordance with the approved hydraulics report prepared by Cardno dated 23rd May 2006, including:

(i) External stormwater works as stated in Section 6.3 in the above report and shown on Figure 7

(ii) Rehabilitation of the existing Waterway

And subject to the following additional requirements:

(iii) All fences proposed to be constructed across of over the overland flow path are to allow the free passage of the overland flows;

(iv) Easements for overland flow and access purposes are to be granted fee of cost and compensation to Council over those area identified in the report; and

(v) Provide certification to the Engineering Delegate, Development and Regulatory Services that the development has been constructed in accordance with the approved Hydraulic report.

Response: The proposed development comprises Stage 2 of the Yeronga Retirement Village, further to the Preliminary Approval granted by Council in October 2006. Stage 1 of the proposed development includes the external stormwater works as required by the Preliminary Approval, in accordance with Cardno report dated 23/05/06. This work will also include the rehabilitation of the waterway corridor adjacent to the site which is included within Stage 1 of the development. The necessary operational works applications are before Council and the necessary works will be conducted in accordance with the Preliminary Approval.

13. Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot, submit a traffic report prepared in accordance with the City Plan, demonstrating that the traffic generated from the development stage and including the cumulative impact from all approved stages of development does not require any works to be undertaken as follows:

(a) Upgrading of the intersection at Hyde Road, Cansdale Street/ Venner Road; and

(b) Along the entire frontage of the site to Cansdale Street including both sides of the Cansdale Street frontage.

Response: In accordance with the provisions of the Preliminary Approval, a Traffic Report has been prepared by TTM Consulting. The report assesses the impact of the proposed development on the surrounding road network. The report prepared by TTM identifies that, given the internal operation of the site, combined with the projected traffic generation, the operation of the Hyde Road, Cansdale Street and Venner Road intersection will experience a negligible change to traffic conditions, and with the majority of egress into Cansdale Street, the development reduces the potential conflicts from the intersection arrangement, resulting in greater safety and efficiency for the intersection.

Refer Appendix D – Traffic Report

14. *Prior to the commencement of use of any Material Change of Use and /or Reconfiguring a Lot, construct the following external sewer headworks in accordance with Council's 'Water and Sewerage Reticulation Standards'. The system headworks component will be credited against the actual cost of construction of the required works comprising headworks.*
    (a) A sewer from point A to point B as noted on Plan No. s917956
    (b) A sewer from point B to point C as noted on Plan No. s917956.

Response: The proposed development has made provision for, as part of Stage 1, the necessary Sewer upgrades, in accordance with the Preliminary Approval. The report prepared by BMD Consulting identifies that this work will be conducted in accordance with the plan no. s917956, as prepared by Brisbane Water and approved in the Preliminary Approval. The necessary detailed design and Operational Works Applications are underway for this work in accordance with Preliminary Approval.

Refer Appendix F – Engineering Report

ASSESSMENT AGAINST CODES

Given the Preliminary Approval that applies to the subject site, assessment of the proposed development against the underlying area classification of the site, Light Industry is not considered necessary. The proposed development has been assessed against the provisions of the following City Plan 2000 Codes:

Residential Design – Medium Density Code	Residential Design – Special Needs Code
Stormwater Management Code	Waterway code
Landscaping Code	Biodiversity Code
Transport, Access, Parking and Servicing Code	Services, Works and Infrastructure Code
Energy Efficiency Code	Non-Discriminatory Access and Use

Refer Appendix H – Code Responses

STATE PLANNING POLICIES

State Planning Policy (SPP) 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide applies to the subject site and proposed development.

The proposed development involves a 25m setback from the waterway corridor, combined with a set podium height of 7.2m AHD to ensure that the proposed development is not adversely impacted by Flood. The proposed development is in accordance with a Preliminary Approval over the subject site, which identifies that this outcome is appropriate for the subject site in relation to potential flood impacts.

REFERRAL AGENCIES

There are no referral agencies for the proposed development.

6.0 CONCLUSION

The proposed development seeks to establish Stage 2 of the Yeronga Retirement Village, in accordance with the provisions of the Preliminary Approval approved by Council in October 2006.

The application seeks approval for the establishment of Buildings 3 and 4 within Building Envelopes C and D (as identified by the approved Yeronga Village Masterplan), along with the associated bowling green and necessary landscaping, in accordance with the Preliminary Approval. The second stage of the development involves the establishment of 85 Independent Living Units and an associated community facility for the Yeronga Retirement Village.

An assessment of the proposal against the provisions of the Preliminary Approval has been conducted in the preparation of this application and has demonstrated that the proposed development is consistent with the Preliminary Approval and is therefore subject to Code Assessment.

Supporting documents, including Traffic Assessment, Sustainability report, Landscaping Concept and detailed proposal plans are including with this application.

The proposed development is consistent with the provisions of the Preliminary Approval and is considered an appropriate development outcome for the site. It is therefore requested that the proposed development be approved, subject to reasonable and relevant conditions.

APPENDIX A

IDAS Forms, Certificates of Title, Contaminated Land Searches and Owner's Consent

Form 1 Development Application

idas

Part A

Common details

Identification of the premises the subject of the application

1. Can any part of the premises be identified by a street address or lot on plan description?

☐ No - *Answer Q1(a)*

☒ Yes - *Complete Table B and answer Q1(b) and Q1(c)*

Table B

Unit number	Street number	Street name	Official suburb /locality name	Post code	Lot on plan description *(place each description in a separate row)*			Local government area
					Lot number	Plan type *(e.g. RP, SP)*	Plan number	
	15	Cansdale Street	Yeronga	4104	1	RP	150512	Brisbane City Council

1(b). Can the address be further described by shop/tenancy number or storey/level?

☒ No

☐ Yes - *Complete Table C*

1(c). Is any part of the premises strategic port land under the *Transport Infrastructure Act 1994*?

☒ No

☐ Yes - *Complete Table D*

2. Can the premises best be identified by coordinates *(e.g. for development proposed in waters, or on a site within a large rural lot)*?

☒ No

☐ Yes - *Complete Table E*

3. Are the premises within or adjacent to a water body or watercourse?

☒ No

☐ Yes - *Complete Table F and answer Q3(a)*

4. What is the total area of land that makes up the premises *(i.e. the area covered by the application)*?

Area of land above high water mark/outside watercourse		Area in a water body or watercourse	
2.79	☐ m² ☒ hectares *(Tick applicable unit)*		☐ m² ☐ hectares *(Tick applicable unit)*

Existing use of the premises

5. Are the premises currently used for any purpose?

☒ No

☐ Yes - *Ensure details of any existing use of the premises are provided in plans and documentation submitted with this application, e.g. location and nature of existing uses, buildings, structures and services*

6. Are there any existing easements on the premises *(e.g. for vehicular access, electricity, overland flow)?*

☒ No

☐ Yes - *Complete Table H and ensure the location and dimensions of each easement are included in plans, submitted with the application*

Proposal details

7. Are **new uses** proposed on the premises?

☐ No

☒ Yes - *Provide details in Table I*

Table I

	Each proposed new use
1	Multi Unit Dwellings (Retirement Village)

8. Are **new buildings or structures** proposed to be erected on the premises?

☐ No

☒ Yes - *Ensure the nature, location and dimensions of the proposed new buildings, structures or services are included in plans, submitted with the application*

Applicant details

9. Who is the applicant for the application?

Company/organisation name *(if applicable)*	Hardev Pty Ltd c/o PMM Brisbane Pty Ltd		
Individual/ contact person details			
Title		First name [redacted]	Last name [redacted]
Postal address	PO Box 1559 Fortitude Valley Q 4006		
Contact telephone number	3237 8899		
Mobile phone number			
Facsimile number	3237 8833		
e-mail address	[redacted]		

Owner's consent and resource entitlement

10. Does the application involve a State-owned resource prescribed by schedule 10 of the *Integrated Planning Regulation 1998* (IP Reg) or any other regulation?

☒ No

☐ Yes - *Complete a new Table J for each State-owned resource and submit, with the application evidence of resource allocation or entitlement*

11. Does the application involve land other than State-owned land *(i.e. privately owned land)* and require owner's consent?

☐ No

☒ Yes - *Complete Table K and submit, with the application, written documentation of all owner's consent*

Table K

	Owner name/s	Street address or lot on plan description	Date written consent was obtained
1	YERONGA VILLAGE PTY LTD	Lot 1 on RP 150512	25/10/2007

Mandatory attachments and supporting information

12. What are the other parts of IDAS Application Form 1 submitted with this application, and the other mandatory attachments and supporting information accompanying this application, not identified in those other form parts?

	Description of attachment or information *(e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)*	Title *(if applicable) (e.g. General Authority, James Street Traffic Report)*	Date	Method of delivery to assessment manager
1	IDAS Checklist			over the counter
2	IDAS Form Part D			over the counter
3	Owners Consent			over the counter
4	Town Planning Report and supporting docum		November 20	over the counter
5				
6				

Portable Long Service Leave (PLSL) levy for building and construction work

13. Is payment of a Portable Long Service Leave (PLSL) levy required for building and construction work before a development permit for the application can be given?

☒ No

☐ Yes

13(a). Indicate the reason PLSL is not applicable

☒ The application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA *(e.g. the application is only for a change of use or for the following types of work* ***carried out solely for farming purposes****: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests); or*

☐ All costs, that relate to the work both directly and indirectly, are less than $80,000, inclusive of GST; or

☐ The work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991- Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The receipted form must be sighted by the assessment manager before a development permit can be given*

OFFICE USE ONLY

Date Received | Reference Numbers

FOR COMPLETION BY ASSESSMENT MANAGER

Is a QLeave Notification and Payment Form required for this application?

☐ No

☐ Yes - *Complete Table M*

NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

To _____ Council

I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Accreditation number	Name	BSA Certification number	Building classification

Advice for completing Part A

General advice

- Under IPA, section 3.2.1(7) mandatory requirements must be correctly completed for a development application to be a 'properly made application'. The assessment manger may refuse to receive an application that is not properly made.
- Completion of Part A of Form 1 is required for all development applications. Other mandatory requirements, applicable to certain types of applications, are stated in other Parts of Form 1.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the *Building Act 1975* only.
- For further information about completing this form go to IDAS Guide 1 (Making and IDAS application)

Q1

The premises, the subject of the application, may be identified in a number of ways. Street address and lot on plan are most common. Lot on plan details can be obtained from title documents or through the local government.

- The term 'premises' is defined by the IPA, schedule 10 to mean a building or other structure, and land (whether or not a building or other structure is situated on the land). The term 'land' is also defined to include the estate in, on, over or under the land.
- A description of the land is not required if the application relates to a mobile and temporary Environmentally Relevant Activity (ERA) only. Instead complete Q1(a).
- StrategicPortLand is within a local government area but a local government's planning scheme does not apply on Strategic Port Land. StrategicPortLandis declared under the *Transport Infrastructure Act 1994*. For further information go to IDAS Guide 11 (Development on strategic port land) and the Queensland Transport (Ports) website.

Q2

Coordinates often provide the best means of accurately identifying the location of development proposed in waters, or on a relatively small development site distant from property boundaries. Sufficient coordinates need to be provided to identify the boundary of the premises the subject of the application.

- Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other (specified) datum may be provided.

Q3

A single development application may involve land both within and outside waters.

- A 'watercourse' is defined by the *Water Act 2000*, schedule 4 and generally means a river, creek or stream upstream of the point to which high spring tide ordinarily flows and reflows (unless a regulation has declared a limit for the watercourse). Generally, a watercourse is in the jurisdiction of the Department of Natural Resources and Water.
- 'Tidal water' is defined in the *Coastal Protection Act 1995* (Schedule) and 'tidal area' for a local government and for strategic port land is defined in the IPA (schedule 10). Generally, the area below 'high-water mark' (defined by the Coastal Protection Act in relation to high water mark at spring tides) establishes the boundary of a tidal area.
- Land below high water mark is not within a local government's area unless provided for under the *Local Government Act 1993*. Unless otherwise provided for by legislation, a local government has no jurisdiction below high water mark. A tidal area for strategic port land is within the jurisdiction of the relevant port authority, while the Environmental Protection Agency generally has jurisdiction for a local government tidal area. However, the IPA gives local governments jurisdiction for assessing and deciding applications for prescribed tidal works within the tidal area for a local government, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).

Q9

The applicant need not be the owner of the land. However, the applicant is responsible for ensuring the information provided on the Form 1 Application Form (including this Part and any other relevant Part) is correct.

- If the applicant is a company or organisation, a contact person must be nominated.
- Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during the processes of the application or in the event of an appeal about the outcome of the application.

Q10

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications involving a prescribed State resource. Schedule 10 of the *Integrated Planning Regulation 1998* (IPR) prescribes the State resources, including State-owned land, where evidence is required to be given, and the evidence required to support the application. Link to Integrated Planning Regulation

- Section 3.2.1(10)(a)(ii) states an application **cannot** be taken to be properly made without the required evidence..
- Evidence may be required from more than one Department responsible for a State-owned resource, e.g. from the Environmental Protection Agency for quarry material below high water mark, and the Department of Natural Resources and Water in relation to the State-owned land above high water mark.
- In the case of applications involving the **taking or interfering with water under the Water Act**, the development application may be made at the same time as the request for resource entitlement.
- In the case of **State-controlled roads,** a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the *Transport Infrastructure Act 1994*, section 50), or if the activity requires referral to the Department of Main Roads.

Q11

- Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves any of the following:
  - (i) a material change of use;
  - (ii) reconfiguration of a lot;
  - (iii) work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
  - (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.
- 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent).
- Owner's consent is not required for a mobile and temporary ERA.

Q12

Only information not identified in other Parts of Form 1 needs to be listed in this section of Part A.

Q13

The Building and Construction Industry Portable Long Service Leave Scheme provides long service leave entitlements to workers in the building and construction industry who would be unlikely to accrue enough service with one employer to qualify for long service leave. To fund the scheme, a levy is collected on all building and construction work carried out in Queensland where the total cost of the work, whether direct or indirect, is $80,000 or more inclusive of GST. This amount and other prescribed percentages and rates for calculating the levy are stated in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the Building and Construction IndustryTrainingLevy.

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* (PLSL Act) defines the building and construction industry for the purposes of the levy and includes, for example, renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties, pipelines, fences or earthworks, and works for subdividing, irrigating or draining land.
- The PLSL Act requires the portable long service leave levy (PLSL levy) be paid before the assessment manager may give a development permit for certain building or operational work. The assessment manager must sight an approved form issued by QLeave advising of the status of the payment of the levy.
- Building and Construction Industry Notification and Payment Forms are available from anyQueenslandpost office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au
- For further information contact QLeave (Tel: 1800 803 481 Web: www.qleave.qld.gov.au)

Privacy Statement

The information collected on Form 1 will be used by the Department of Local Government, Planning, Sport and Recreation in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a Department of Local Government, Planning, Sport and Recreation database. The information collected will be retained as required by the Public Records Act 2002. For further information on your privacy, contact the Privacy Contact Officer for the Department of Local Government, Planning, Sport and Recreation at (07) 3237 1860.

Proposal ID

Click here to submit your DA

Form 1 Development Application idas

Part D

Material change of use assessable against a planning scheme

Planning scheme identification

1. How is the premises identified / zoned in the applicable planning scheme?

	Each lot making up the premises	List of applicable zone/precincts/areas	List of applicable overlays
1	Lot 1 on RP 150512	Light Industrial / Stephens District Lo	

Nature of the material change of use (MCU)

2. Is the application seeking approval for more than one MCU on the premises?

☒ No - *Complete Table A*

☐ Yes - *Complete a new Table A for each proposed MCU*

Table A

(i) How is the proposed use defined in the applicable planning scheme? *Also provide applicable details of the proposed use*

Planning scheme definition	Explanation of the proposed use	Number of dwelling / tenancy units *(if applicable)*	Days and hours of operation *(if applicable)*	Number of employees *(if applicable)*
Multi Unit Dwelling (Retirement Village)	Retirement Village	85		

(ii) What is the nature of the material change of use?

☒ Start of a new use of the premises

☐ A material change in the intensity or scale of the use of the premises - *Complete Table A(a)*

☐ The re-establishment on the premises of a use that has been abandoned

(iii) What type of approval is being sought?

☒ Development Permit

☐ Preliminary Approval

(iv) Is there a current Preliminary Approval for this use on the premises?

☐ No

☒ Yes - *Complete Table A(b)*

Table A(b)

	List of approval reference/s	Date approved	Date approval lapses
1	Preliminary Approval (Council File Ref: DRS/USE/H05-917956)	3 October 2006	30 November 2012

(v) Does the proposed use involve the **reuse of existing buildings** on the premises?

☒ No

☐ Yes - *Complete Table A(c) and submit, with the application, plans showing the size and location of the buildings to be reused*

(vi) Does the proposed use involve **new building work** on the premises?

☐ No

☒ Yes - *Complete Table A(d) and submit, with the application, plans showing the size and location of the proposed new building work*

Table A(d)

Proposed floor area	9,713.41m2
Proposed site cover	34 %
Proposed maximum number of storeys	5
Proposed maximum height above natural ground level	25.6m AHD

(vii) Does the proposed use involve the **reuse of other existing works** on the premises?

☒ No

☐ Yes - *Complete Table A(e) and submit, with the application, plans showing the nature and location of the works to be reused*

(viii) Does the proposed use involve **new operational work** on the premises?

☐ No

☒ Yes - *Complete Table A(f) and submit, with the application, plans showing the nature and location of the proposed new operational works*

Table A(f)

Proposed number of on-site car parking bays	109
Proposed area of landscaping	n/a
Proposed type of vehicle cross-over *(for other than residential uses)*	n/a
Proposed maximum vehicular servicing arrangement *(for other than residential uses)*	

Mandatory Information

3. Confirm that the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgement
For all applications		
(i) Plans showing the nature and location of the proposed use on the premises and a statement about the intensity and scale of the proposed use *(e.g. number of visitors, number of seats, capacity of storage area)*	☒ Confirmed	over the counter
When the application involves reuse of existing buildings		
(ii) Plans showing the size and location of the buildings to be reused	☒ Confirmed ☐ Not applicable	over the counter
When the application involves new building work		
(iii) Plans showing the size and location of the proposed new building work	☒ Confirmed ☐ Not applicable	over the counter
When the application involves reuse of other existing works		
(iv) Plans showing the nature and location of the works to be reused	☐ Confirmed ☒ Not applicable	over the counter
When the application involves new operational work		
(v) Plans showing the nature and location of the proposed new operational works	☐ Confirmed ☒ Not applicable	over the counter

OFFICE USE ONLY

Date received	Reference numbers

Advice for completing Part D

General advice • Part A must also be completed for all IDAS development applications. • All questions must be answered unless following a response there is a statement to go directly to a particular question.
Table A A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

Proposal ID	

Click here to submit your DA

Form 1 Development Application idas

IDAS Assessment Checklist

IDAS Development Application Form 1 is the approved form for all development applications under the *Integrated Planning Act 1997*. Form 1 is made up of various Parts. Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes the IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist must be completed for all development applications except those for building work requiring assessment against the *Building Act 1975* only. For more advice refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log on to the IPA website for help.

Does the application seek approval to materially change use of the premises? *If yes - complete **Section 2** of this checklist*	☒ Yes	☐ No
Does the application seek approval to reconfigure a lot? *If yes - complete **Section 3** of this checklist and **Part F** of IDAS Application Form 1* ***Assessment is by the local government***	☐ Yes	☒ No
Does the application seek approval to carry out operational work? *If yes - complete **Section 4** of this checklist*	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the *Fisheries Act 1994*? *If yes - complete **Section 5** of this checklist*	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? *If yes - complete **Part E** of IDAS Application Form 1* ***Assessment is by the local government***	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the *Building Act 1975*? *If yes - go to **Appendix 1** of this checklist for advice on building referrals. Complete **Part B** of IDAS Application Form 1* ***Assessment is by a building certifier***	☐ Yes	☒ No

SECTION 1 Section 1 must be completed for all applications that require assessment against the IDAS Assessment Checklist

HERITAGE

1.1 Is any part of the proposal intended to be carried out on a registered place under the *Queensland Heritage Act 1992*?

☒ No
☐ Yes

IPA, schedule 8, part 1, table 5, item 2
IP Regulation, schedule 2, table 2, item 18
IPA, section 1.3.5 (Definitions for terms used in development)

REMOVING QUARRY MATERIAL; WILD RIVER AREA

1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?

☒ No
☐ Yes

IPA, schedule 8, part 1, table 5, item 1
IP Regulation, schedule 2, table 2, item 11
IP Regulation, schedule 1, table 5, item 2 (wild river area)
Water Act 2000, section 966C
Wild Rivers Act 2005, section 43A

ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

☒ No
☐ Yes

IPA, schedule 8, part 1, table 2, item 1
IPA, schedule 8, part 1, table 5, items 3 and 4
IP Regulation, schedule 2, table 2, items 1 and 23
Environmental Protection Act 1994, section 73AA (wild river area)
Wild Rivers Act 2005, section 43A

WITHIN THE LIMITS OF A PORT

1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ No
☐ Yes

IP Regulation, schedule 2, table 2, items 15 and 16

DECLARED FISH HABITAT AREA

1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?

☒ No
☐ Yes - *If answers to questions in other sections of this checklist indicate that the proposed development is **assessable under IPA, schedule 8**, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.*

IP Regulation, schedule 2, table 2, item 26

COMMUNITY INFRASTRUCTURE

1.6 Is any part of the premises designated for community infrastructure?

☒ No
☐ Yes

IP Regulation, schedule 2, table 3, item 7

WASTE WATER MANAGEMENT

1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

☒ No
☐ Yes

IP Regulation, schedule 2, table 3, item 5

SECTION 2 Section 2 must be completed when the application seeks approval to materially change the use of premises.

PLANNING SCHEME

2.1 Is the proposed use **assessable** under the planning scheme?

☐ No - *(Go to Question 2.2)*
☒ Yes - *(Complete Part D of IDAS Application Form 1 and answer Questions 2.1.1 - 2.1.14 below)*

If yes, does the application request that the proposal be assessed against a superseded planning scheme?

☐ Yes- *(Complete Attachment 1)*
☒ No

STATE-CONTROLLED ROAD

2.1.1 Is any part of the premises within 100m of a State-controlled road, or part of a future State-controlled road?

☐ Yes
☒ No

If no, is the proposed use listed in schedule 5 of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☐ Yes - *This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.*
☒ No

IP Regulation, schedule 2, table 3, items 1(a) and 3

ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed[2] in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils?*

☐ No
☒ Yes

[2] Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloola, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday

If yes, is the natural ground level of any part of the premises less than 20m AHD?

☐ No
☒ Yes

If yes, will the proposed use involve the following?

• Excavating more than 1,000m^3 of soil or sediment at or below 5m AHD	☒ No	☐ Yes
• Filling the premises with 1,000m^3 or more of material with an average depth of 0.5m on land, soil or sediment at or below 5m AHD	☐ No	☐ Yes

*If **yes** to **either or both** - this application must be referred to the Department of Natural Resources and Water (NRW) as Advice Agency.*

IP Regulation, schedule 2, table 3, item 4
State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils, section 3.6

COASTAL MANAGEMENT DISTRICT

2.1.3 Does the proposed use involve the following?

• Carrying out operational work, completely or partly in a coastal management district	☒ No	☐ Yes
• Carrying out building work, completely or partly in a coastal management district, that is the construction of new premises with a gross floor area (GFA) of at least 1,000m^2	☒ No	☐ Yes
• Carrying out building work, completely or partly in a coastal management district, that is the enlargement of the GFA of existing premises by more than 1,000m^2	☒ No	☐ Yes

*If **yes** to **any one** - this application must be referred to EPA as Concurrence Agency.*

IP Regulation, schedule 2, table 3, item 6

VEGETATION CLEARING

2.1.4 Do the premises include a lot containing the following?

• A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV)	☒ No	☐ Yes
• If there is no PMAV for a lot, remnant vegetation	☒ No	☐ Yes

IP Regulation, schedule 2, table 3, item 11

CONTAMINATED LAND - UNEXPLODED ORDNANCE

2.1.5 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

☐ Yes - *(Complete Part N) This application must be referred to the Administering Authority as Concurrence Agency.*
☒ No

IP Regulation, schedule 2, table 3, item 12

PUBLIC PASSENGER TRANSPORT

2.1.6 Is the proposed use listed in schedule 13C of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☐ Yes - *This application must be referred to Queensland Transport (QT) as Concurrence Agency.*

☒ No

IP Regulation, schedule 2, table 3, item 14

RAILWAY SAFETY AND EFFICIENCY

2.1.7 Is the proposed use listed in schedule 13D of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☐ Yes - *This application must be referred to Queensland Transport (QT) as Concurrence Agency.*

☒ No

IP Regulation, schedule 2, table 3, item 15

KOALA CONSERVATION

2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area?

☒ No

☐ Yes

IP Regulation, schedule 2, table 3, item 18

EASEMENTS AND SUBSTATIONS

2.1.9 Is the use associated with reconfiguring a lot?

☐ Yes

☒ No - *Answer both (a) and (b) below*

(a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?

☒ No

☐ Yes - *Answer both (i) and (ii) below*

(b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?

☒ No

☐ Yes - *This application must be referred to the entity responsible for the substation as Advice Agency.*

IP Regulation, schedule 2, table 3, item 8 (electricity easement)
IP Regulation, schedule 2, table 3, item 16 (pipeline easement)
IP Regulation, schedule 2, table 3, item 9 (substation)

RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA

2.1.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No

☐ Yes

IP Regulation, schedule 1, part 2, table 5, item 1(a)
Wild Rivers code (Note: the code does not currently contain applicable provisions for residential, industrial or commercial development inside a designated urban area)

WETLAND

2.1.11 Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?

☐ Yes

☒ No

If no, do the premises include a lot situated in, or within 100m of a wetland shown on the 'Map of referable wetlands'?

☒ No

☐ Yes - *This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.*

IP Regulation, schedule 2, table 3, item 20

HERITAGE

2.1.12 Do the premises include a lot sharing a common boundary with a protected area or registered place under the *Queensland Heritage Act 1992*?

☒ No

☐ Yes - *This application must be referred to the Queensland Heritage Council (QHC) as Advice Agency.*

IP Regulation, schedule 2, table 3, item 22

CERTAIN PRELIMINARY APPROVALS

2.1.13 Is preliminary approval sought for the application under the IPA, section 3.1.6?

☒ No

☐ Yes - *(Complete Attachment 2) This application must be referred to the Department of Local Government, Planning, Sport and Recreation (DLGPSR) as Advice Agency.*

IP Regulation, schedule 2, table 3, item 23

BROTHEL

2.2 Is the proposed use a brothel as defined under the *Prostitution Act 1999*?

☒ No

☐ Yes

IPA, schedule 8, part 1, table 2, item 2
Prostitution Act 1999, section 64

STRATEGIC PORT LAND

2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?

☒ No

☐ Yes

IPA, schedule 8, part 1, table 2, item 3
IP Regulation, schedule 2, table 2, item 6

MAJOR HAZARD FACILITY

2.4 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?

☒ No

☐ Yes - *(Complete Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.*

IPA, schedule 8, part 1, table 2, item 4
IP Regulation, schedule 2, table 2, item 7

CONTAMINATED LAND - REGISTERED LAND

2.5 Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*?

☒ No

☐ Yes

IPA, schedule 8, part 1, table 2, item 5
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

2.6 Is any part of the land forming the premises currently used for a notifiable activity, or if there is no existing use was it last used for a notifiable activity?

☒ No

☐ Yes

IPA, schedule 8, part 1, table 2, item 6
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

2.7 Is any part of the premises currently used for an industrial activity (other than for a mining activity or petroleum activity), or if there is no existing use was it last used for an industrial activity (other than for a mining activity or petroleum activity)?

- [x] No
- [ ] Yes

IPA, schedule 8, part 1, table 2, item 6
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)

2.8 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)?

- [x] No
- [ ] Yes

IPA, schedule 8, part 1, table 2, item 7
IP Regulation, schedule 2, table 2, item 22

AQUACULTURE: WILD RIVER AREA

2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?

- [x] No
- [ ] Yes

IPA, schedule 8, part 1, table 2, item 8
IPA, schedule 8, part 2, table 2, item 1 (self-assessable aquaculture)
IP Regulation, schedule 2, table 2, item 27
Fisheries Act 1994, section 76DA (wild river area)
Wild Rivers Act 2005, section 43A

AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA

2.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

- [x] No
- [ ] Yes

IPA, schedule 8, part 1, table 2, item 11
IP Regulation, schedule 2, table 2, item 36
Wild Rivers Act 2005, sections 42, 43A

SEQ REGIONAL PLAN

2.11 Is any part of the premises within the South East Queensland (SEQ) Regional Plan area?

- [ ] No
- [x] Yes

If yes, are the premises within **one or more** of the following areas?

- A Major Development Area in the Urban Footprint — [x] No [ ] Yes - *(Answer (a) to (c) below)*
- The Regional Landscape and Rural Production Area — [x] No [ ] Yes - *(Answer (d) below)*
- The Rural Living Area — [x] No [ ] Yes - *(Answer (e) below)*
- The Investigation Area — [x] No [ ] Yes - *(Answer (f) and (g) below)*

SEQ Regional Plan 2005-2026, Amendment 1, Regulatory Provisions, division 2
IP Regulation, schedule 2, table 3, item 13
IPA, section 2.5A.12 (3)

CONSERVATION ESTATE

2.12 Is the proposal for urban purposes, as defined under the IPA?

- [ ] No
- [x] Yes

If yes, is the use proposed on a lot situated in, or within 100m of, any of the following?

- A protected area, forest reserve, critical habitat or area of major interest under the *Nature Conservation Act 1992* ☒ No ☐ Yes
- A State forest or timber reserve under the *Forestry Act 1959* ☒ No ☐ Yes
- A marine park under the *Marine Parks Act 2004* ☒ No ☐ Yes
- A recreation area under the *Recreation Area Management Act 1988* ☒ No ☐ Yes
- A world heritage area listed under the World Heritage Convention ☒ No ☐ Yes
- Brisbane forest park under the *Brisbane Forest Park Act 1977* ☒ No ☐ Yes

*If yes to **any one** - This application must be referred to the chief executive under the relevant Act mentioned as Advice Agency.*

IP Regulation, schedule 2, table 2, item 40

REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT - this question only applies for applications not also seeking approval to carry out operational work

2.13 Does the proposed use involve the removal, destruction or damage of marine plants under the *Fisheries Act 1994?*

☒ No
☐ Yes

IPA, section 3.2.2A
IPA, schedule 8, part 1, table 4, item 8 (assessable development)
IPA, schedule 8, part 2, table 4, item 4 (self-assessable development)
IP Regulation, schedule 2, table 2, item 29
IP Regulation, schedule 1, part 3, table 4, item 8
Fisheries Act 1994, section 76DA (wild river area)
Wild Rivers Act 2005, section 43A

Disclaimer:

While the Department of Local Government, Planning, Sport and Recreation (DLGPSR) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DLGPSR expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this form

Proposal ID

Click here to submit form to PA

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES & WATER, QUEENSLAND

Request No: 117538193
Search Date: 15/11/2006 3:29 pm

Title Reference: 1553407
Date Created: 06/07/1

Previous Title: 12651187

REGISTERED OWNER

Dealing No: 709819972 02/08/2006

YERONGA VILLAGE PTY LTD A.C.N. 117 908 013
TRUSTEE
UNDER INSTRUMENT 709819972

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 150512
County of STANLEY Parish of YEERONGPILLY
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19551066 (POR 7)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES & WATER) [2006]
Requested By: ABR ONLINE

Client Reference: 7203-001
MC:ms

Our Ref: 7203-2

The Chief Executive Officer
Brisbane City Council
Brisbane Square
266 George Street
BRISBANE QLD 4000

Via: Mail

Dear Sir / Madam

RE: LETTER OF CONSENT OF OWNER FOR APPLICATION

We, the undersigned, on behalf of Yeronga Village Pty Ltd, hereby consent to the lodgment of the necessary Applications for the establishment of Multi Unit Dwellings (Retirement Village), on Lot 1 on RP 150512.

Yours faithfully

[redacted] Date: 25/10/07

[redacted] Date: 25/10/07

The ACN must be included and accompanied by -

- the signature of either-
  - Two directors of the company
  - A director and a company secretary of the company or
  - If a proprietary company that has a sole director who is also the sole company secretary, that director

OR

- The company seal (if the company has a common seal) witnessed by-
  - Two directors of the company
  - A director and a company secretary of the company or
  - For a propriety company that has a sole director who is also the sole company secretary, that director.

APPENDIX B

Preliminary Approval Conditions

Provided by

Brisbane City Council

SJF.

12 OCT 2006

Brisbane City Council
ABN 72 002 765 795

Development Assessment Team South
Customer & Commmunity Services Division
Level 10, 69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

Facsimile 07 3403 5379

Application No: DRS/USE/H05-917956
Project No: DRS/PRO/P05-107231
Contact: [redacted]
Telephone: (07) 340[redacted]

10 OCT 2006

COUNCIL DELEGATE DECISION MADE ON
13 OCT 2006

M E Harrison Investment Co Pty Ltd
C/- Pmm Group
Po Box 1559
FORTITUDE VALLEY QLD 4006

Attention [redacted]

Dear [redacted]

Decision Notice under section 3.5.15 of the *Integrated Planning Act 1997*: Preliminary Approval for a Material Change of Use overriding the planning scheme under section 3.1.6 of the IPA for Multi Unit Dwelling, Retirement Village, Aged Care Accommodation, Shop, Office And Restaurant on land at 15 Cansdale St, Yeronga Qld 4104 and described as Lot 1 on RP150512, Parish of Y'pilly.

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

Drawing or Document	Number	Plan Date
Precinct Plan	SD 02 REV E	18-MAY-2006 (Plan Date)
Building Envelope Plan	SD 03 REV H	22-AUG-2006 (Plan Date)
Circulation Plan	SD 04 REV E	18-MAY-2006 (Plan Date)
Conceptual Staging Plan	SD05 REV G	18-AUG-2006 (Plan Date)
Conceptual Basement Plan	SD 06 REV D	18-MAY-2006 (Plan Date)
Indicative Site Elevations	SD 07.1 REV D	04-MAY-2006 (Plan Date)
Indicative Site Elevations	SD 07.2 REV D	04-MAY-2006 (Plan Date)
Building 1 - Envelope Articulation	SD 07.3 REV A	23-AUG-2006 (Plan Date)
Indicative Site Elevations	SD 08 REV D	04-MAY-2006 (Plan Date)
Context Sections	SD 09 REV C	21-MAR-2006 (Plan Date)
Site Sections	SD 10 REV C	21-MAR-2006 (Plan Date)
Site Sections	SD 11 REV C	21-MAR-2006 (Plan Date)
Landscape Master Plan	MP03 ISSUE D	21-AUG-2006 (Plan Date)
Landscape Sections Sheet 1	MP04 ISSUE C	21-AUG-2006 (Plan Date)
Landscape Sections Sheet 2	MP05 ISSUE C	21-AUG-2006 (Plan Date)

Landscape Details Sheet 1	MP06 ISSUE C	21-AUG-2006 (Plan Date)
Landscape Details - Sheet 2	MP07 ISSUE C	21-AUG-2006 (Plan Date)
Ecological Sustainability Initiatives	MP08 ISSUE B	27-MAR-2006 (Plan Date)
Landscape Sections - Sheet 3	MP11 ISSUE B	27-MAR-2006 (Plan Date)
Hydraulic Analysis Report - Cardno	JOB NO 3500/34	23-MAY-2006 (Plan Date)
Sewer Augmentation	PLAN NO S917956	03-OCT-2006 (Plan Date)

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

This approval is for:

Preliminary Approval for a Material Change of Use overriding the planning scheme under section 3.1.6 of the IPA for Multi-unit Dwelling, Retirement Village, Shop, Office and Restaurant

Should you want to discuss the approval, please do not hesitate to contact me on (07) 340 36605.

Yours faithfully,

[redacted]

Senior Urban Planner
Development Assessment Team South
Development and Regulatory Services
Customer and Community Services

BCC.106.0855

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below:

Address of site:	15 CANSDALE ST, YERONGA QLD 4104
Real property description of site:	RP150512/L1 Y'PILLY
Aspects of development and type of approval:	1. Material Change Of Use (Preliminary Approval) - Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant
Description of proposal:	Preliminary Approval to override the Planning Scheme under S3.1.6 for a Material Change of Use for a Multi Unit Dwelling (Retirement Village and Aged Care Accommodation) with ancillary uses including a Shop, an Office and a Restaurant
Purpose:	Multi Unit Dwelling, Retirement Village, Aged Care Accommodation, Shop, Office and Restaurant
Council File Reference:	DRS/USE/H05-917956
Package status:	APPROVED - Version 3 (9th of October, 2006 01:49:53 PM)
Package generated on:	11th of October, 2006

PROJECT TEAM

The assessment of this application has been undertaken by:

[redacted]
ASSESSMENT MANAGER
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 340[redacted]

ROGER GREENWAY
Urban Planner
Development Assessment Team
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Architect
Development Assessment Team
SOUTH BRISBANE
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Phone: 340[redacted]

[redacted]
Engineering Officer
Development Assessment Team
WEST BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone:

[redacted]
Pollution Officer
Development Assessment Team
BRISBANE ADMINISTRATION
CENTRE
Development and Regulatory
Services
Phone: 340 39084

PAUL HILLS
Engineering Officer
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 340[redacted]

KEVIN MATTHEWS
Principal Engineering Officer
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: 07 340[redacted]

[redacted]
Landscape Architect
Development Assessment Team
SOUTH BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: 340[redacted]

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Precinct Plan	SD 02 REV E	18-MAY-2006 (Plan Date)
Building Envelope Plan	SD 03 REV H	22-AUG-2006 (Plan Date)
Circulation Plan	SD 04 REV E	18-MAY-2006 (Plan Date)
Conceptual Staging Plan	SD05 REV G	18-AUG-2006 (Plan Date)
Conceptual Basement Plan	SD 06 REV D	18-MAY-2006 (Plan Date)
Indicative Site Elevations	SD 07.1 REV D	04-MAY-2006 (Plan Date)
Indicative Site Elevations	SD 07.2 REV D	04-MAY-2006 (Plan Date)
Building 1 - Envelope Articulation	SD 07.3 REV A	23-AUG-2006 (Plan Date)
Indicative Site Elevations	SD 08 REV D	04-MAY-2006 (Plan Date)
Context Sections	SD 09 REV C	21-MAR-2006 (Plan Date)
Site Sections	SD 10 REV C	21-MAR-2006 (Plan Date)
Site Sections	SD 11 REV C	21-MAR-2006 (Plan Date)
Landscape Master Plan	MP03 ISSUE D	21-AUG-2006 (Plan Date)
Landscape Sections Sheet 1	MP04 ISSUE C	21-AUG-2006 (Plan Date)
Landscape Sections Sheet 2	MP05 ISSUE C	21-AUG-2006 (Plan Date)
Landscape Details Sheet 1	MP06 ISSUE C	21-AUG-2006 (Plan Date)
_andscape Details - Sheet 2	MP07 ISSUE C	21-AUG-2006 (Plan Date)
Ecological Sustainability Initiatives	MP08 ISSUE B	27-MAR-2006 (Plan Date)
Landscape Sections - Sheet 3	MP11 ISSUE B	27-MAR-2006 (Plan Date)
Hydraulic Analysis Report - Cardno	JOB NO 3500/34	23-MAY-2006 (Plan Date)
Sewer Augmentation	PLAN NO S917956	03-OCT-2006 (Plan Date)

HIGHLIGHTS

Due to their importance, the following conditions have been highlighted in **bold** in this document: 5

ADVICE

Please see the attached document for any advices.

APPROVAL CONDITIONS

Section to Which These Conditions Relate: 1. Material Change Of Use (Preliminary Approval)

Section Name: Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant

GENERAL/PLANNING REQUIREMENTS

	TIMING
1) Development of the site is to be generally in accordance with Yeronga Village Master Plan illustrated on Drawing No A Issue A and dated 26/09/2006. *GUIDELINE* *This condition refers to the Master Plan to which the Preliminary Approval relates and is the means of defining the extent of the approval.*	As indicated

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

As indicated

Self Assessment	Applicable Code
1. **Home Business** where complying with the Acceptable Solutions in the Home Business Code	Home Business Code
2. **Outdoor Lighting** where complying with the Acceptable Solutions in the Light Nuisance Code	Light Nuisance Code
Code Assessment	**Applicable Code**
1. Operational Work for **Filling or Excavation**	Filling and Excavation Code
2. **Reconfiguring a lot,** other than volumetric subdivision not associated with an existing or approved building	Subdivision Code
3. **Satellite Dish** (where not exempt development)	Satellite Dish Code
4. **Single Unit Dwelling** (where not involving building work) and involving **reconfiguring a lot** to create the required freehold lot where: i. used in association with a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used in association with **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and iii. complying with the conditions in the Preliminary Approval; and iv. any relevant "secondary codes" are to be considered part of the "primary code"; and v. complying with the Medium Density Residential provisions of the Residential Design Single Unit Dwelling Code	Residential Design - Single Unit Dwelling Code and Local Plan Code
5. **Multi Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) where: i. used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used for the purpose of **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and iii. complying with the conditions in the Preliminary Approval; and iv. any relevant "secondary codes" are to be considered part of the "primary code".	Residential Design - Medium Density Code and Local Plan Code
6. **Shop** or **Office** or **Restaurant** (as defined in Chapter 3 Part 10 of the City Plan) where: i. predominantly servicing residents within the site; and ii. complying with the conditions in the Preliminary Approval; and iii. the total combined area of all three	Centre Design Code, Centre Amenity and Performance Code and Local Plan Code

uses is no greater than 250 m^2 in gross floor area; and iv. any relevant "secondary codes" are to be considered part of the "primary code".	
Impact Assessment - Generally Appropriate	**Applicable Code**
1. Child Care Facility	Child Care Facility Code
2. Home Business where not complying with the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
3. Short Term Accommodation (as defined in Chapter 3 Part 10 of the City Plan) where: i. used in association with a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used in association with **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and iii. complying with the conditions in the Preliminary Approval; and iv. any relevant "secondary codes" are to be considered part of the "primary code"	Short Term Accommodation Code and Local Plan Code
4. Volumetric Subdivision where not associated with an existing or approved building	Subdivision Code
5. Multi Unit Dwelling (as defined in Chapter 3 Part 10 of the City Plan) where: i. used for the purpose of a **Retirement Village** (as defined in Chapter 3 Part 10 of the City Plan); or ii. used for the purpose of **Aged Care Accommodation** (as defined in Chapter 3 Part 10 of the City Plan); and iii. not complying with the Acceptable Solutions of the Residential Design - Medium Density Code; and iv. complying with the conditions in the Preliminary Approval; and v. the relevant "secondary codes" are to be considered part of the "primary code".	Residential Design - Medium Density Code
6. Utility Installation	
Impact Assessment - Generally Inappropriate	**Applicable Code**
1. Any other material change of use	

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

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

3) Ensure that with any Material Change of Use and/or Reconfiguring a lot, which ever is sooner, all future development maintains the following: (a) The combined maximum Gross Floor Area for the development as shown on Precinct Plan Drawing SD 02 Rev E and dated 15/05/2006, and does not exceed 36,000m^2 where: (i) Building H has a maximum Gross Floor Area of 5,000 m^2 ; and (ii) the remainder of the buildings have a maximum combined Gross Floor Area of 31,000 m^2 . (b) All buildings on the site are contained within the approved building envelope plan as shown on Drawing No. SD 03 Rev H and dated 22/08/2006; (c) The overall height of the buildings inclusive of all structures and shown on Drawing No SD 10 Rev C and dated 21/03/2006 is to be as follows: i. any five storey buildings do not exceed 18.4 metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2 metres AHD); and ii. any four storey buildings do not exceed 15.4 metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2 metres AHD); and iii. any three storey buildings do not exceed 12.4 metres above the minimum habitable floor level of Q100 plus 0.500metres (current level is 7.2 metres AHD); and	As indicated
(d) Any building setbacks along the northern property boundary with Leyshon Park are to be generally as shown on Drawing No. SD 03 Rev H and dated 22/08/2006 and to be no closer than: (i) Building A1 and A 2 - 6 metres; and (ii) Buildings B and C - 8 metres	Prior to the commencement of the use
(e) Any building setbacks along the eastern property boundary to Fehlberg Park are to be generally as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and MPO3 Issue D and dated 21/08/2006 and to be no closer than 25 metres from the existing eastern property boundary at the date of this approval. (f) Any building setbacks to the southern property boundary with Venner Road and Hyde Park are to be generally as shown on Drawing No. SD 03 Rev H and dated 22/08/2006 and to be no closer than: (i) Buildings H and E - 6 metres; and (ii) Building D - 8 metres (g) Any building setbacks to western property boundary on Cansdale Street are to be generally as shown on Drawing No. SD 03 Rev H and dated 22/08/2006 and to be no closer than 6 metres (h) No buildings, structures or uses are to occur within the waterway corridor except as shown on Drawing No SD 03 Rev H and dated 22/08/2006 and MPO3 Issue D and dated 21/08/2006. (i) The design elements to reduce the appearance of building bulk includes as a minimum the design elements shown in the following plans, Drawing No. SD 07.1 Rev D, SD 07.2 Rev D and SD 08 Rev D all dated 04/05/2006 and SD07.3 Rev A and dated 23/08/2006 ; (j) The rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the building by the inclusion of the following design aspects: (i) The rooftop is designed to enable future inclusion of satellite dishes/telecommunication facilities in an unobtrusive manner; and (ii) Roofscape must be attractive and not marred by cluttered display of plant and equipment. (k) Any screening device to balconies or terraces are not fully enclosed and are designed as an integral part of the building and are installed/constructed as part of the construction of the building; *GUIDELINE* *This condition is imposed to outline where the proposal is to incorporate other matters not mentioned in the Acceptable Solutions in the relevant code(s). This condition should be*	

4) Incorporate into the design and construction of any residential building, best practice sustainable development technology and design practices addressing the Brisbane City Council's 15 Principles of Sustainability including but not limited to: i. Passive design; ii. Water use; iii. Materials use; iv. Energy use; v. Site impacts; vi. Transport impacts; and vii. Social and community impacts *GUIDELINE* *This condition is imposed to ensure that the proposed buildings are designed to ensure that Brisbane City Council's 15 principles of sustainable design are met and incorporate best practice in sustainable development.*	As indicated
5) All aspects of development as outlined within this section, to which the conditions relate in the "Preliminary Approval Package", are to be completed before midnight on 30 November 2012. *GUIDELINE* *This condition is imposed pursuant to 3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before the preliminary approval lapses. Any extension of the period stated in the condition is required to be made in accordance with Sections 3.5.22 and 3.5.33 of the Integrated Planning Act.*	**As indicated**

MONETARY CONTRIBUTIONS & SECURITIES

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

7) Parkland Prior to endorsement of a "Community Management Statement", Prior to a Material Change of Use and/or Reconfiguring a Lot, which ever is sooner, pay to Council a monetary contribution towards the cost of parkland at the rate prevailing at the time when payment is made. The contribution is calculated on the current applicable rate as per Planning Scheme Policy 1 Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land. Where a contribution of land has been made for parkland this can be offset against the parkland contribution for subsequent development approvals. **This condition will be applied to any Material Change of Use and/or Reconfiguring a Lot application until such time as the "Infrastructure Charges Plan" is applied over the subject site as defined in Section 5.1.4 of the Integrated Planning Act.** *GUIDELINE* *This condition is imposed to require the payment of a proportional contribution towards parkland within the locality of the site. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.*	As indicated

ECOLOGY

	TIMING
8) All future development applications for a Material Change of Use and/or Reconfiguring a Lot, which ever is sooner, are to submit a Rehabilitation Plan which includes the following: (a) The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation generally in accordance with the Masterplan Drawing A Issues A and dated 26/09/2006 and Drawing Nos MP03, MP04, MP05, MP06, MP07, MP08, and MP11 all dated 21/08/2006 and that includes at least the following information: i. The extent of the VMP is to include evaluation of all areas including, proposed road reserves, external works and development areas; ii. The location and description of existing vegetation including species and botanical name plus the height and canopy spread; iii. The location and extent of all site works including all proposed infrastructure and areas of earthworks. iv. Detail design of all civil works is to be cognisant of environmental values. Alternative solutions may be required in some instances, to protect significant vegetation (eg alternative service alignments, variations to batter slopes and tunnel boring); v. The location and description of all vegetation to be retained and that to be removed; vi. A description of all measures to be used to protect vegetation and habitat features to be retained during construction; vii. A description of all pruning and tree surgery works (to AS 4373/96) to maintain health and stability of trees and reduce potential hazards for future residents; viii. The location and extent of storage and stockpile areas for cleared vegetation and site mulch; ix. A description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and x. Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, preclearing inspections, staging and sequence of clearing and recovery procedures. *GUIDELINE* *This condition is imposed when the proposed development includes areas to be rehabilitated. It is expected that rehabilitation works will be carried out to a high standard and maintained accordingly. The requirements of this condition may be included as part of an Environment Management Plan (EMP) OR Vegetation Management Plan (VMP). For enquiries about this condition, please contact the Ecologist, Development Assessment.*	As indicated

LANDSCAPE & OPEN SPACE

	TIMING
) Prior to the commencement of any Material Change of Use and/or endorsement of a survey plan for Reconfiguring a Lot, which ever is sooner, undertake the following: (a) Transfer and surrender to the Crown to be dedicated as park and recreation reserve with Council as Trustee the land indicated as a pathway along part of the eastern property boundary within the site and shown on the Landscape Master Plan Drawing No. MP03 Issue D and dated 21/08/2006 *GUIDELINE* *This condition requires the dedication of the part of the site along the eastern boundary containing the pedestrian/cycle path.*	As indicated

10) All future development applications for a Material Change of Use, are to submit a Landscape Concept Plan which includes at least the following: (a) (i) **Existing site conditions:** existing contours, and vegetation on site and on adjoining properties (including footpath) which impact on the site. Details of heights, spread, DBH, location and accurate species nomenclature are to be provided. Any earthworks proposed within the vicinity of vegetation to be retained is to be documented. (ii) **Proposed site conditions:** proposed surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining walls. Provide details on proposed locations, heights, materials and extent of proposed fencing. (iii) **Extent, function and character of areas to be landscaped:** proposed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland. Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. (iv) **Proposed resolution of earthworks:** location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath. (v) **Typical sections and construction detail:** for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas. (vi) **Specification notes:** standard specification notes including but not limited to soil preparation, methods for the protection of vegetation to be retained during construction activity on site, maintenance establishment and irrigation. (vii) **Proposed planting palette:** indicative tree, shrub, ground cover and accent plant species, together with intended size at time of planting. Provision of shade trees to pedestrian congregation areas and screen trees to park and sensitive public interfaces. (viii) **Proposed finishes palette:** for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking. *GUIDELINE* *This condition outlines the minimum requirements of any landscaping plan submitted for the site to ensure landscaping of the site is to a high standard.*	As indicated

ENGINEERING

	TIMING
11) Prior to commencement of any Material Change of Use all buildings/structures have been designed in accordance with Council's *"Subdivision and Development Guidelines"* to ensure that minimum habitable floor levels are 500 mm above the 100 year (ARI) flood level (river and creek flooding) or 500 mm above the 50 year (ARI) (overland flow level) whichever is the greater. *GUIDELINE* *This condition is imposed when the site is affected by flooding. The 100 year ARI event is applicable to river and/or creek flooding. If the catchment is localised, the 50 year ARI event will be applicable unless the site is also affected by creek or river flooding in which case the higher flood level is to be used. The minimum habitable floor level at the time of this approval is 7.2 metres AHD and the current minimum level for non-habitable floor levels is 7.0 AHD. For flood level information, Council Flood Reports are now available from any of Council's Customer Service Centres and Regional Business Centres. The new Flood Report provides the latest flood information for a nominated property plus other useful information about flooding and your development.*	As indicated

12) Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot construct the development in accordance with the approved hydraulics report prepared by Cardno dated 23rd May 2006, including i. External stormwater works as stated in Section 6.3 in the above report and shown on Figure 7 ii. Rehabilitation of the existing waterway and subject to the following additional requirements: iii. All fences proposed to be constructed across or over the overland flowpath are to allow the free passage of the overland flows; iv. Easements for overland flow and access purposes are to be granted free of cost and compensation to Council over those areas identified in the report; and v. Provide certification to the Engineering Delegate, Development and Regulatory Services that the development has been constructed in accordance with the approved hydraulic report. *GUIDELINE* *This condition is required to ensure that the development provides the outcomes as determined in the previously approved hydraulic report. For enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.*	As indicated
13) Prior to commencement of use of any Material Change of Use and/or Reconfiguring a Lot, submit a traffic report prepared in accordance with the City Plan, demonstrating that the traffic generated from the development stage and including the cumulative impact from all approved stages of development does not require any works to be undertaken as follows; (a) Upgrading of the intersection at Hyde Rd/Cansdale St/Venner Rd; and (b) along the entire frontage of the site to Cansdale Street including both sides of the Cansdale Street frontage; *GUIDELINE* *This condition is imposed when works within the road reserve are required. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services.*	As indicated
14) Prior to the commencement of use of any Material Change of Use and/or Reconfiguring a Lot, construct the following external sewer headworks in accordance with Council's "Water and Sewerage Reticulation Standards": The system headworks component will be credited against the actual cost of construction of the required works comprising headworks. (a) A sewer from point A to point B as noted on Plan No. S917956; and (b) A sewer from point B to point C as noted on Plan No. S917956; *GUIDELINE* *This condition is imposed when it is necessary to bring sewerage infrastructure to the site. Plans must be prepared in accordance with Council's "Water and Sewerage Reticulation Standards".*	As indicated

**** End of Package ****

1
A05/171410
[redacted]
Yeronga Football Club Inc.
Po Box 6063
FAIRFIELD GARDENS QLD 4103

2
A05/174176
[redacted]
19 Ormadale Road
YERONGA QLD 4104

3
A05/182779
[redacted]
22 Diane Street
YERONGA QLD 4104

4
A05/182777
[redacted]
22 Diane Street
YERONGA QLD 4104

5
A05/183278
[redacted]
26 Diane St
YERONGA QLD 4104

6
A05/193895
[redacted]
Cnr Hyde Road & Rome Street
North
YERONGA QLD 4104

7
A05/193897
[redacted]
47 Anita Street
YERONGA QLD 4104

8
A05/193903
[redacted]
Re/Max Colonial
445 Ipswich Road
ANNERLEY QLD 4103

9
A05/194805
[redacted]
36 William Parade
FAIRFIELD QLD 4103

10
A05/194800
[redacted]
45 Forsyth Street
FAIRFIELD QLD 4103

11
A05/195950
[redacted]
65 Brisbane Corso
FAIRFIELD QLD 4103

12
A05/199261
[redacted]
122 Kadumba Street
YERONGA QLD 4104

13
A05/199264
[redacted] and [redacted]
14 Cook Street
YERONGA QLD 4104

14
A05/199266
Yeronga District Residents
Association
Att: [redacted] President, Ydra
Po Box 6351
FAIRFIELD QLD 4103

APPENDIX C

Architectural Proposal Plans

Prepared by

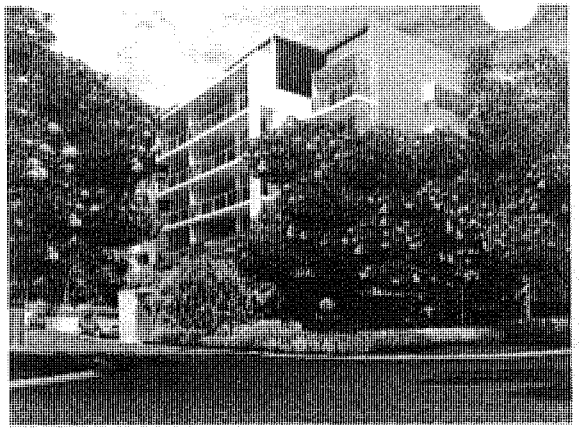
Arkhefield

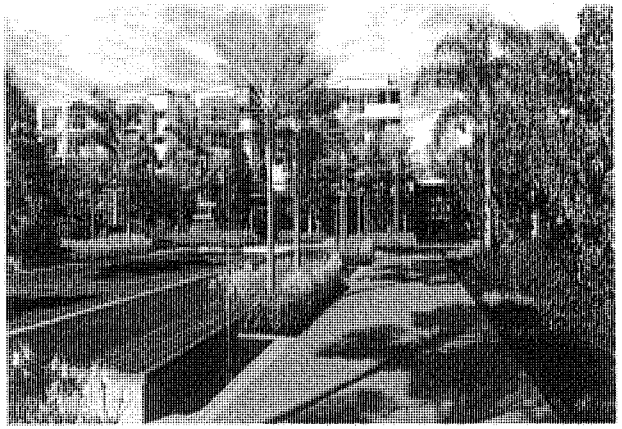
thevillage

YERONGA VILLAGE

DEVELOPMENT APPLICATION SUBMISSION

STAGE 2













Introduction

The site on the corner of Canadale Road and Hyde Street has for many years been home to a commercial enclosure. The property demarks the transition from the residential side of Yeronga to what has traditionally been the industrial section of Yeronga. Both pivot around the playing fields which connect the residential part of the suburb with the Corso along the Brisbane River.

This proposal is driven by the co-factors of an ageing population and the demand for inner city housing across all age demographics. Market research has shown a need for desirable apartment living for retirees, no presently available in this area. Yeronga village allows the target market the ability to remain in the Yeronga area, close to their families, in a development offering security, comfortable amenities and an environment allowing social interaction with like-minded people, maintaining an active, independent lifestyle close to the CBD in a parkland setting.

The Masterplan

The proposal for Stage 2 has been developed utilizing the recently approved Masterplan for all stages of this site. The significant massing of the two 5 storey buildings of stage 2 (buildings 3 and 4) are contained within the Approved Envelope Plan and do not exceed the approved maximum RL. Both buildings are located on a built up pressure to achieve Q100 + 500 being AHD 7.200.

Basement, Internal Street and Parking

The traffic solution for the site is dealt with in detail in the traffic report.

The entry on Canadale Road leads into the internal road at Yeronga Village. This will be the arrival point for all residents, visitors, staff and service vehicles. The entry gate on Canadale road features both pedestrian and vehicular gates. Both will be closed in the evenings, operated by remote control from residents cars, or activated by intercoms located adjacent to both gates and connected to residents' apartments. Vehicles using the intercom do so fully within the site boundary, and if rejected, can exit safely in a forwards direction.

Once inside Yeronga Village, vehicles feed into the internal street - residents and visitors proceed to the ramp leading down to the basement carpark. There are also visitor bays located along both sides of the main driveway. The basement carpark has sufficient car parking so that each apartment as 1 allocated car bay, 1 FWD car bay is located adjacent to the Building 4 site, leading up to the lobby. The widths of both car bays and aisles are larger than required to cater for the age demographic of the residents. When leaving the basement, the exit ramp feeds back onto the main internal street connecting back to Canadale Road.

Taxis and private vehicles can pick up and drop off in the set down area adjacent to the main entry of the Stage 1 development. These vehicles then proceed down the one-way internal street that connects through to Vernon Road.

Delivery vehicles servicing Yeronga Village utilize the loading bay adjacent to the main entrance to the development. These vehicles enter from Canadale Road and then exit via Canadale Road. The loading area has sufficient set down for one Large Rigid Vehicle. The area is screened from the site with a large gate when not in use. A pedestrian gates is provided, to the side of the vehicular gate.

All residential waste is consolidated at the Refuse Store located beneath the apartments in Building 2, adjacent to Vernon Road. All commercial waste is located adjacent to the Loading Bay. Refuse trucks enter Yeronga Village via Canadale Road and proceed to either the loading bay, and/or the Refuse Store. All refuse vehicles exit via Vernon Road.

The internal street caters for all emergency vehicles, including, but not limited to, fire and ambulance vehicles.

Community

The driving idea behind Yeronga Village is community. First and foremost, is the feeling of community for the residents living at Yeronga Village. Equity important is the idea of how Yeronga Village is placed within the wider Yeronga community. Underlying these values is a desire for a sustainable solution, consolidating Yeronga Village as a sustainable development well into the future. Active ESD initiatives are covered in the separate ESD report. Passive BBC initiatives utilized in the design of each apartment include the provision of natural light and fresh air into the building, and generous outdoor areas with both shaded and sun-lit opportunities. Irrigation is provided via a recycled water system, while rainwater storage tanks are located under the central street.

The buildings at Yeronga Village sit on a podium set above the surrounding natural ground level, 500 above Q100 at AHD 7.200. Stage 2 incorporates Buildings 3 and 4, both being 4 storeys in height including ground level.

The social hub of the project focuses around the entrance lobby of Building 2 - a meeting point for both residents and visitors - community. All communal facilities are located around the lobby - including the dining room, TV room, gym and pool. These in turn connect to the communal bowling green located between Buildings 3 and 4.

The articulation of both Building 3 and 4 reflect the passive ESD initiatives utilized in the design of each individual apartment. The design has limited the amount of circulation spaces in apartments, devoting more space to habitable rooms directly linked to fresh air and natural light. Internal living spaces lead seamlessly to outdoor living areas, taking advantage of the sub-tropical climate of South-east Queensland. Outdoor spaces are separated by screens, landscaping and distance. Main bedrooms are situated alongside the main living spaces, with generous windows shielded with rain hoods, allowing windows to remain open during wet weather and ensuring natural ventilation. Guest bedrooms are tucked in behind the living spaces, providing a more sheltered solution. This hierarchy provides the first level of articulation.

The clustering of balconies provides the next level, with the figures of rain hoods and vertical sunscreens complete the picture, presenting a unified form that enhances the streetscape within Yeronga while enhancing the experience of those who choose to call Yeronga Village home.

DA APPLICATION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Concept Images

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN JM | DESIGN REVIEW

AF PROJECT No. 2828 | A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV
-	-	SD	000-01	B

BCC.106.0873



DA APPLICATION

PROJECT

Yeronga Village -
Stage 2

CLIENT

HARDEV PROPERTY
DEVELOPMENT

DRAWING NAME

Location Plan

APPROVED
PROJECT DIRECTOR

REVIEWED
PROJECT MANAGER

DRAWN
JM

DESIGN REVIEW

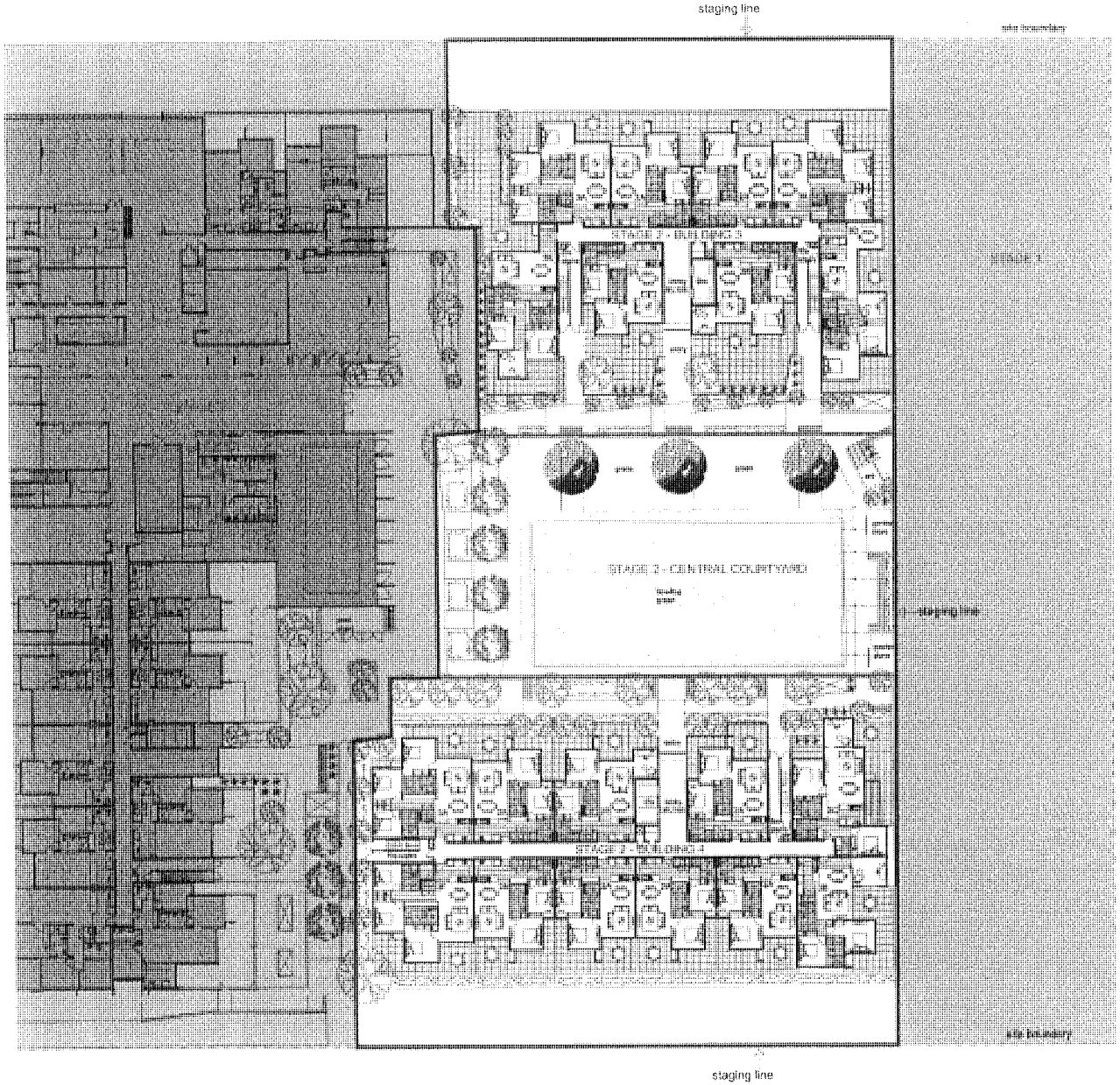
AT PROJECT No
2828

A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV
-	-	SD	000-02	C

BCC.106.0874



NOTE:
Building 3, Building 4 and the Central Courtyard are to be built in stages in any order based on the staging layout.

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Staging Plan

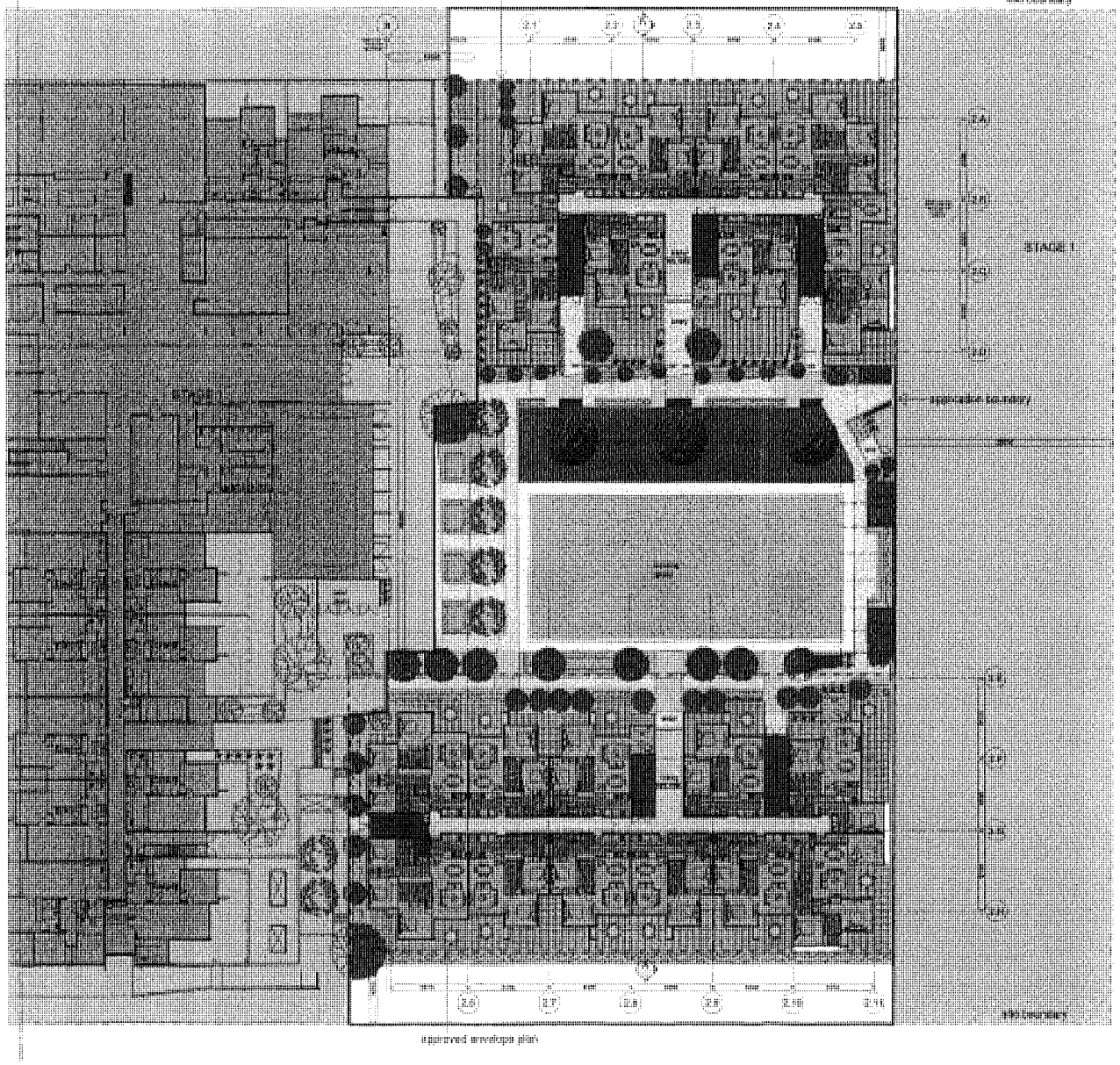
APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG | DESIGN REVIEW

AP PROJECT No 2828 | A1

ARCHITECTUS

SCOPE	DISCIPLINE	STAGE	DWG No	REV
-	-	SD	000-03	C

BCC.105.0875



AREA SCHEDULE

Basement	
Building 3 BCC GFA (residential)	60m2
Building 4 BCC GFA (residential)	60m2
Floor BCC GFA	**120m2**
Ground Floor	
Building 3 BCC GFA (residential)	905m2
Building 4 BCC GFA (residential)	1177.42m2
Floor BCC GFA	**2082.42m2**
First Floor	
Building 3 BCC GFA (residential)	928.19m2
Building 4 BCC GFA (residential)	1196.75m2
Floor BCC GFA	**2124.94m2**
Second Floor	
Building 3 BCC GFA (residential)	912.31m2
Building 4 BCC GFA (residential)	1188.55m2
Floor BCC GFA	**2100.86m2**
Third Floor	
Building 3 BCC GFA (residential)	912.31m2
Building 4 BCC GFA (residential)	1188.55m2
Floor BCC GFA	**2100.86m2**
Fourth Floor	
Building 3 BCC GFA (residential)	553.25m2
Building 4 BCC GFA (residential)	631.08m2
Floor BCC GFA	**1184.33m2**

DEVELOPMENT SUMMARY

Building 3 BCC GFA (residential)	4271.06m2
Building 4 BCC GFA (residential)	5442.35m2
Development GFA	**9713.41m2**
Total Units Building 3	36
Total Units Building 4	49
Total Units	**85**
Total Residents Car Parks	**109**

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Site Plan - (Ground Level)

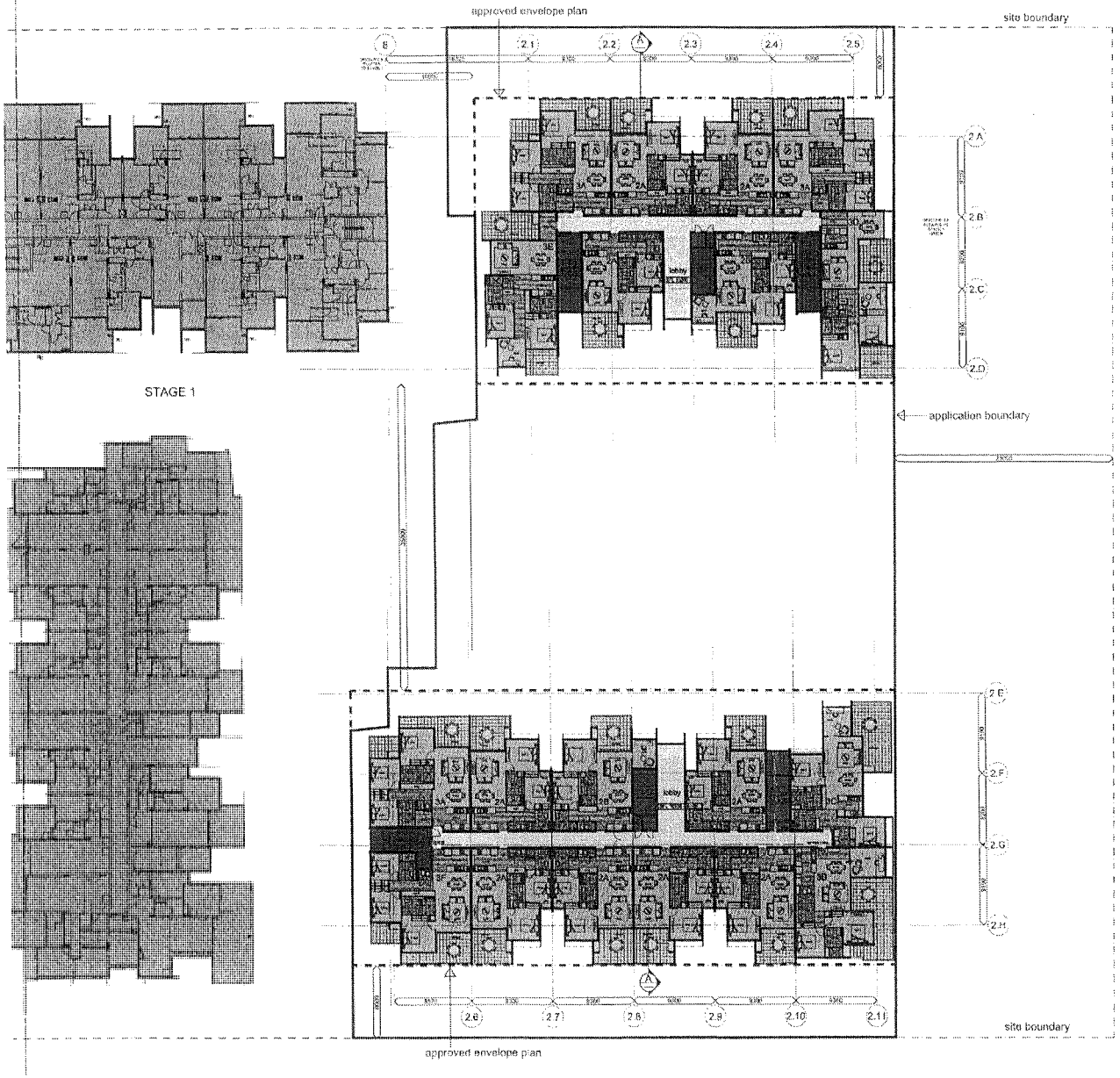
APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG | DESIGN REVIEW

AF PROJECT No. 2828 | A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	-	SD	200-01	D

BCC.106.0876



NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Level 1- 3

DRAWN NG

AT PROJECT No. 2828

A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
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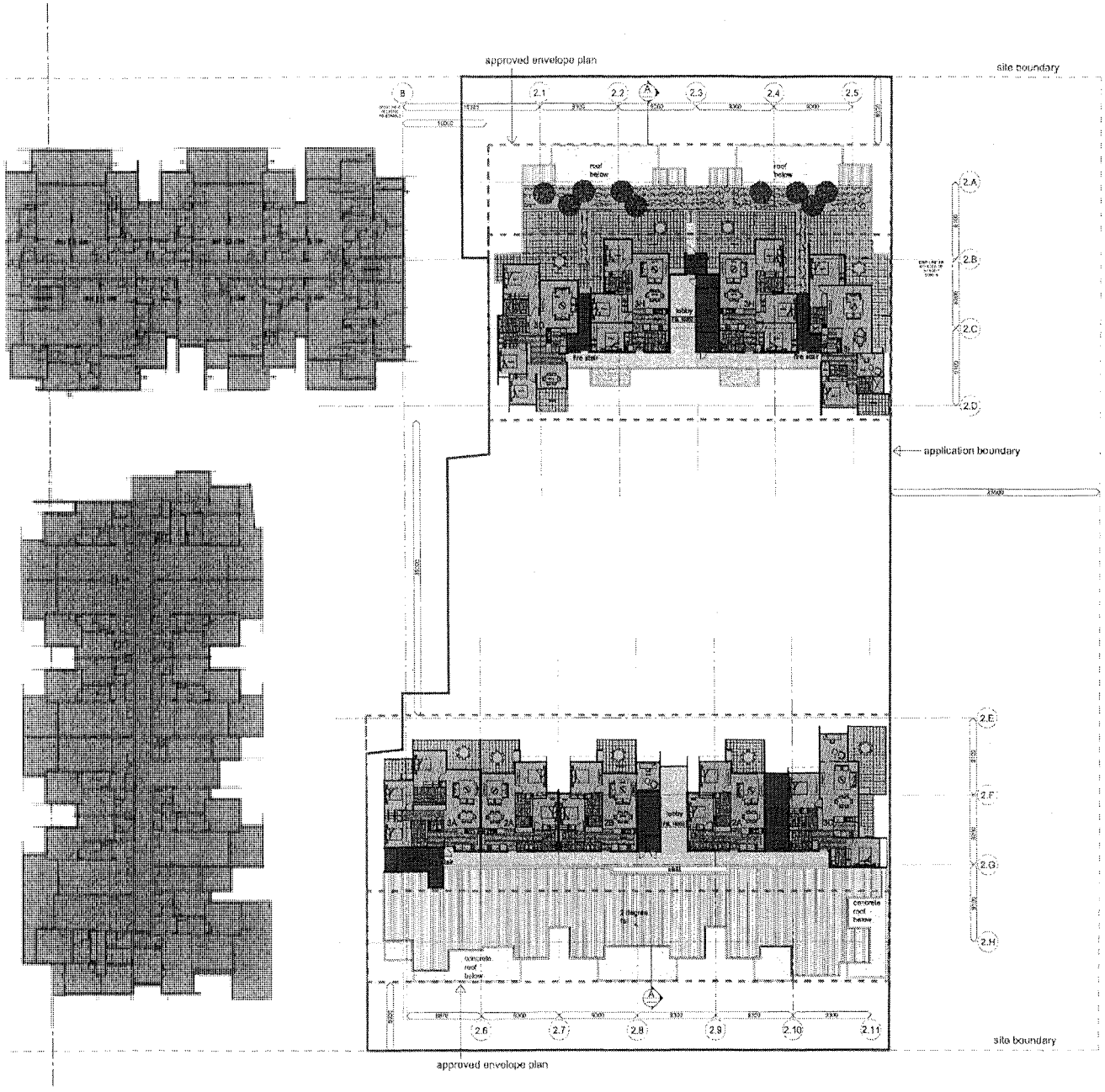

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Level 4

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG | DESIGN REVIEW

AP PROJECT No 2828 | A1

ARKHEFIELD

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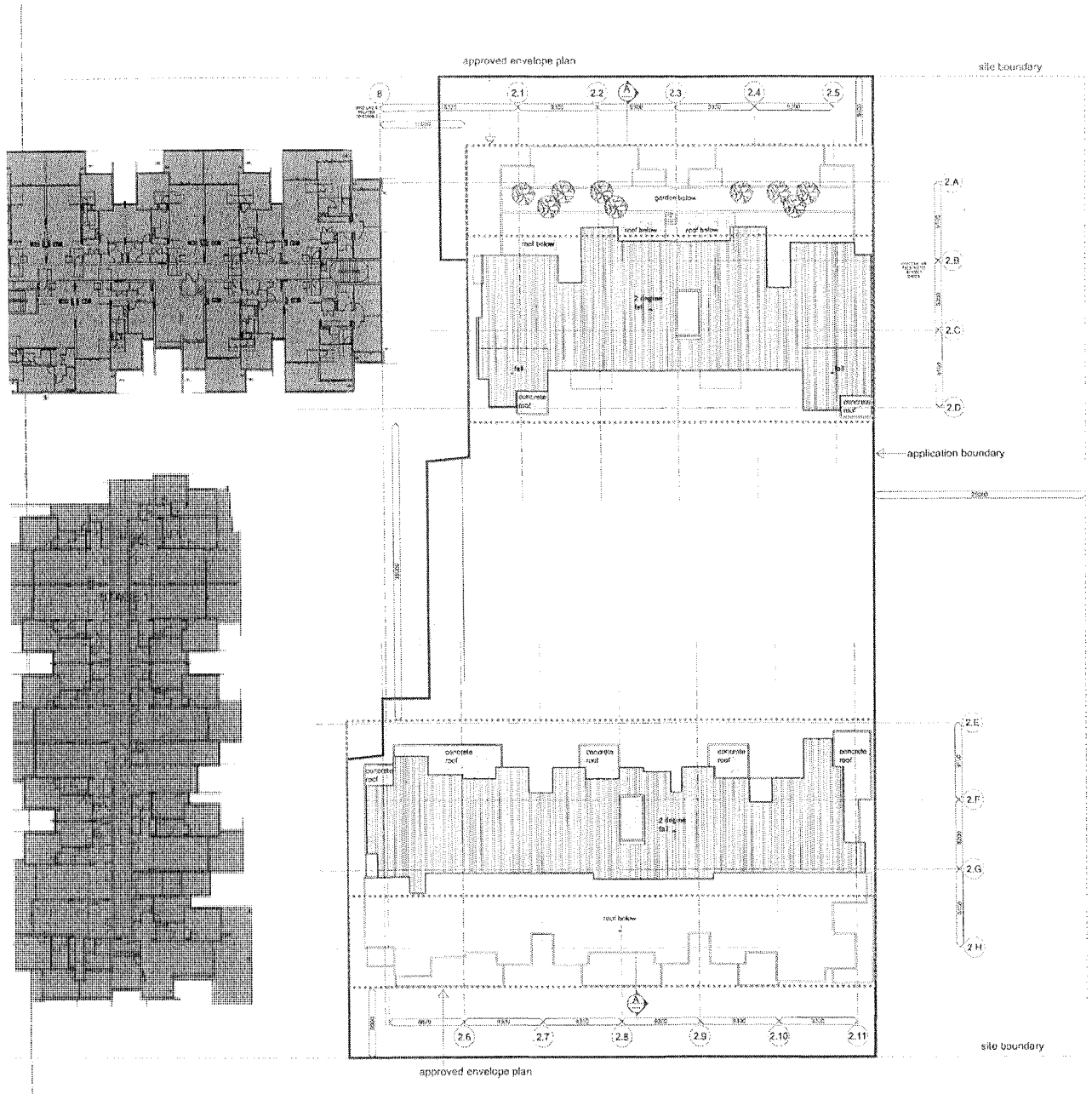

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DA APPLICATION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Roof Plan

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG | DESIGN REVIEW

AT PROJECT No 2828 | A1

ARKHEFIELD

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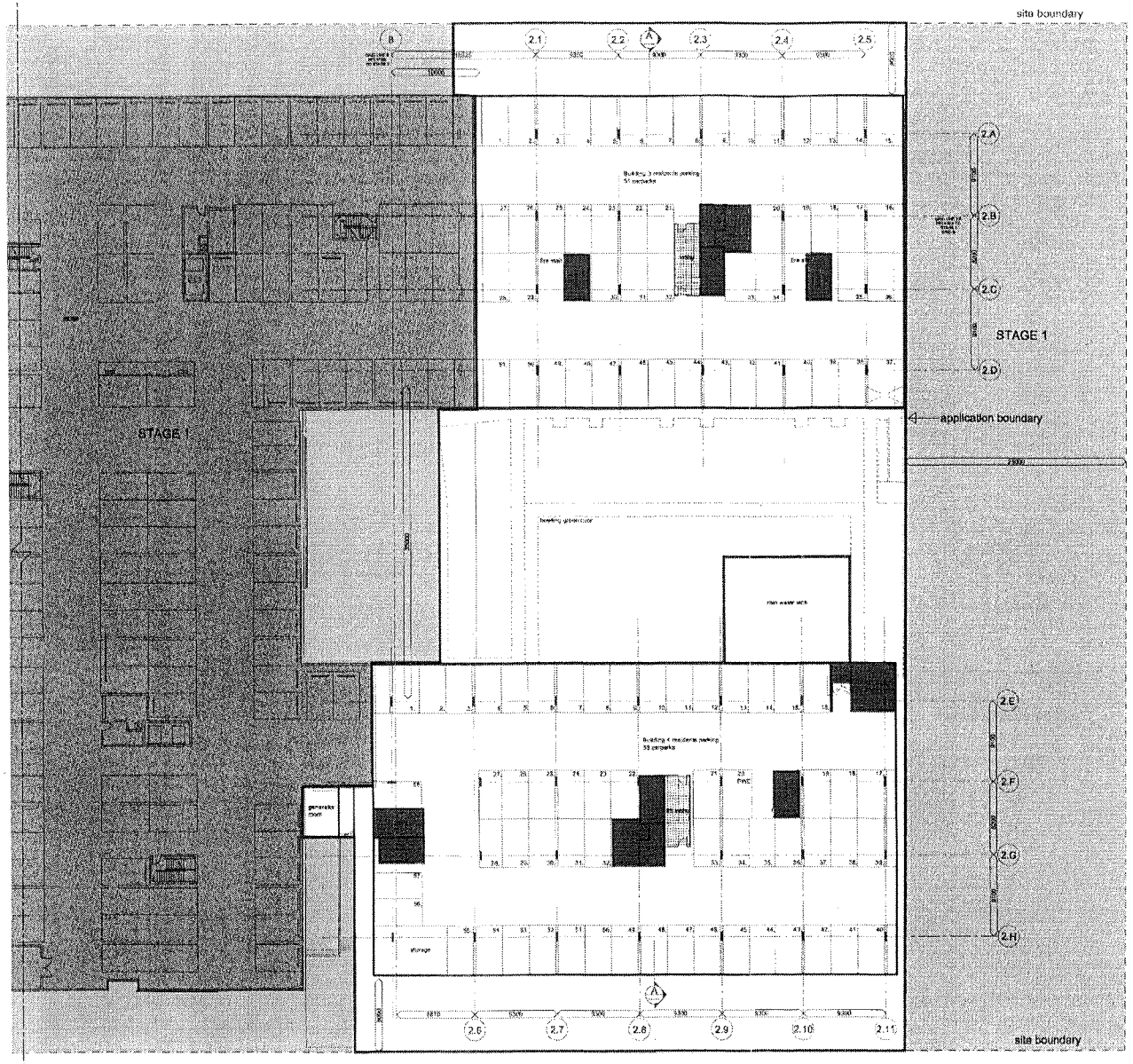

CAR PARKING PROVIDED

B3 Residential	51
B4 Residential	58

AREA SCHEDULE

Basement	
Building 3 BCC GFA (residential)	60m2
Building 4 BCC GFA (residential)	60m2
Floor BCC GFA	120m2

DISCLAIMER

Do not scale from drawings. Dimensions are to be checked on site prior to commencement of work. Discrepancies to be brought to the attention of the author.

ELECTRONIC DRAWINGS

Electronic drawings are non-controlled documents and are issued for information only. Any dimensions and information shall be referred to the Architect for confirmation.

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ISSUE	DATE	NAME	APPROVED	CHECKED
C	9/09/22	ISSUE FOR DA SUBMISSION		

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Basement Level

APPROVED PROJECT DIRECTOR

REVIEWED PROJECT MANAGER

DRAWN NG

DESIGN REVIEW

AF PROJECT No. 2828

A1

ARKHEFIELD

SCOPE	DISCIPLINE	STATUS	DWG No.	REV.
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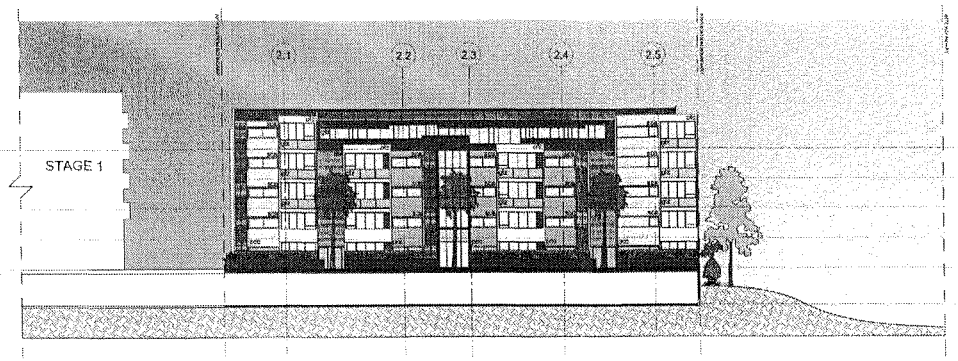
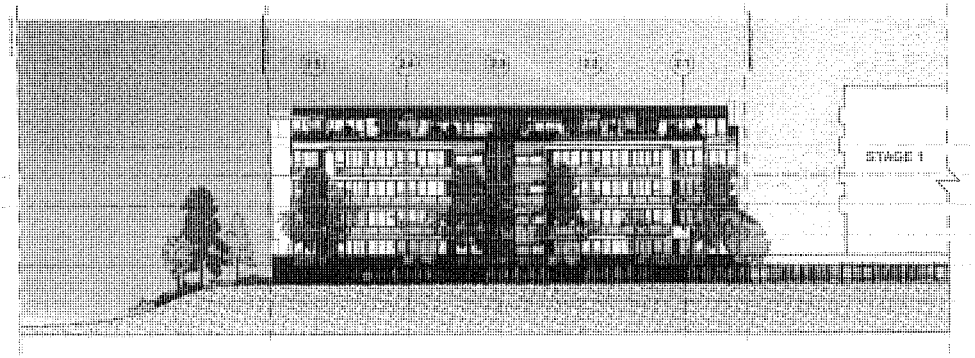


1 South Elevation Building 3



2 North Elevation Building 3

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
ofc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
lvr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Elevations

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG

AF PROJECT No 2828

A1

ARCHITECTS

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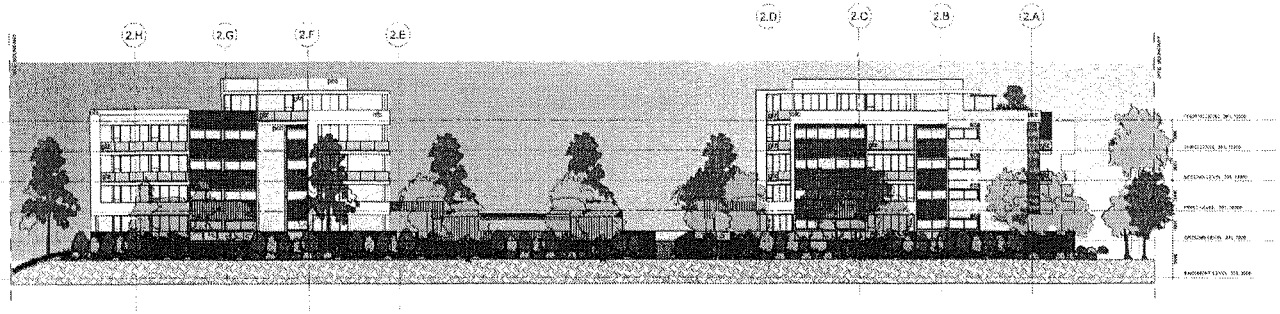
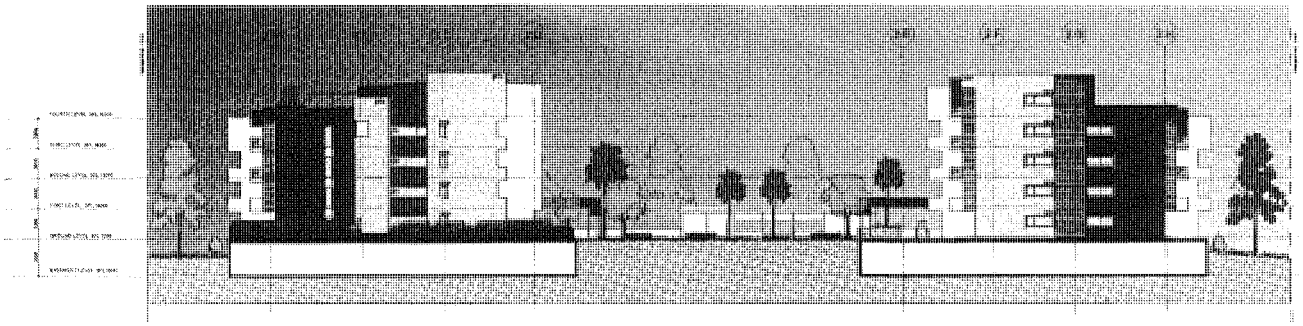


3 East Elevation Building 3 & 4



4 West Elevation Building 3 &4

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
cfc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
lvr	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Elevations

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG

SIGNATURE REVIEW

AP PROJECT No. 2828

A1

ARCHITECTS

SCENE	DISCIPLINE	STAGE	DRWG No.	REV.
-	A	SD	300-01	C

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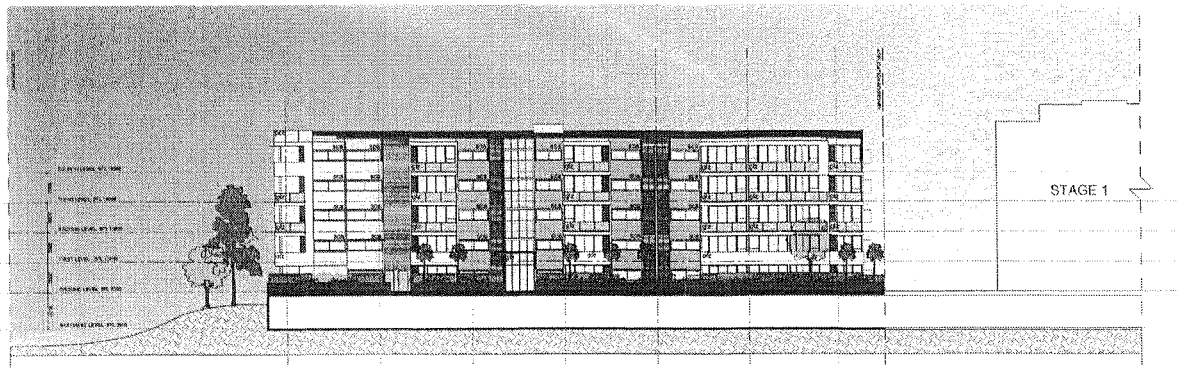
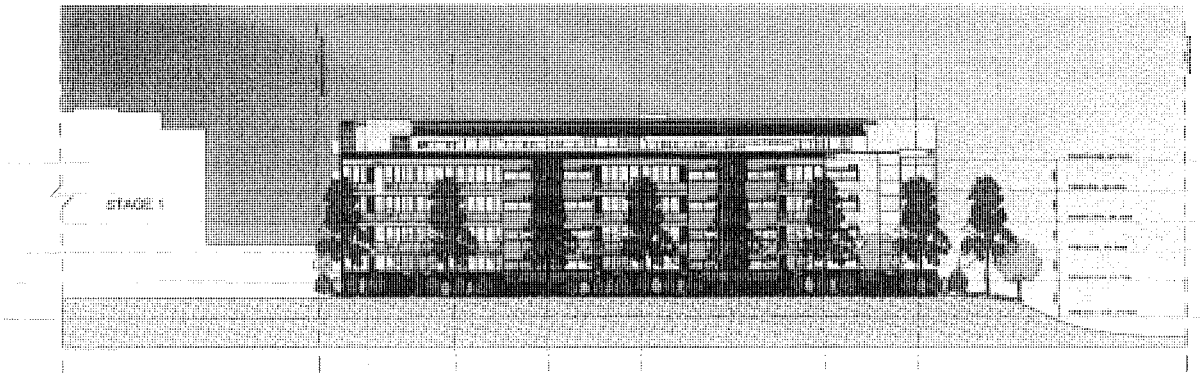


5 North Elevation Building 4



6 South Elevation Building 4

Legend

al	Aluminium
stn	Stone
glz	Glazing
pcc	Pre cast concrete
ofc	Off form concrete
sca	Sun control awning
mc	Metal cladding
ms	Metal screening
fg	Fixed glass louvres
rbw	Rendered block work
ngl	Natural ground line

NOTE: LANDSCAPE IS INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Elevations

APPROVED PROJECT DIRECTOR | REVIEWED PROJECT MANAGER | DRAWN NG

AF PROJECT No 2828

SIZE A1

ARCHITECTUS

SCOPE	DISCIPLINE	STAGE	DWG No	REV
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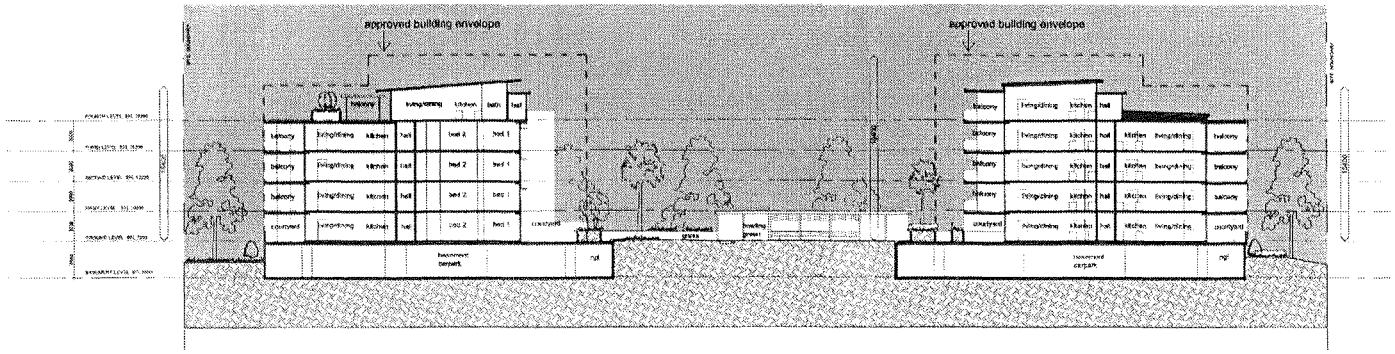
BCC.106.0883



Section A - A

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DA SUBMISSION

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Building Section

APPROVED PROJECT DIRECTOR

APPROVED PROJECT MANAGER

DRAWN JM

DESIGN REVIEW

AP PROJECT No 2828

A1

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DWG No.	REV
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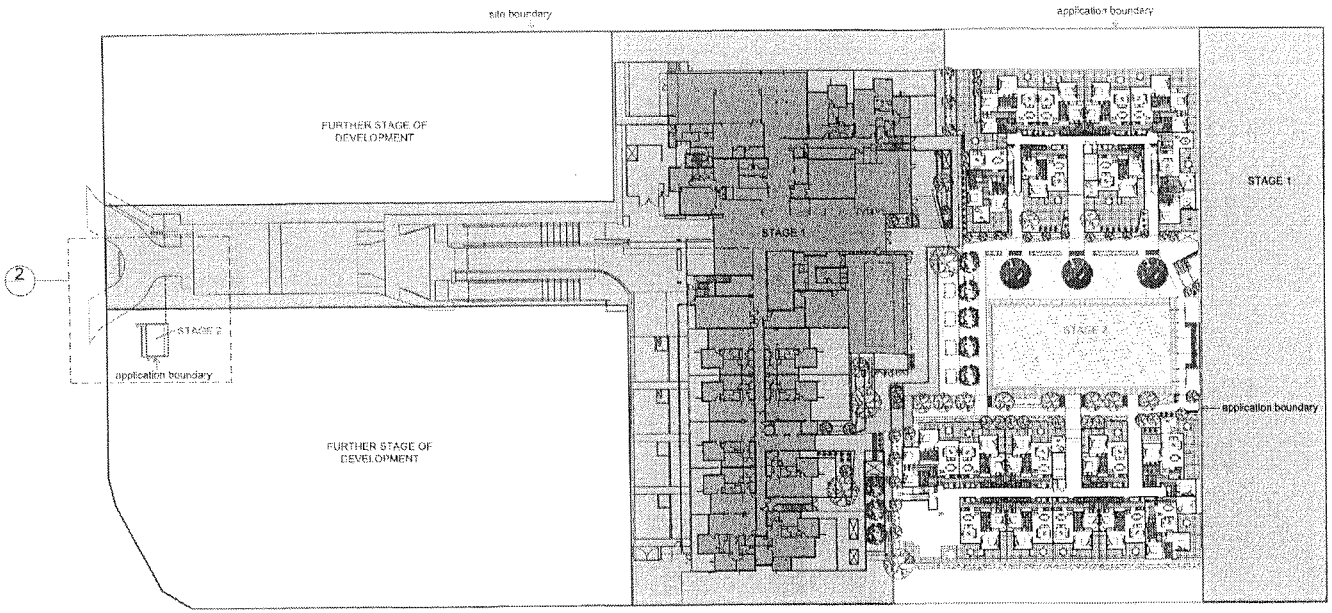
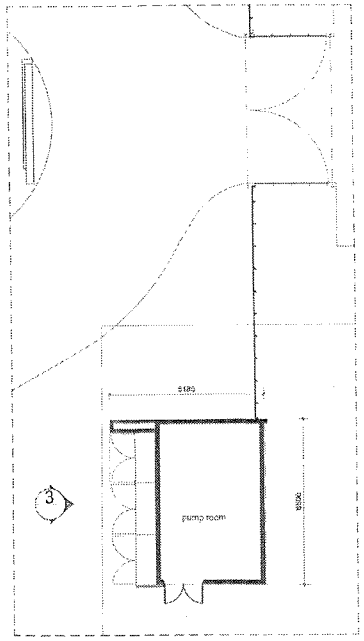
BCC.106.0884



1 Site Plan 1:500@A3 1:250@A1



2 Pump Room Plan 1:100@A3 1:50@A1



Legend

tb	Timber screen
ti	Tiles
tmc	Metal cladding

3 Pump Room Elevation 1:100@A3 1:50@A1

PRELIMINARY

PROJECT

Yeronga Village - Stage 2

CLIENT

HARDEV PROPERTY DEVELOPMENT

DRAWING NAME

Pump Room Location

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN NG

DESIGN REVIEW

A1 PROJECT No 2828

ARKHEFIELD

SCOPE	DISCIPLINE	STAGE	DRG No.	REV
-	A	SD	510-01	A

BCC.106.0885

APPENDIX D

Traffic Report

Prepared by

TTM Consulting

Yeronga Village – Stage 2
Proposed Retirement Village
Traffic Engineering Report

Prepared for: Hardev Property Development

Oct 2007

Reference: 23974trep1

TRAFFIC • PARKING • ACOUSTICS

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Document Status

Rev No.	Author	Reviewer		Description	Date
		Name	Signature		
1	BC	[redacted]		DA Report	29 Oct 07

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- 1.1 Background 2
- 1.2 Site Location 2

2. The Proposed Development 3
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- 2.2 Parking Supply 3
- 2.3 Access Arrangements 3

3. Car Parking Arrangements 4
- 3.1 Council Requirements 4
- 3.2 Estimated Maximum Parking Demands 4
- 3.3 Car Park Layout 5

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- 5.1 Impact on Surrounding Road Network 7
- 5.2 Development Access 7
- 5.3 Car Parking Arrangements 7
- 5.4 Service Vehicle Arrangements 7

Figure Index

Figure 1.1: Site Location 2

Appendices

A Proposed Development Layout
B Impact Analysis

BCC.106.0889

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1. Introduction

1.1 Background

TTM Consulting has been engaged by Hardev Property Group to prepare a report assessing the traffic engineering aspects of Stage 2 of the Yeronga Village retirement development. It is understood that a Development Application will be lodged with Brisbane City Council. The site has a Preliminary Approval for a Master Plan and a Development Permit for Stage 1.

It is noted that TTM provided a traffic impact assessment for the overall development plan is response to a Request for Additional Information related to the Stage 1 development. It is therefore not considered necessary to re-visit the impact analysis as Stage 1 has been approved with conditions as a result of the impact assessment of the overall development. A copy of the impact analysis is contained in Appendix B.

The scope of this report is therefore limited to the assessment of the parking supply and car park design for Stage 2.

1.2 Site Location

The approximate location of the site is shown in Figure 1.1.

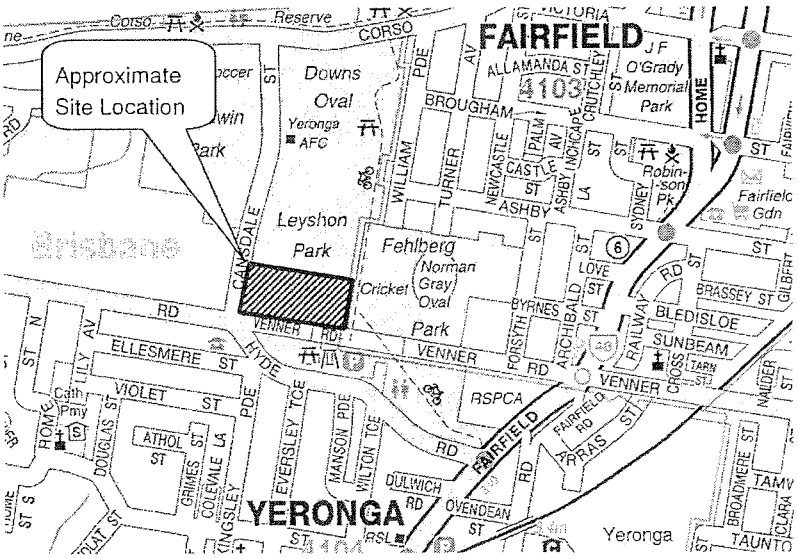

Figure 1.1: Site Location

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2. The Proposed Development

2.1 Development Schedule

The development plan for Stage 2 proposes 85 Independent Living Units.

A total of 91 Independent Living Units were approved for Stage 1.

A copy of the development plans is included as Appendix A.

2.2 Parking Supply

An additional 109 resident parking spaces will provided for Stage 2 of the development. These spaces are provided via an extension of the existing basement level car park.

Stage 1 of the development provided 96 resident parking spaces and 46 visitor parking spaces.

2.3 Access Arrangements

Access / egress to the car parking facility is via a driveway located on Cansdale Street approximately 55.0m from Hyde Road. A driveway is also located on the Venner Road frontage, however this driveway will operate as an exit for service vehicles only. These access arrangements have been established in Stage 1.

BCC.106.0891

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3. Car Parking Arrangements

3.1 Council Requirements

The BCC parking requirement in accordance with the TAPS Policy is:

Retirement Village

1 parking space per 6 nursing home beds,

1 parking space per 4 Hostel beds,

1 parking space per self contained unit,

plus 50% of the requirement for visitor parking

For Stage 2, this relates to a minimum of 85 resident parking spaces. The development plan provides 109 resident parking spaces, which satisfies the minimum requirement.

Stage 2 also requires 43 visitor parking spaces in accordance with the TAPS Policy requirement. The practical visitor parking demands are described in the following section.

3.2 Estimated Maximum Parking Demands

The TAPS Policy basically specifies a rate of 1 visitor parking space per 2 units for the Independent Living Units. This rate is not considered applicable to the higher density, urban retirement villages that are currently being developed in Brisbane. These villages target the more active generation of retirees that travel by car or public transport to visit relatives and / or shop etc. That is, the residents are less reliant on relatives visiting on a regular basis. It is understood that this has been acknowledged by Council for other similar style of developments, and a rate of 1 space per 5 units has been established as a more typical parking rate that reflects the practical visitor parking demands.

The RTA Guide to Traffic Generating Developments (NSW), which is widely recognised as an accurate source of parking and traffic rates, also recommends a visitor parking rate of 1 space per 5 units as sufficient for an Independent Living Unit as proposed.

Applying the rate of 1 visitor space per 5 units to the 176 ILU's in Stage 1 and 2 of the development, equates to 36 visitor spaces. Stage 1 already provides 46 visitor parking spaces, thus indicating that there is sufficient visitor parking to sustain Stage 2.

The preliminary approval specifies a maximum yield for the site of 240 ILU's. Applying the visitor parking rate of 1 space per 5 units, equates to total visitor parking requirement of 48 spaces. As such, only an additional two (2) visitor parking bays are required to be provided for all future stages following the completion of Stage 1.

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3.3 Car Park Layout

The additional parking for Stage 2 is an extension of the basement car park provided for Stage 1. The design is based on the same standard as Stage 1. The key dimensions are summarised in Table 3.1.

Table 3.1 Car Park Dimensions

Element	BCC Req	Provided
Parking Bays	5.4m x 2.4m	5.4m x 3.0m
Parking Aisles	6.2m	6.5m

The proposed car park design criteria adopted for the proposed development exceed the minimum requirements specified in the TAPS Policy.

All access ramps are established as part of the Stage 1 approval to service the overall development.

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4. Site Access & Servicing Arrangements

4.1 Council Requirements

The access and servicing arrangements required to service the overall development have been established as part of Stage 1.

The car park access / egress is located on Cansdale Street approximately 55.0m from Hyde Road. The approved design allows for free flowing vehicle access during the day and secured access after hours.

Refuse collection vehicles utilise the "porte cochere" style access design to collect refuse. The driveway has been specifically designed to accommodate the RCV manoeuvre.

The internal roadway has been designed to accommodate MRV's. The MRV loading bay adjacent to Building 1, is designed and located in a manner that allows the vehicle to enter and exit the site in a forward motion.

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5. Recommendations

5.1 Impact on Surrounding Road Network

The impact assessment for the entire development, in accordance with the approved master plan, was undertaken and approved as part of a response to an information request for Stage 1. It is therefore not considered necessary to assess the impact of Stage 2 traffic.

5.2 Development Access

Access for the overall development has been established in Stage 1, therefore no new access driveways are required specifically for Stage 2.

5.3 Car Parking Arrangements

Stage 2 provides an additional 109 resident parking spaces, which satisfies the minimum parking requirement for the 85 ILU's proposed.

In terms of visitor spaces, it is concluded that the BCC requirement of 1 space per 2 units is excessive and not appropriate to apply to a retirement development of this nature. The visitor parking rate of 1 space per 5 units is considered more representative of the practical parking demands required for visitors.

A total of 46 visitor parking spaces have been approved for the 91 ILU's in Stage 1. Applying the proposed visitor parking rate to the 176 ILU's for the combined Stage 1 and 2, equates to 36 spaces, therefore no additional visitor parking spaces are required for Stage 2.

5.4 Service Vehicle Arrangements

Service vehicle facilities for the overall development have been established in Stage 1, therefore no additional facilities are required to be constructed to service stage 2.

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Appendix A

PROPOSED DEVELOPMENT LAYOUT

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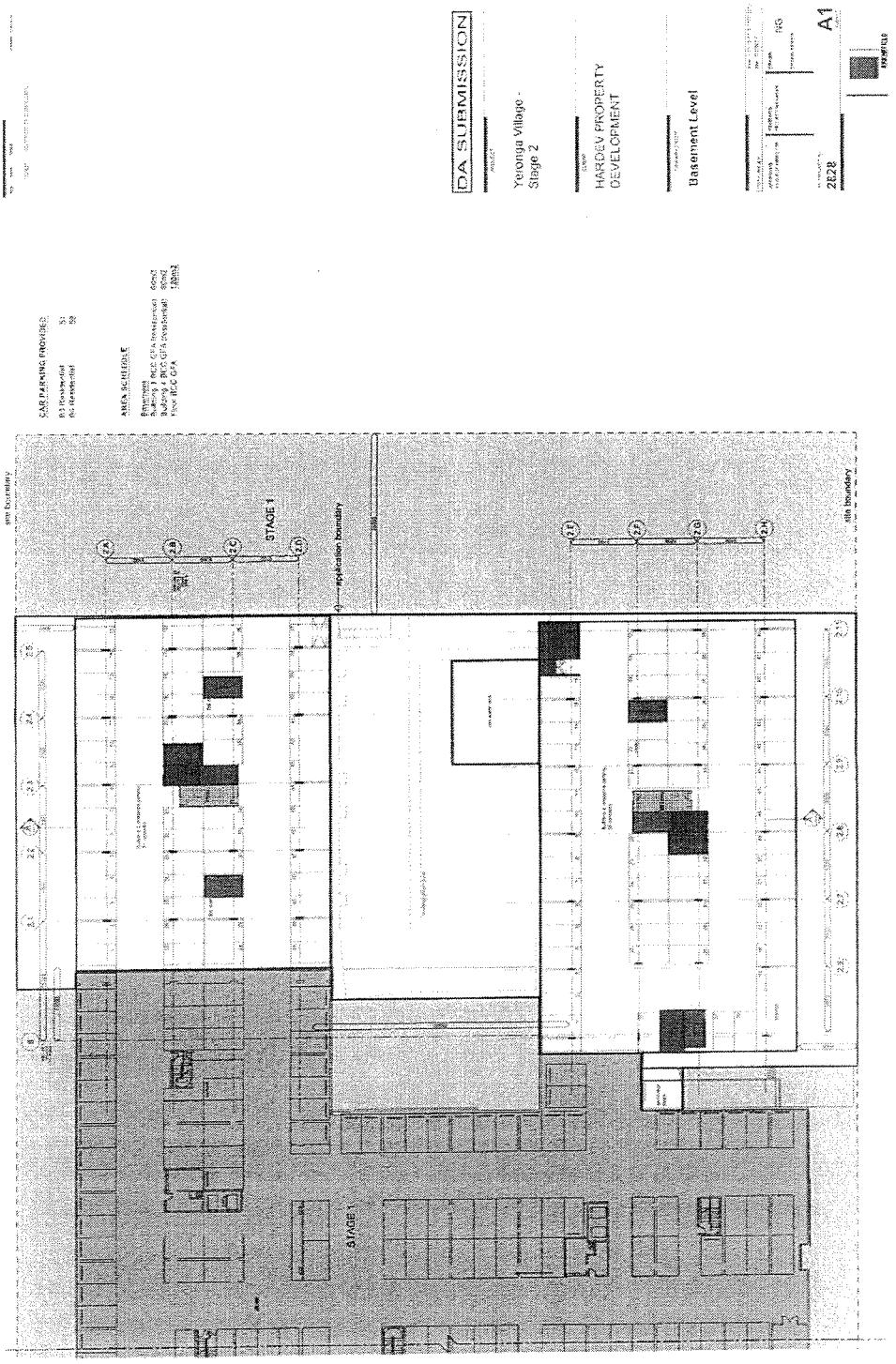
Project No:



Appendix A2

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Project No:

Appendix A3

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Appendix B

IMPACT ANALYSIS

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ttm
TRAFFIC. PARKING. ACOUSTICS

16th February 2007
Our Ref: 22793/es

Hardev Property Group
C/- PPM Group
PO Box 1559
Fortitude Valley Qld 4006

Attention: [redacted]

RE: **Yeronga Village – Proposed Retirement Village - Traffic Engineering Report**

Dear Simon

1. Introduction

This report forms TTM's response to the traffic engineering matters raised in the information request from Brisbane City Council dated 2 February 2007. The information request requests:

3) Provide a Traffic Report demonstrating that the traffic generated from this stage and subsequent stages (cumulative impact) does not require works in surrounding streets.

10) Submit a traffic report that considers the impacts of the full development, not just stage 1.

It is also understood that Council have raised several design issues at meetings subsequent to the issuing of the Information Request. These issues include:

- *Demonstrate MRV manoeuvres within the site,*
- *Demonstrate RCV manoeuvre at the Cansdale Street driveway arrangement and,*
- *Demonstrate that queuing at intercom at Cansdale Street entry is adequate for visitor access.*

2. Site Location

The approximate location of the site is shown in Figure 1.1. The site is currently occupied by an industrial warehouse which has access to both Cansdale Street and Venner Road.

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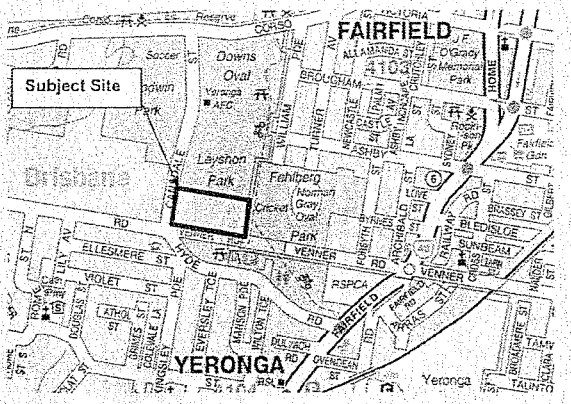

Figure 1.1 Locality Plan

3. Description of Development

The Yeronga Village development plan proposes 300 Independent Living Units for all stages of the development. The development plan also proposes 190 resident parking spaces and 62 visitor parking spaces. All parking is located in a basement accessed via Cansdale Street.

Access / egress to the car parking facility is proposed via a driveway located on Cansdale Street approximately 55.0m from Hyde Road. A driveway is also located on the Venner Road frontage, however this driveway will operate as an exit for service vehicles only.

4. Existing Peak Traffic Volumes

TTM conducted peak hour traffic surveys at the Fairfield Road / Hyde Road intersection and the Hyde Road / Cansdale Street / Venner Road, on Monday 5th February 2007. The results of the surveys are shown in Figures 4.1 and 4.2 respectively.

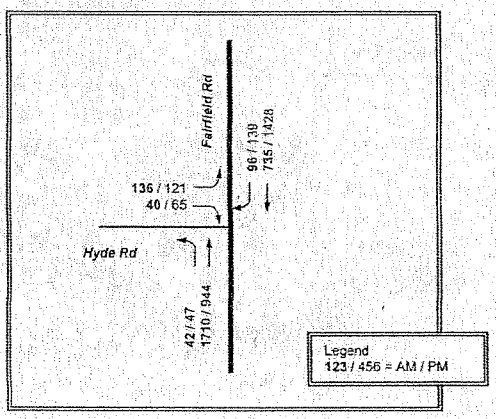

Figure 4.1 Fairfield Rd / Hyde Rd – Existing Peak Hour Volumes (vph)
(7.15am – 8.15am & 5.00pm – 6.00pm)

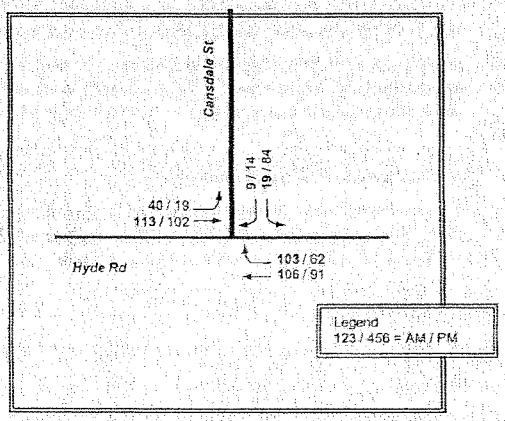

Figure 4.2 Hyde Rd / Cansdale St – Existing Peak Hour Volumes (vph)
(7.15am – 8.15am & 5.00pm – 6.00pm)

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The surveys indicated that the traffic volumes generated on Venner Road are negligible. Three (3) vehicles entered and two (2) exited Venner Road in the morning peak and only one (1) exited Venner Road in the afternoon peak.

Based on the peak hour volumes, it is estimated that the daily traffic volumes on Hyde Road (east of Cansdale St) and Cansdale Street are approximately 3500vpd and 1700vpd.

The Hyde Road – Cansdale Street link is classified as a Suburban Route in accordance with the Council Road Hierarchy Map. The capacity threshold for this type of road, in accordance with Council's Road Hierarchy principles, is 15,000vpd (two lane).

5. Development Traffic Generation

The RTA Guide for Traffic Generating Development and the Department of Main Roads – Road Planning and Design Guidelines recommend traffic generation rates of 1 – 2vpd per dwelling and 0.1 – 0.2vph per dwelling in the peak traffic period.

Applying these rates to the proposed development relates to a traffic generation of between 300 – 600vpd and 30vph – 60vph during the peak traffic periods.

Given the level of car parking allocated throughout the village represents 0.63 spaces per unit, the lower level traffic generation is considered appropriate to assess the impact of the development traffic. The distribution of the development traffic to the external road network for the peak traffic periods is shown in Figure 5.1 and 5.2 respectively.

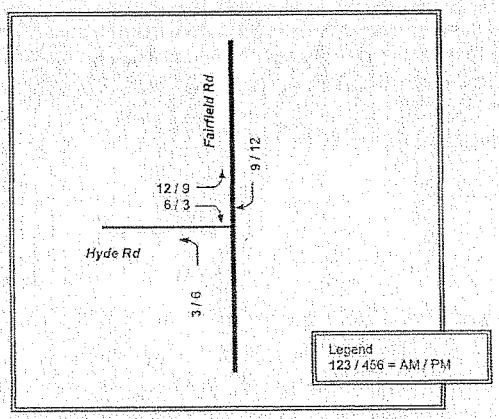

Figure 5.1 Fairfield Rd / Hyde Rd – Development Peak Hour Vol (vph)
(7.15am – 8.15am & 5.00pm – 6.00pm)

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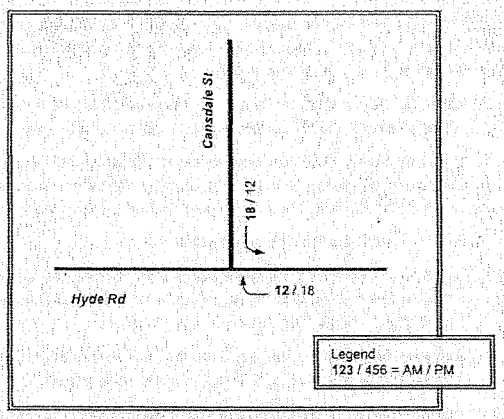

Figure 5.2 Hyde Rd / Cansdale St – Development Peak Hour Vol (vph)

(7.15am – 8.15am & 5.00pm – 6.00pm)

6. Future Traffic Volumes

The combination of the future base traffic volumes and the development traffic volumes are shown in Figure 6.1 and 6.2 for the respective intersections. The future base traffic volumes have been based on a 1% pa growth rate on Fairfield Road and 3% on the local streets.

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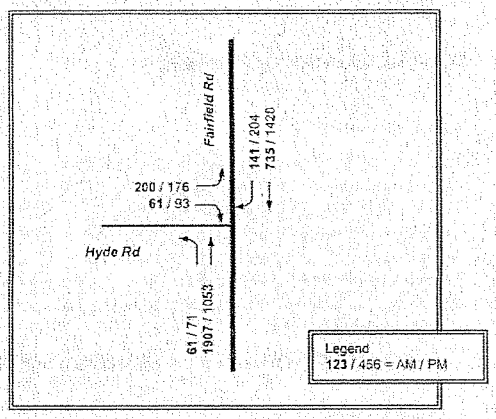

Figure 6.1 Fairfield Rd / Hyde Rd – Future Peak Hour Volumes (vph)
(7.15am – 8.15am & 5.00pm – 6.00pm

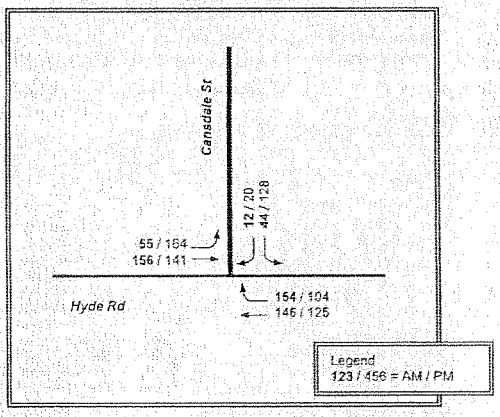

Figure 6.2 Hyde Rd / Cansdale St – Future Peak Hour Volumes (vph)
(7.15am – 8.15am & 5.00pm – 6.00pm)

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7. Impact on External Road Network

Fairfield Rd / Hyde Rd

The overall traffic generated by the proposed development is considered negligible in the context of the capacity of the surrounding road network. The Fairfield Road / Hyde Road intersection, which is controlled by traffic signals, is the primary access to the site from the surrounding catchment. An analysis of the future year peak hour traffic volumes indicates that this intersection will operate at an acceptable level of service for in excess of 10 years. The Sidra analysis indicates that the intersection will operate with a maximum degree of Saturation of approximately 74% in the PM peak traffic period, with an overall intersection level of service B in both the AM and PM peak traffic periods.

The results of the Sidra analysis are contained in the attachments.

Hyde Road / Cansdale Street

An analysis of the operation of the Hyde Road / Cansdale Street intersection also indicates that the intersection will operate at a high level of service. The critical movements at the intersection are the right turns into and out of Cansdale Street to / from Hyde Road. The intersection has been analysed by applying Austroads procedures. The results of the analysis are shown in Table 7.1a and 7.1b for the AM and PM peak periods respectively.

Table 7.1a Hyde Road / Cansdale Street – AM Peak

Hyde Rd / Cansdale St- Future AM with Development

Parameter	Right Turn into Cansdale St	Right Turn out Cansdale St
Type of Manouevre (Enter Number between 1 and 10)	9	10
Critical Acceptance Gap (secs.), ta	4	5
Follow-up Headway (secs.), tf	2	3
Minor Stream Flow Rate per Lane (veh/hour), Qm	154	12
Minor Stream Flow Rate per Lane (veh/sec), qm	0.0428	0.0033
Major (priority) Stream Flow Rate (veh/hour), Qp	210	357
Major (priority) Stream Flow Rate (veh/sec), qp	0.0583	0.0992
Absorption Capacity (veh/hour), C	1510	845
Right Turn Movement (Priority), Stream 3 Flow (vph), Q3	0	154
Practical Absorption Capacity (veh/hour), Cp	1205	522
Average Delay (seconds), Wm	0.67	1.51
Utilisation Ratio (Ratio of Arrival Rate to Service Rate)	0.1020	0.0142
Number of Storage Spaces Required, 95 percentile	1.00	1.00
Number of Storage Spaces Required, 98 percentile	1.00	1.00
Storage Length Required (metres), 95 percentile	8	8
Storage Length Required (metres), 98 percentile	8	8

Note: The above calculations were performed in accordance with AUSTROADS Part 5.

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Table 7.1a Hyde Road / Cansdale Street – PM Peak

Hyde Rd / Cansdale St- Future PM with Development

Parameter	Right Turn into Cansdale St	Right Turn out Cansdale St
Type of Manoeuvre (Enter Number between 1 and 16)	9	10
Critical Acceptance Gap (secs.), tc	4	5
Follow-up Headway (secs.), tf	2	3
Minor Stream Flow Rate per Lane (veh/hour), Qm	104	20
Minor Stream Flow Rate per Lane (veh/sec), qm	0.0289	0.0056
Major (priority) Stream Flow Rate (veh/hour), Qp	305	430
Major (priority) Stream Flow Rate (veh/sec), qp	0.0847	0.1194
Absorption Capacity (veh/hour), C	1394	786
Right Turn Movement (Priority), Stream 3 Flow (vph), Q3	0	104
Practical Absorption Capacity (veh/hour), Cp	1115	525
Average Delay (seconds), Wm	0.90	1.93
Utilisation Ratio (Ratio of Arrival Rate to Service Rate)	0.0746	0.0255
Number of Storage Spaces Required, 95 percentile	1.00	1.00
Number of Storage Spaces Required, 98 percentile	1.00	1.00
Storage Length Required (metres), 95 percentile	8	8
Storage Length Required (metres), 98 percentile	8	8

Note: The above calculations were performed in accordance with AUSTROADS Part 5.

The analysis indicates that the right turn movements in either direction will operate at a high level of service, with minimal delays (less that 2 sec average delays for all movements) and queuing (minimum of one car required).

Whilst the analysis indicates that there is sufficient capacity at the Hyde Road / Cansdale Street intersection, it is recommended however, that the intersection configuration should be modified to ensure safe operation. A concept plan of the proposed modifications is attached. The plan basically provides a bypass lane for through traffic on Hyde Road when a vehicle is stopped to turn right into Cansdale Street.

Mid Block Capacity

In terms of the mid block capacity, both Hyde Road and Cansdale Street are designated as Suburban Routes in the Council Road Hierarchy. The capacity threshold for a two lane Suburban Route, as specified in the Council planning scheme, is 15,000vpd.

The existing daily traffic volumes are less than 4000vpd, and the proposed development will generate in the order of 300vpd, therefore it is concluded that the mid block capacities will not be exceeded with the proposed development.

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8. Design Issues

8.1 Service Vehicle Access and Circulation

The design vehicle with respect to service vehicles accessing the site is an MRV. TTM have produced swept path diagrams for an MRV to access the loading facility within the site using Autotrack Version 7.6. The swept paths, which have been incorporated onto Arkhefield Architects development plans, demonstrate that the MRV can enter the site in a forward motion, manoeuvre into the loading area in a safe and efficient manner and exit the site in a forward motion.

8.2 Refuse Collection

The access arrangements proposed on Cansdale Street, which is designed as a "porte cochere" type arrangement, has been specifically designed to allow a RCV to stop and load adjacent to the refuse storage area. It is intended that the RCV will enter the driveway from the north, load without blocking vehicles entering the site (thus avoiding any potential for queuing onto Cansdale Street) and then exit in a forward motion onto Cansale Street without the need for any further manoeuvring within the driveway.

8.3 Visitor Access

Whilst a security gate is proposed at the Cansdale Street access, it is understood that this gate will only be closed at night after approximately 7.30pm. Subsequently there will basically be uninterrupted access for visitors up until 7.30pm.

When the security gate is closed, it is expected that visitors to the site will be minimal, however an intercom system is proposed at the Cansdale Street entry to ensure visitors can access the car park after the gate is closed. The access design allows visitors to contact the resident via the intercom when the security gate is closed. Whilst the potential for queuing behind visitors is considered negligible due to the hours that the gate is closed, the driveway design allows residents to bypass vehicles stopped at the intercom (it is intended that the visitor will have remote push button access controls for the security gate). The manoeuvring paths for these vehicles are presented on the development plans.

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9. Conclusion

It is concluded from the analysis that the proposed development traffic will not have an adverse impact on the operation of the external road network.

It is recommended that the configuration of the Hyde Road / Cansdale Street intersection be modified from a safety perspective. A concept of the proposed modifications is included in the attachments.

The development plan also makes suitable provision for service vehicles (including delivery vehicles and refuse collection vehicles) to enter and exit the site in a forward motion.

It is also concluded that there is minimal potential for queuing to occur at the Cansdale Street access. The proposed security gates will only be closed after 7.30pm therefore residents and visitors will have uninterrupted access until this time. The location of the intercom system to be used by visitors after 7.30pm is such that other vehicles can bypass to avoid potential queuing.

If you have any queries with respect to the information provided, contact [redacted]

Yours faithfully,

[redacted]

[redacted]
Director

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Attachments - Sidra Analysis

Appendix B12

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SIDRA INTERSECTION

Movement Summary

Fairfield Rd / Hyde Rd

Future PM Peak

Signalised - Fixed time Cycle Time = 120 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
New S leg										
1	L	75	0.0	0.452	17.8	LOS B	118	0.50	0.79	40.3
2	T	1108	0.0	0.451	9.6	LOS A	118	0.50	0.46	47.5
Approach		1183	0.0	0.451	10.1	LOS B	118	0.50	0.48	46.9
New N leg										
8	T	1503	0.0	0.571	10.9	LOS B	162	0.57	0.53	46.2
9	R	215	0.0	0.559	15.9	LOS B	47	0.64	0.79	41.7
Approach		1718	0.0	0.571	11.5	LOS B	162	0.58	0.56	45.6
New W leg										
10	L	185	0.0	0.445	31.6	LOS D	77	0.91	0.81	24.8
12	R	98	0.0	0.576	57.2	LOS E	52	1.00	0.78	21.0
Approach		283	0.0	0.576	37.0	LOS E	77	0.94	0.80	23.3
All Vehicles		3184	0.0	0.576	15.0	LOS B	162	0.59	0.55	42.5

Pedestrian Movements

Mov ID	Dem Flow (ped/h)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate
P1	12	39.4	LOS D	0	0.80	0.80
P2	12	53.7	LOS E	0	0.94	0.94
P3	192	8.4	LOS A	0	0.36	0.36
All Peds	216	12.6	LOS B	0	0.43	0.43

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SIDRA INTERSECTION

Movement Summary

Fairfield Rd / Hyde Rd

Future AM Peak

Signalised - Fixed time Cycle Time = 120 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
New S leg										
1	L	64	0.0	0.735	18.4	LOS B	241	0.64	0.84	39.8
2	T	2007	0.0	0.734	10.2	LOS B	242	0.64	0.60	46.8
Approach		2071	0.0	0.734	10.5	LOS B	242	0.64	0.61	46.6
New N leg										
8	T	774	0.0	0.274	5.8	LOS A	65	0.22	0.39	51.8
9	R	148	0.0	0.564	28.8	LOS C	60	0.94	0.86	33.9
Approach		922	0.0	0.563	9.5	LOS A	65	0.49	0.41	47.6
New W leg										
10	L	211	0.0	0.549	56.8	LOS E	93	0.98	0.82	22.9
12	R	64	0.0	0.689	74.5	LOS E	38	1.00	0.91	19.6
Approach		275	0.0	0.689	62.5	LOS E	93	0.99	0.82	22.0
All Vehicles		3268	0.0	0.736	14.6	LOS B	242	0.62	0.57	42.8

Pedestrian Movements

Mov ID	Dem Flow (ped/h)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate
P1	12	43.4	LOS E	0	0.85	0.85
P2	12	54.2	LOS E	0	0.95	0.95
P7	13	6.3	LOS A	0	0.32	0.32
All Peds	37	33.8	LOS D	0	0.70	0.70

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Intersection Modification – Hyde Rd / Cansdale Street

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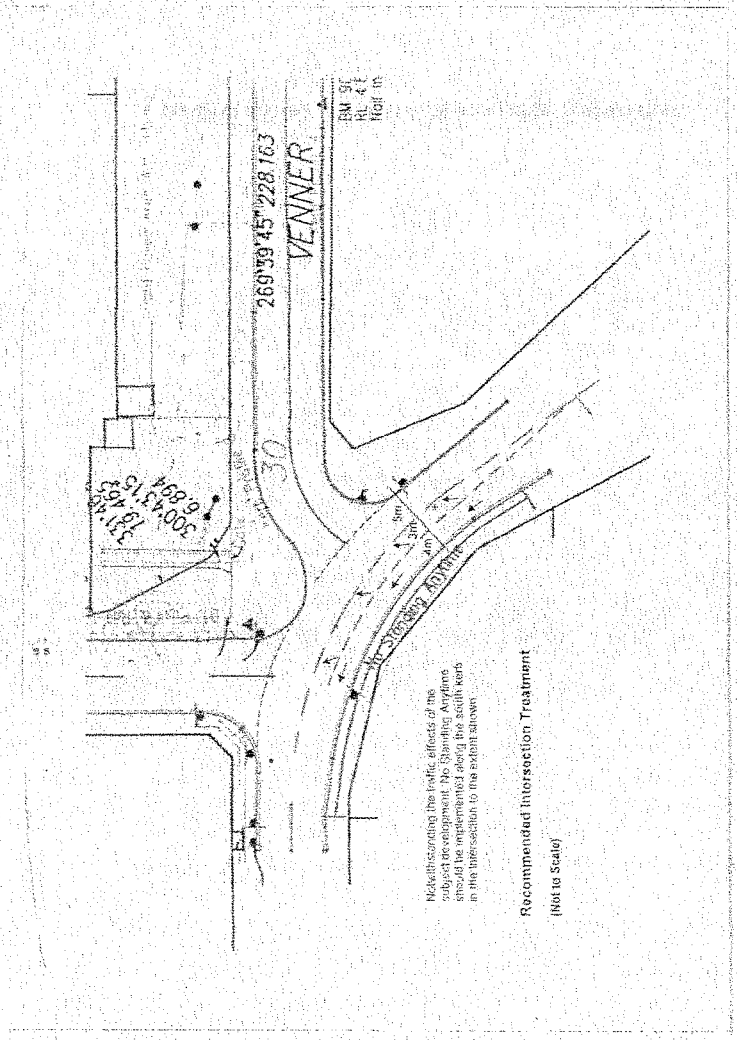

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APPENDIX E

Landscape Concept Plan

Prepared by

JW Concepts

YERONGA VILLAGE - BUILDINGS 3 & 4

Landscape Works DA Package

FOR Hardev Pty Ltd

PROPERTY DESCRIPTION
15 CANSDALE ROAD, YERONGA

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

ASSOCIATED CONSULTANTS

URBAN PLANNERS
PMM

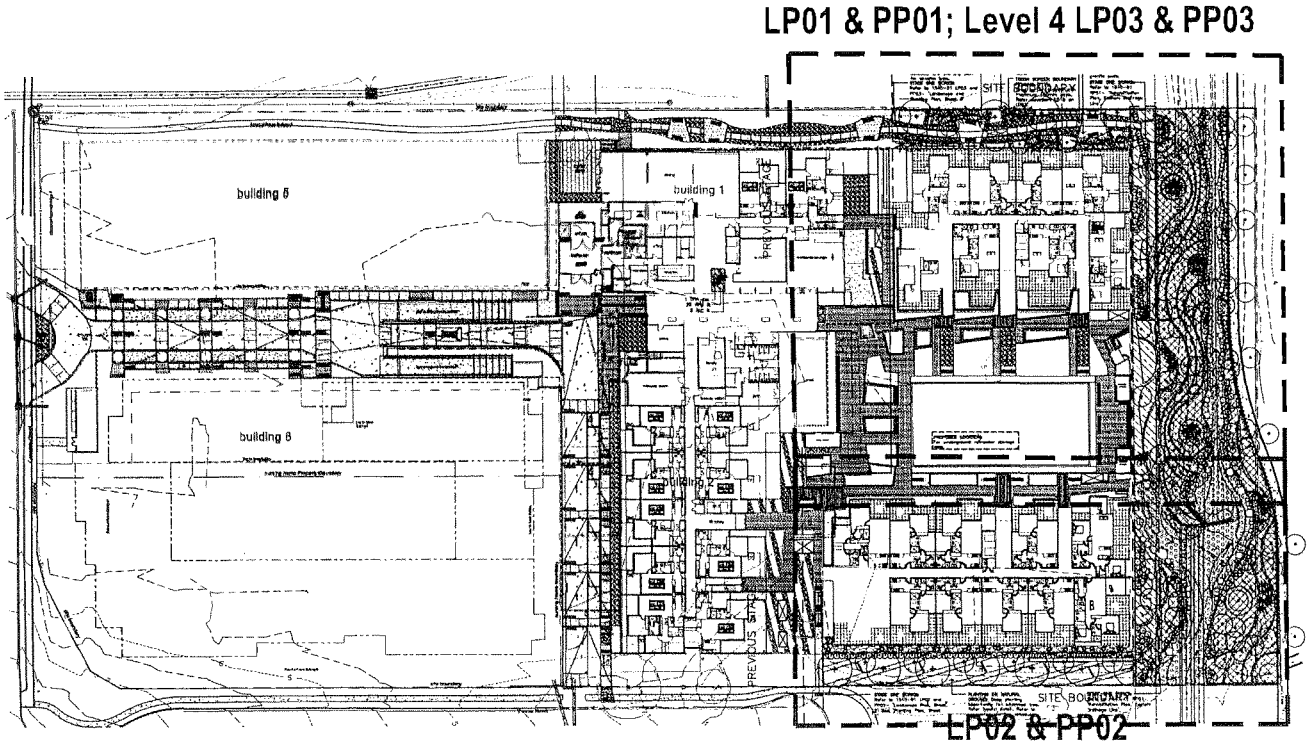
ARCHITECTS
ARKHEFIELD

HYDRAULICS & MECHANICAL
GE

CIVIL
BMD

drawing register:

Date	Dwg. no.	Dwg. name	Rev. no.
05.09.07	1540-02 CS01	COVER SHEET	A
05.09.07	1540-02 LP01	LANDSCAPE MASTER PLAN	A
05.09.07	1540-02 LP02	LANDSCAPE MASTER PLAN	A
05.09.07	1540-02 LP03	LANDSCAPE MASTER PLAN	A
07.09.07	1540-02 LS01	LANDSCAPE ELEVATIONS	A
07.09.07	1540-02 LS02	LANDSCAPE ELEVATIONS	A



BCC- DA APPROVAL, BUILDINGS 3 & 4

Issue:	Description:	Date:	Signed
A	BCC DA APPROVAL	05.09.07	jw

DRAWING STATUS | SIGNATURE: | DATE:
Preliminary
For Information Only
For DA Approval
For DA Approval
For Tender
For Construction

PROJECT
YERONGA VILLAGE-
BUIILDINGS THREE AND FOUR

CLIENT:
HARDEV DEVELOPMENT
CORPORATION

SITE:
THE VILLAGE,
YERONGA

DRAWING:
COVER SHEET

WORK TO COVERED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS

SCALE ON ORIGINAL 0 10 20 30 40 50

drawn:	scale:	no. in set:	date:
dp	1:500@A1	1 of 6	05.09.07

drawn:	project no:	DWG no:	revision no:
DA	1540-02	CS01	A

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A.I.L.A.

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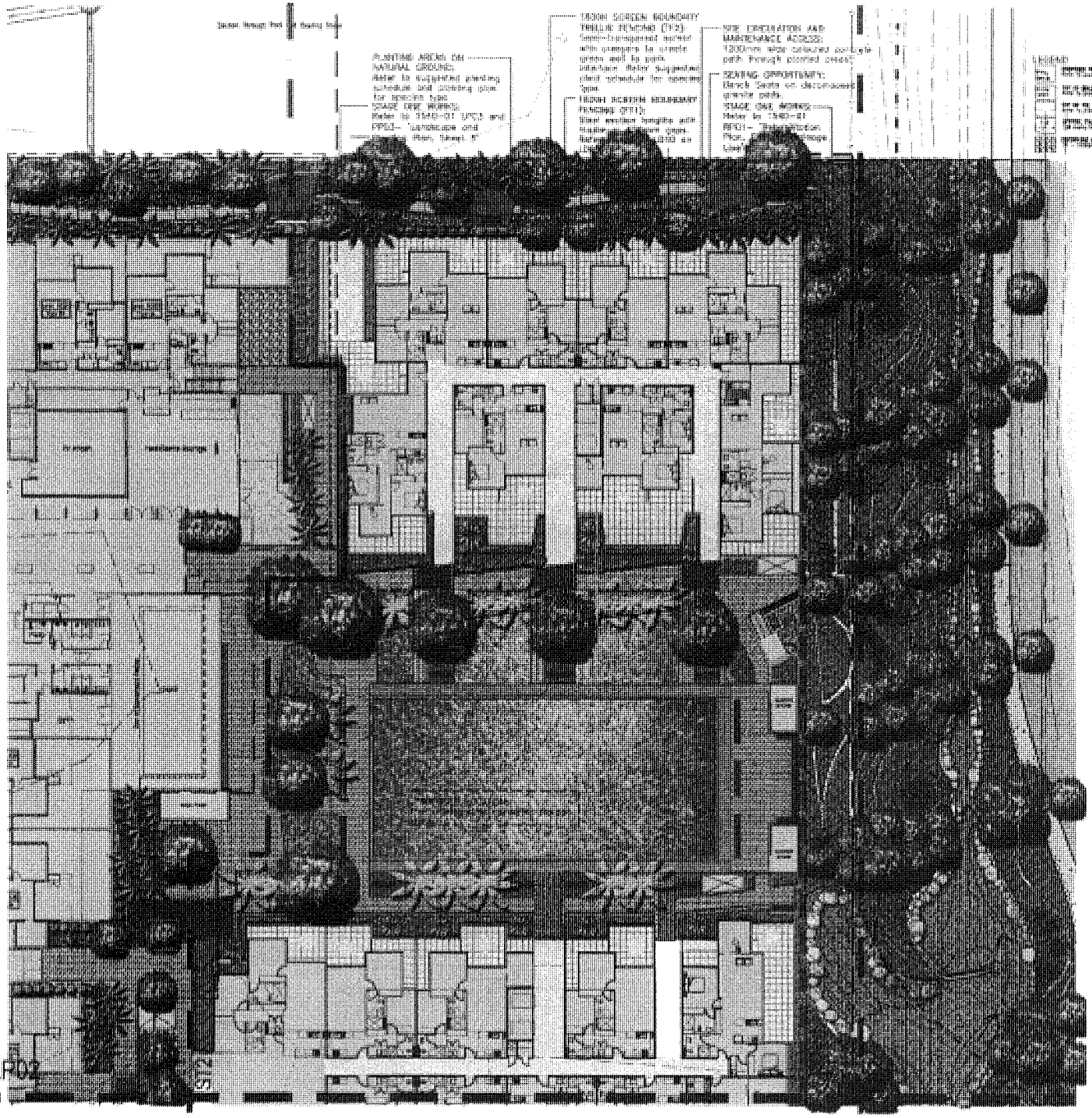

JOINS 1540-02 LP02

BCC- DA APPROVAL, BUILDINGS 3 & 4

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	05.09.07	jw

PROJECT
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT
HARDEV DEVELOPMENT
CORPORATION

SITE
THE VILLAGE,
YERONGA

DRAWING
LANDSCAPE PLAN-
SHEET 1

SCALE ON ORIGINAL

DRAWN	SCALE	SHEET NO.	DATE
dp	1:200@A1	2 of 6	05.09.07

DRAWN	PROJECT NO.	DWG NO.	REVISION NO.
OW	1540-02	LP01	A

A.I.L.A.

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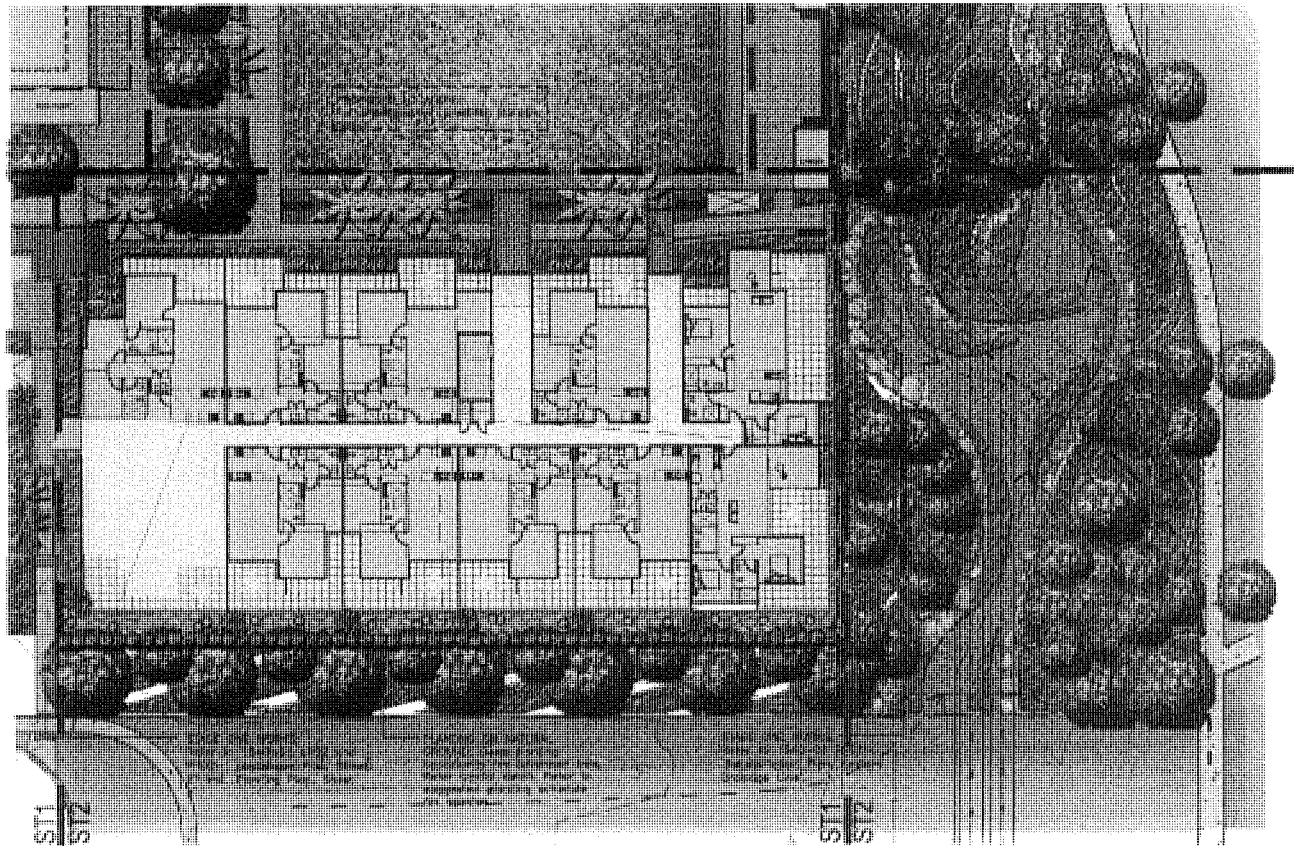
ABN: 57 167 437 924

PROPOSED PLANTING PALLETE

PROJECT: 1540.02 The Village at Yeronga, Stage 2

Scientific Name	Common Name	Comments
Trees and Palms		
Acmena smithii	Lilly Pilly	Park tree
Agathis robusta	Kauri Pine	Park tree
Araucaria cunninghamii	Hoop Pine	Park tree
Backhousia citriodora	Lemon Scented Myrtle	Screening tree
Banksia aemilia	Heath Banksia	Drainage line
Banksia integrifolia	Coastal Banksia	Drainage line
Brachychiton acerifolius	Illawarra Palm	Podium feature tree
Brachychiton australis	Flame Tree	Feature tree
Brachychiton discolor	Lacebark	Feature tree
Buckinghamia celsissima	Ivory Curl Flower	Feature tree
Callistemon salignus	White Bottle Brush	Drainage line
Callistemon viminalis	Weeping Red Bottle Brush	Drainage line
Castanospermum australe	Black Bean	Park tree
Choisyetalum goyenianum	NZ Christmas Bush	Park tree
Corymbia intermedia	Pink Bloodwood	Park tree
Cupaniopsis anacardioides	Coastal tuckeroo	Shade tree
Cyathea cooperi	Tree fern	Podium shade tree
Elaeocarpus reticulatus	Blueberry Ash	Screening tree
Eucalyptus tereticornis	Forest Red Gum	Drainage line
Ficus macrophylla	Large Leaved Morton Bay Fig	Park tree
Ficus obliqua	Small Leafed Fig	Park tree
Flindersia australis	Crow's Ash	Park tree
Hymenosporum flavum	Native Frangipani	Screening tree
Livistona australis	Cabbage Palm	Podium feature tree
Lophostemon confertus	Brush Box	Drainage line
Malitus philippensis	Red Kamala	Drainage line
Melaleuca bracteandra	Cesput	Park tree
Melaleuca quinquenervia	Ting Leaflea Tree	Drainage line
Pandanus pedunculatum	Screw Pine	Feature Tree
Plychosperma elegans		Podium feature tree
Stenocarpus sinuatus	Fire Wheel	Park tree
Syzygium australis	Lily Pilly	Screening tree
Syzygium gambosi		Shade tree
Syzygium luehmannii	Small Leaved Lilly Pilly	Screening tree
Tristaniopsis laurina	Water Gum	Park tree
Waterhousia floribunda	Weeping Lilly Pilly	Shade tree
Shrubs		
Austromyrtus dulcis	Midgen Berry	Drainage line
Acmena smithii "Hot Flush"	Lilly Pilly	Hedging plant
Baeckea virgata	Heath Myrtle	Drainage line
Banksia robur	Swamp Banksia	Drainage line
Callistemon 'Captain Cook'		Drainage line
Callistemon 'Kings Park'		Drainage line
Callistemon 'Little John'		Streetscape
Grevillea 'Moggra Swirl'		Streetscape
Grevillea rosmarinifolia Mini		Drainage line
Leptospermum petersonii	Lemon Scented Tea Tree	Drainage line
Leptospermum polygalifolium	Tallaon	Drainage line
Leptospermum 'Pink Cascade'		Feature plant
Metrosideros excelsa	No 2 Christmas bush	Podium / Patio
Metrosideros 'Fiji Fire'	Fiji Fire	Podium / Patio
Melaleuca hypericifolia 'Cotton Candy'		Feature plant
Pittosporum 'Miss Muffet'	Dwarf Pittosporum	Feature plant
Syzygium 'Cascade'		Feature plant
Syzygium 'Little Gem'		Hedging plant
Syzygium paniculatum select	Magenta Cherry	Hedging plant
Westringia 'brevifolia' Raleigh		Hedging plant
Westringia fruticosa	Coastal Rosemary	Drainage line
Westringia fruticosa 'Zena'	Dwarf Native Rosemary	Feature plant
Groundcovers and Feature plants		
Alpinia caerulea	Native Ginger	Screening plant
Anigozanthos species		Feature plant
Asplenium australasicum	Bird's Nest Fern	Podium shaded area
Casuarina glauca	Swamp Sheoak	Drainage line planting
Carex appressa	Tussock Sedge	Drainage line planting
Dianella caerulea	Paroo Lily	Feature plant
Dianella tasmanica	Tasman Flax Lily	Drainage line planting
Doryanthes excelsa	Gymea Lily	Feature plant
Doryanthes palmeri	Spear Lily	Feature plant
Helconia psittacorum	Torch lily Species	Feature plant
Hymenocallis littoralis	Spider Lily	Feature plant
Isolepis nodosa	Knobby Club Rush	Drainage line planting
Juncus usitatus	Common Rush	Drainage line planting
Lomandra sibirica	Dwarf Mat Rush	Drainage line planting
Liriope - Evergreen Giant		Feature plant
Liriope - Variegated		Feature plant
Lomandra longifolia	Long Leaved Matrush	Drainage line planting
Myoporum parvifolium		Feature plant
Philodendron Xanadu	Dwarf Philodendron	Feature plant
Strelitzia nicolai	Bird of Paradise (Large)	
Strelitzia reginae	Bird of Paradise	Feature plant
Xanthorrhoea australis	Australian Grass Tree	Feature plant
Zamia furfuracea	Cardboard Cycad	Feature plant



JOINS 1540-02 LP01

LEGEND

PROPOSED FINISHED LEVEL
Refer to plan for details

TOP OF WALL HEIGHT
Refer to plan for details

TOP OR TOE OF BATTER
Refer to plan for finished level

APPROX. FALL DIRECTION
Fall gently in direction shown

DECORATIVE GRAVEL TO PLANTING AREAS
5 - 10MM Dia. Reg. Pebbles to 50mm

BCC- DA APPROVAL, BUILDINGS 3 & 4

KEY

- TBR — To Be Removed. Refer specification
- DEEP PLANTING/REVEGETATION AREA — Refer to Landscape Specification
- PODIUM PLANTING AREA — Refer to Landscape Specification
- CONCRETE EDGE — Between Planting & Grass – Refer Type
- BROOM FINISHED CONCRETE (PLAIN) — VEHICULAR GRADE — Refer to Landscape Specification
- VEHICULAR PAVING TYPE 1 — Exposed Aggregate Coloured Concrete — Refer to Landscape Specification
- VEHICULAR PAVING TYPE 2 — Exposed Aggregate Coloured Concrete — Refer to Landscape Specification
- VEHICULAR PAVING TYPE 3 — Exposed Aggregate Concrete — Refer to Landscape Specification
- PEDESTRIAN PAVING TYPE 1 — Exposed Aggregate Coloured Concrete — Refer to Landscape Specification
- PEDESTRIAN PAVING TYPE 2 — Exposed Aggregate Coloured Concrete — Refer to Landscape Specification
- PEDESTRIAN PAVING TYPE 3 — Grid Pavers on Sand Bed — Refer to Landscape Specification
- PEDESTRIAN PAVING TYPE 4 — Sand Set Concrete on Geotilex & — Refer to Landscape Specification
- PEDESTRIAN PAVING TYPE 5 — Exposed Aggregate Concrete — Refer to Landscape Specification
- PEDESTRIAN PAVING TYPE 6 — Coloured pigment on Geotilex & — Refer to Landscape Specification
- DECORATIVE GRAVEL TO PLANTING AREAS — 5 - 10MM Dia. Reg. Pebbles to 50mm — Refer to Landscape Specification
- BANDING TYPE 1 — Refer to Landscape Specification
- TACTILE PAVING — Refer to Landscape Specification
- BENCH SEAT — Refer Landscape Specification
- BICYCLE HOOP TYPE 1 — STEEL RAIL HOOPS (P/C) — Refer to Details
- BICYCLE HOOP TYPE 2 — Refer to Details
- LIGHTING BOLLARDS — Refer to Landscape Details
- CATCHPIT — 2x300mm (Nominal) — Refer Landscape Specification
- SURFACE DRAIN — Refer to Landscape Specification
- FIELD INLET LOCATIONS — Refer to Hydraulic Eng. details
- DRAINAGE PENETRATION LOCATIONS — Refer to Hydraulic Eng. details
- NEW SANITARY PLUMBING AND DRAINAGE — Refer to Hydraulic Eng. Details
- NEW GREASE ARRESTOR / INTERCEPTOR TRAP — Refer to Hydraulic Eng. Details
- EXISTING SEWER ACCESS CHAMBER — Refer to Hydraulic Eng. details
- NEW SEWER ACCESS CHAMBER — Refer to Hydraulic Eng. Details

Issue	Description	Date	Signed
A	BCC DA APPROVAL	05.09.07	JK

DRAWING STATUS — SUBMISSION — DATE

- Preliminary
- For Information Only
- For DA Approval
- For BC Approval
- For Tender
- For Construction

project: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

client: HARDEVE DEVELOPMENT CORPORATION

site: THE VILLAGE, YERONGA

document: LANDSCAPE PLAN- SHEET 2

WORK TO BE READ IN CONJUNCTION WITH ARCHITECTS AND CIVIL & STRUCTURAL ENGINEERS DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS.

SCREEN DENSITY AT PLOT SIZE: 1 2 3 4 5

scale	drawn	date
dp	1:200@A1	3 of 6 05.09.07

project no.	drawing no.	revision no.
OW 1540-02	LP02	A

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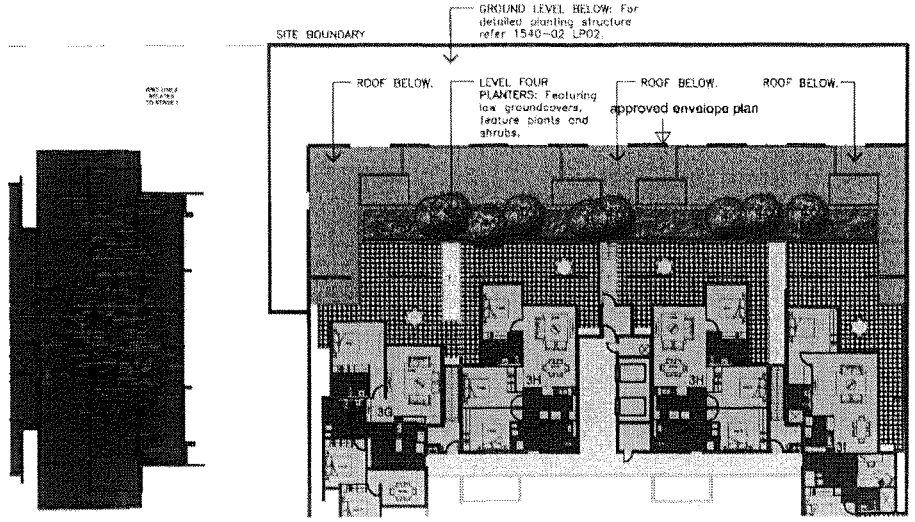

LEVEL 4 LANDSCAPE PLAN

LEGEND

PROPOSED FINISHED LEVEL
Refer to plan for details

TOP OF WALL HEIGHTS
Refer to plan for details

TOP OR TOE OF BATTER
Refer to plan for finished levels

APPROX. FALL DIRECTION
Fall evenly in direction shown

DECORATIVE GRAVEL TO PLANTING AREAS
75 - 100Dia Dia. Avg. Roadstone to base

LEGEND

TURF
Or 150mm topsoil. Refer specification.

DEEP PLANTING/REVEGETATION AREA
Refer to Landscape Specification.

MODAL PLANTING AREA
Refer to Landscape Specification.

CONCRETE EDGE
Between Planting & Grass - Refer Spec.

BROOM FINISHED CONCRETE (PLAIN)
VEHICULAR GRADE
Refer to Landscape Specification.

VEHICULAR PAVING TYPE 1
Exposed Aggregate Coloured Concrete
Refer to Landscape Specification.

VEHICULAR PAVING TYPE 2
Exposed Aggregate Coloured Concrete
Refer to Landscape Specification.

VEHICULAR PAVING TYPE 3
Exposed Aggregate Concrete
Refer to Landscape Specification.

PEDESTRIAN PAVING TYPE 1
Exposed Aggregate Coloured Concrete
Refer to Landscape Specification.

PEDESTRIAN PAVING TYPE 2
Exposed Aggregate Coloured Concrete
Refer to Landscape Specification.

PEDESTRIAN PAVING TYPE 3
@13 Pavers as detailed
Refer to Landscape Specification.

PEDESTRIAN PAVING TYPE 4
Saw Cut Concrete as detailed @
Refer to Landscape Specification.

PEDESTRIAN PAVING TYPE 5
Exposed Aggregate Concrete
Refer to Landscape Specification.

PEDESTRIAN PAVING TYPE 6
Unfinished pavings as detailed @
Refer to Landscape Specification.

DECORATIVE GRAVEL TO PLANTING AREAS
75 - 100Dia Dia. Avg. Roadstone to base
Refer to Landscape Specification.

EDGING TYPE 1
Refer to Landscape Specification.

TACTILE PAVING
Refer to Landscape Specification.

BENCH SEAT
Refer Landscape Specification.

BOUNDARY FENCING TYPE 1
1800 WALL HEIGHT (FFL)
Refer to Details

BOUNDARY FENCING TYPE 2
1800 FENCE (FFL)
Refer to Details

LIGHTING BOLLARDS
Refer to Landscape Details.

CONDUIT
To 100mm dia conduit
Refer Landscape Specification.

GUTTER DRAIN
Refer to Landscape Specification.

FIELD VALVE LOCATIONS
Refer to Hydraulic Eng. details

CHAMBER PENETRATION LOCATIONS
600x600mm grate
Flush and 10 to 20mm below grade level
Refer to Mechanical Eng. details

NEW SANITARY PLUMBING AND DRAINAGE
Refer to Hydraulic Eng. details.

NEW GREASE ARRESTOR / INTERCEPTOR TRAP
Refer to Hydraulic Eng. details.

EXISTING SEWER ACCESS CHAMBER
Refer to Hydraulic Eng. details.

NEW SEWER ACCESS CHAMBER
Refer to Hydraulic Eng. details.

Issue	Description	Date	Signed
A	BCC DA APPROVAL	05.09.07	JW

BCC- DA APPROVAL. BUILDINGS 3 & 4

PROJECT
YERONGA VILLAGE-
BUILDINGS THREE AND FOUR

CLIENT
HARDEV DEVELOPMENT CORPORATION

SITE
THE VILLAGE,
YERONGA

DRAWING
LEVEL FOUR:
LANDSCAPE & PLANTING PLAN

drawn	scale	on A1 size	date
dp	1:200@A1	4 of 6	05.09.07
drawn	project no	drawing no	revision no
OW	1540-02	LP03	A

A.I.L.A.

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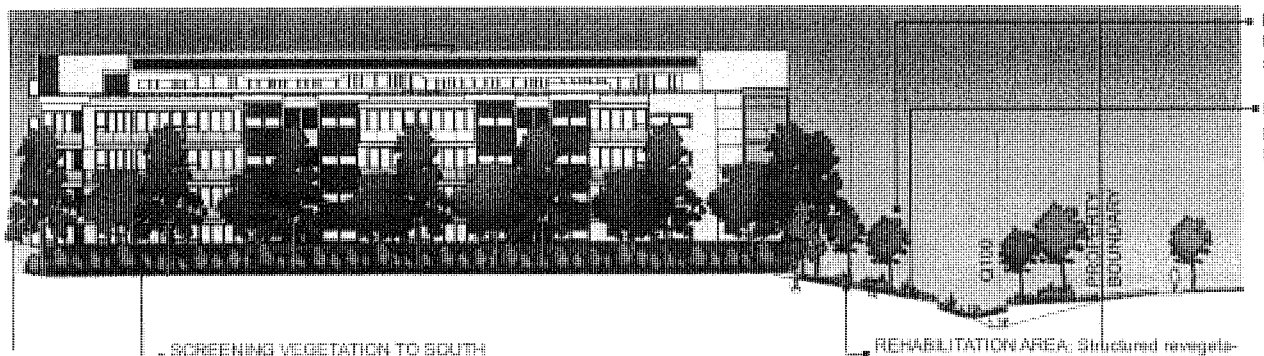


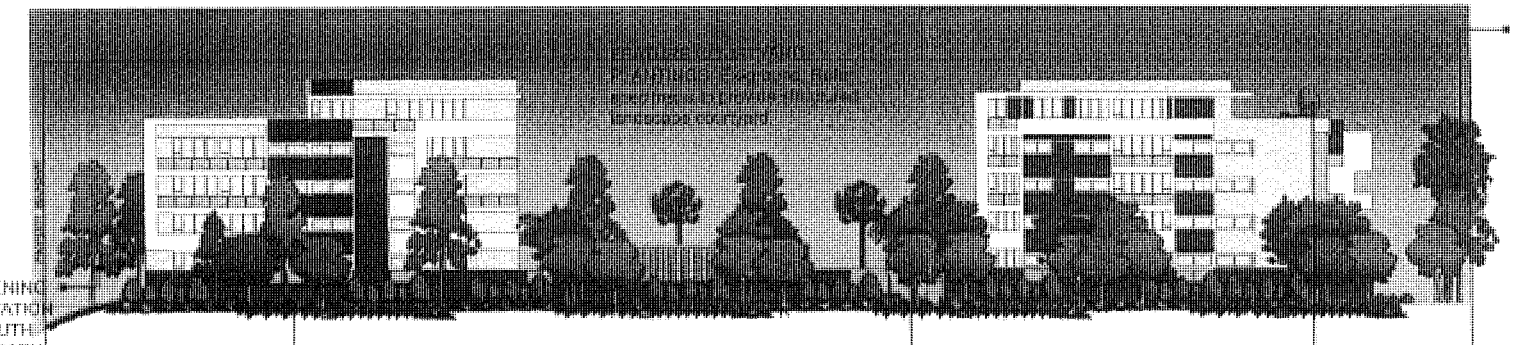
REVEGETATION TREES: Controlled plantings to retain views to parkland. Refer plant schedule for species.

MASSED GROUNDCOVERS: Species in mass planted areas. Refer 1540-01 RP01 Issue C plant schedule for species and numbers.

SCREENING VEGETATION TO SOUTH BOUNDARY: In line with Stage 1 DA. Trees evert 6m max. Advanced specimen tree every 10-15m maximum.

REHABILITATION AREA: Structured revegetation plantings in line with Stage 1 approvals. Refer stage 1 Landscape Plan 1540-01 RP01 Issue C. Retain veiws through to surrounding parklands.

LS01 SOUTH ELEVATION BUILDING FOUR
LS01 SCALE 1:200@A1



SCREENING VEGETATION TO NORTH BOUNDARY: In line with stage 1 DA trees every 6m max. advanced specimen tree every 10- 15m max.

SCREENING VEGETATION TO SOUTH BOUNDARY: In line with stage 1 DA trees every 6m max. advanced specimen tree every 10- 15m max.

PLANTING ON NATURAL GROUND: Deep planting areas for structured rehabilitation plantings in drainage easement. Refer 1540-01 RP01 Issue C.

DEEP PLANTING: Surrounding bowling green between buildings three and four, stage two.

PODIUM PLANTINGS: On level four balcony. For suggested plantings refer suggested planting palette.

LS02 EAST ELEVATION BUILDINGS THREE AND FOUR
LS01 SCALE 1:200@A1

NOTE: Planting structure shown is indicative of landscape plantings in 3-5 years.

BCC- DA APPROVAL, BUILDINGS 3 & 4

Issue:	Description:	Date:	Signed:
A	BCC DA APPROVAL	06.09.07	

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: LANDSCAPE SECTIONS, SHEET 1

dp	As shown	5 of 6	07.09.07
OW	1540-02	LS01	A

A.I.L.A.

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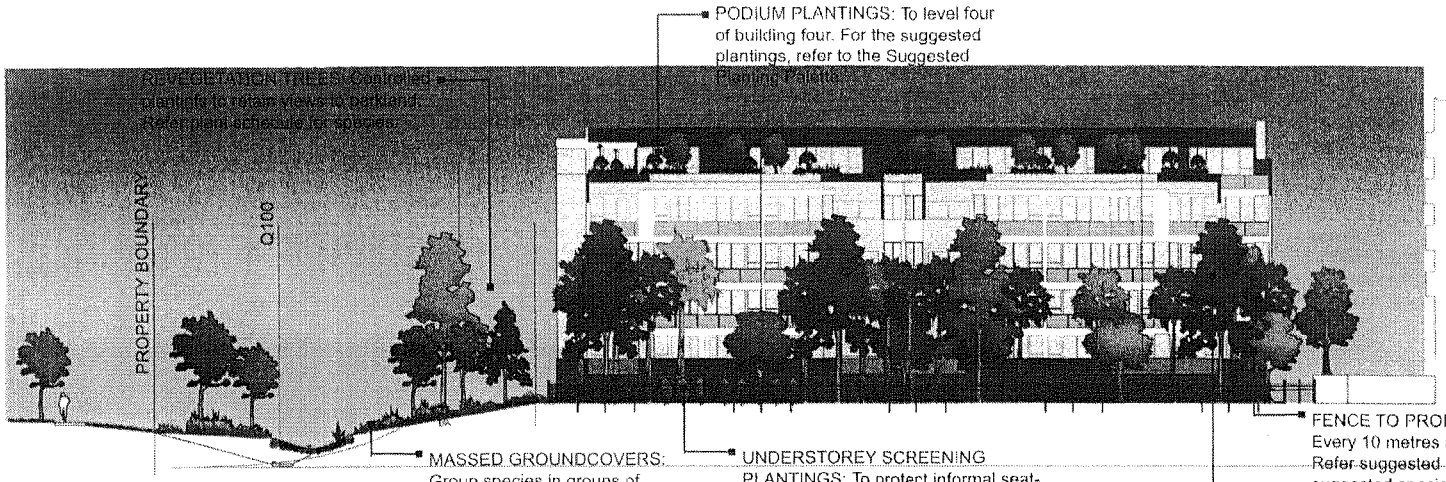
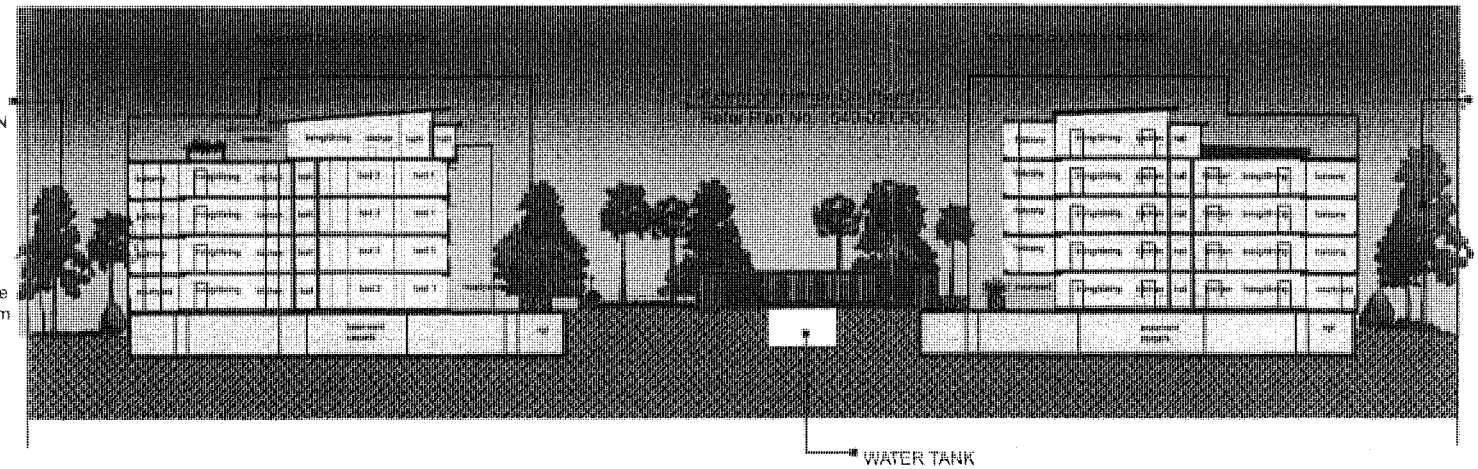
BCC.106.0921



LS03 / LS02 NORTH ELEVATION BUILDING THREE



LS04 / LS02 SECTION A-A

NOTE: Planting structure shown is indicative of landscape plantings in 3-5 years.

BCC- DA APPROVAL, BUILDINGS 3 & 4

Issue	Description	Date	Signed
A	BCC DA APPROVAL	05.09.07	jw

PROJECT: YERONGA VILLAGE- BUILDINGS THREE AND FOUR

CLIENT: HARDEV DEVELOPMENT CORPORATION

SITE: THE VILLAGE, YERONGA

DRAWING: LANDSCAPE SECTIONS, SHEET 2

scale	scale	dwg no.	date
dp	As shown	6 of 6	07.09.07
OW	1540-02	LS02	A

A.I.L.A.

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BCC.106.0922

APPENDIX F

Engineering Report

Prepared by

BMD Consulting

BMD consulting

24th September 2007

Our Ref. CB-0402: L0005: RS: dl

PMM
PO Box 1559
FORTITUDE VALLEY QLD 4006

By Email: [redacted]

Attention: [redacted]

YERONGA VILLAGE –STAGE 2
SERVICES REPORT

With regards to the above proposal we note the following in regards to service requirements to the development.

- Existing Electrical & Telecommunication network passes the site.
- Water and Sewerage infrastructure pass the site. Based on this we engaged Brisbane Water to review the existing infrastructure. Brisbane Water Infrastructure Report attached.

In general, the water network is adequate for the proposed development with the sewerage system requiring augmentation as noted in the Brisbane Water Report. The report was prepared based on the ultimate development scenario for the subject site.

A concept drawing of the proposed augmentation of the sewer infrastructure has been reviewed by Brisbane Water and BCC Parks and has been approved in principle.

Based on the report provided by Brisbane Water and Condition 24 of the DA - ROL Approval Package A001637428, it will be expected that the External Sewerage addressed in this condition would be constructed prior to commencement of use. Design is currently being progressed for the sewer augmentation works and we would expect to lodge an operational works application within 1-2 months.

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[redacted]

www.bmd.com.au

Should further clarification be required please contact the undersigned at the Brisbane Office.

Yours faithfully

[redacted]

Senior Project Engineer
For BMD Consulting Pty Ltd

1.0 INTRODUCTION

1.1 Background

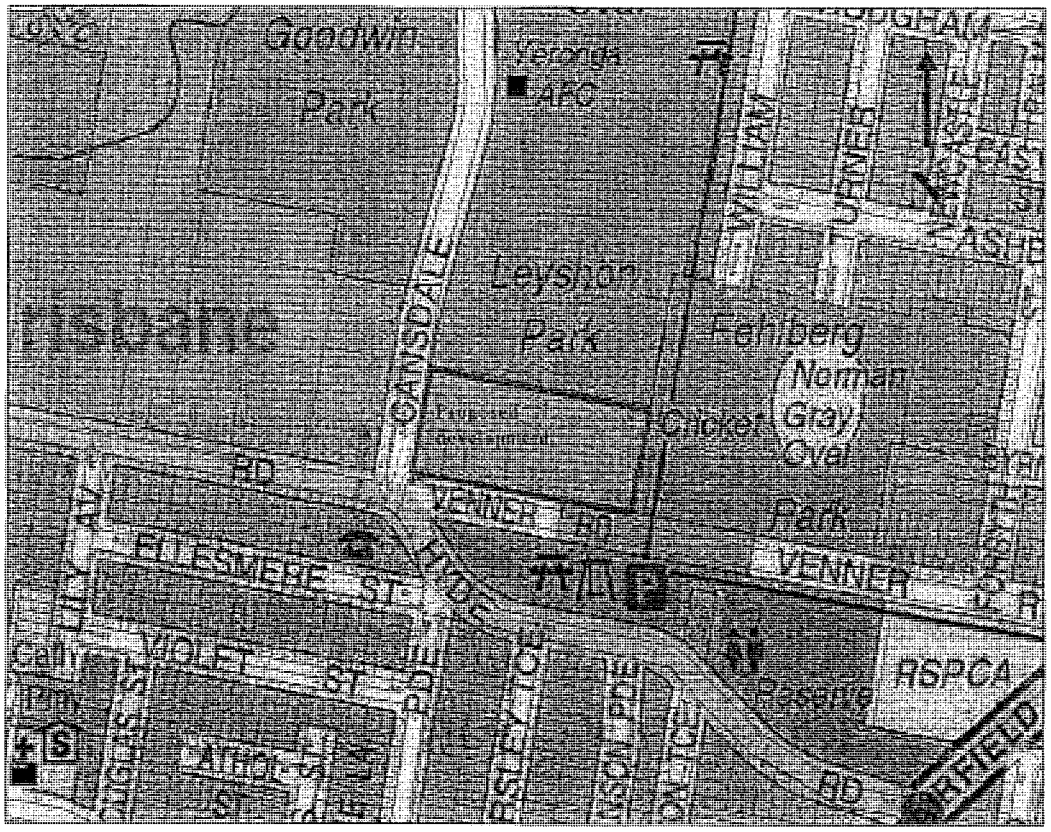
Brisbane Water has been commissioned by BMD Consulting Pty Ltd to carry out an investigation in order to determine water supply and wastewater disposal requirements for a proposed development at 15 Cansdale St, Yeronga.

The development site is located at the intersection of Cansdale Street and Venner Road, 108m wide west side fronting Cansdale St and 237m wide south side fronting Venner Rd. The area consists of a single block of land, lot plan 1 RP 150512, having an area of 2.792 hectares. Current land zoning is Light Industry, meaning a range of light industries and warehouses that are of low environmental impact.

The topography of the development site has a very mild slope towards east with ground elevations vary from approximately 5 mAHD to 6 mAHD.

The development proposal is a retirement village comprising 360 units and retail shops mainly to cater for the in house residents.

1.2 Figure 1 - Location map of the site



BCC.106.0926

2.0 SCOPE OF WORK

The scope of this investigation is limited to the study of Water Supply and Waste Water Disposal requirements, as follows.

Water Supply

- Assessment of potable water supply demands generated by the new development and determination of ultimate demands and loadings on the system.
- Using the demands, assess the impact the proposed development will have on the existing water supply reticulation.
- Identify options for the provision of water supply services, if there are many.
- Identify any augmentation works required to ensure water services meet Brisbane Water's Standard of Services.

3.0 WATER SUPPLY INVESTIGATION

3.1 Existing water supply infrastructure

The development site falls within the Yeronga PRV zone, which receives potable water from the Mount Crosby Water Treatment Plant.

There is a 150mm reticulation main at road frontage in Cansdale St, which terminates shortly after passing the development property boundary. There is another 150mm main in Venner Rd, from which a fire service connection has been given to the existing building in the development site. This main terminates at that location.

The development site is situated in the boundary of the Yeronga PRV zone, that the water mains exist to north and east direction are supplied from a different supply zone, Tarragindi reservoir.

3.2 Water demands

The water demands generated by the proposed development have been determined using the lot plan information supplied by the Consultants. The total peak hour demand rate for potable water equates to 21.7 L/s, calculated in accordance with the "Guidelines for Planning and Design of Urban Water Supply Schemes" and with Brisbane Water's "Standard Design Guidelines for Water Supply Master Planning Studies"

Brisbane City Council's Standard of Services sets two supply criteria for all developments. Firstly, minimum pressure requirements during peak demand periods and secondly, minimum pressures and flows during a fire-fighting event. As the development includes some retail developments, the area is

BCC.106.0927

considered as commercial for the fire fighting requirements, and the fire flow requirement will be 45L/s.

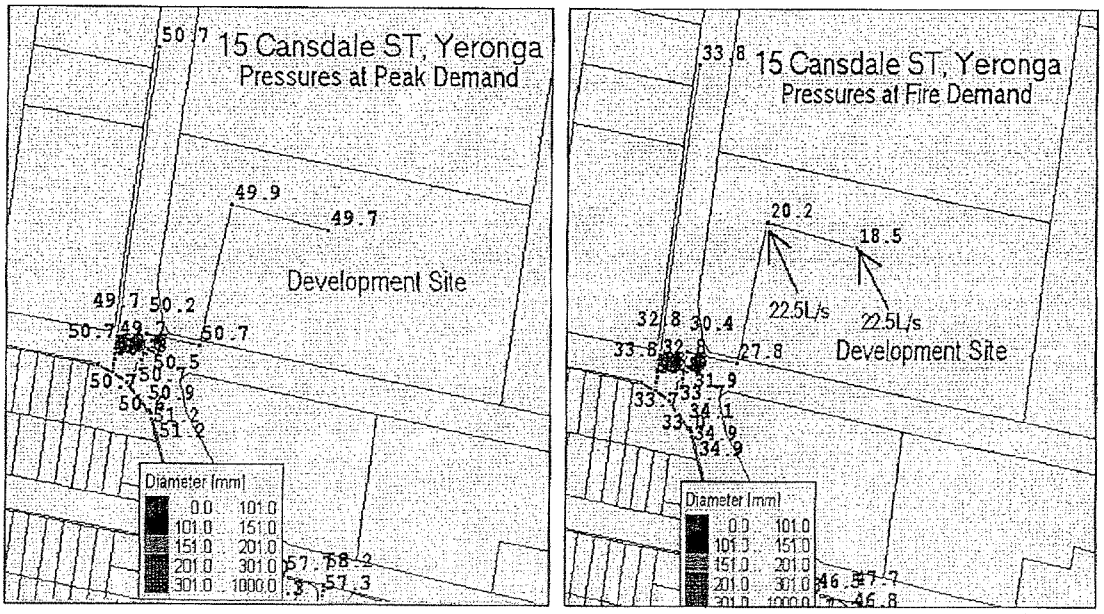
3.3 Hydraulic modelling results

To determine the hydraulic characteristics of the water supply infrastructure surrounding the site, a computer model of the system was created and analysed using the computer simulation hydraulic analysis program Mikenet.

The results indicate that the existing infrastructure has the capacity to supply water services meeting the BCC standards.

3.4 Model Run Results – Screen Plots

Fig. 2 - Pressures at Peak and Fire Demands



3.5 Water supply requirements

The existing building in the development site is serviced from Veneer Rd. The service location for the future development could be from the same location. The proposed development, likely to be a group title development, will need a 150mm service connection, in order to satisfy the fire-fighting criterion. Although the BCC requirements are satisfied, there exist a higher risk of security of supply as the site is supplied from one side only. However, the Council is unlikely to impose conditions on this issue.

The development will not need to do any external augmentation works.

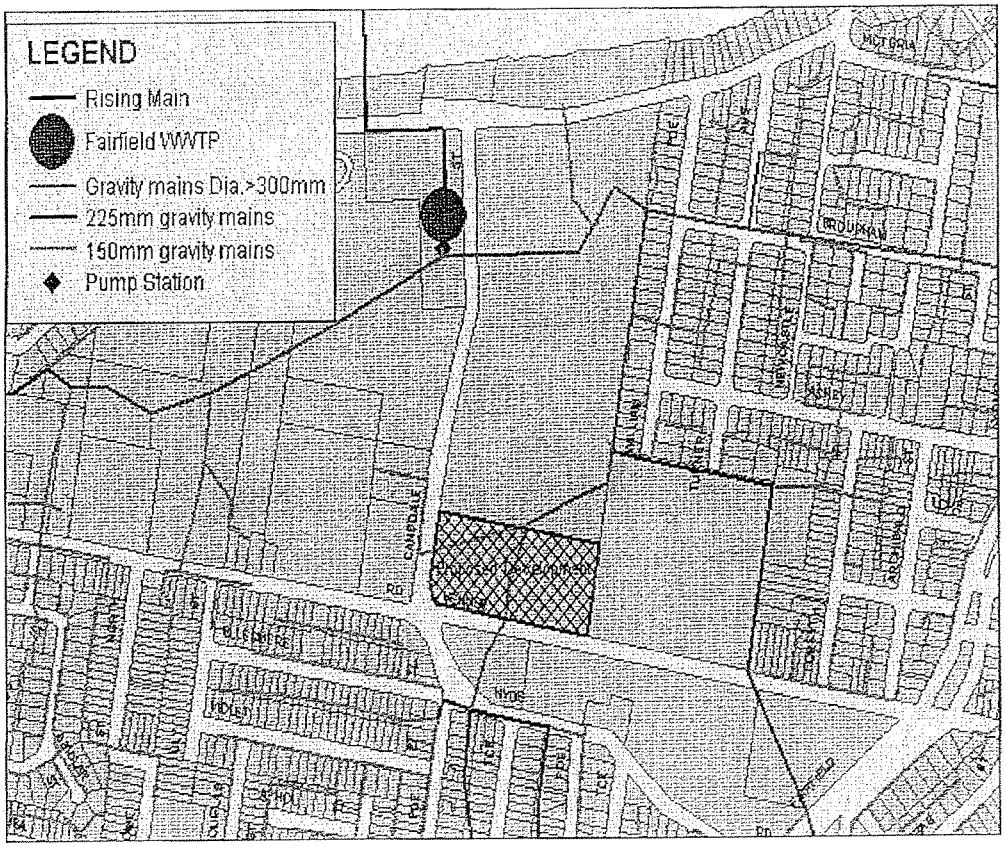
BCC.106.0928

4.0 WASTE WATER INVESTIGATION

4.1 Existing System

The proposed development site falls within Fairfield WWTP sub-catchment of the S2 Sewer Catchment.

Fig. 3 – Development site with nearby sewers



The development can be connected to 300mm Yeronga Sewer Branch traversing the development site. This sewer main discharges into 300/375 Fairfield Branch Sewer, which ends up at Fairfield Waste Water Treatment Plant.

4.2 Estimated Flows from Proposed Development

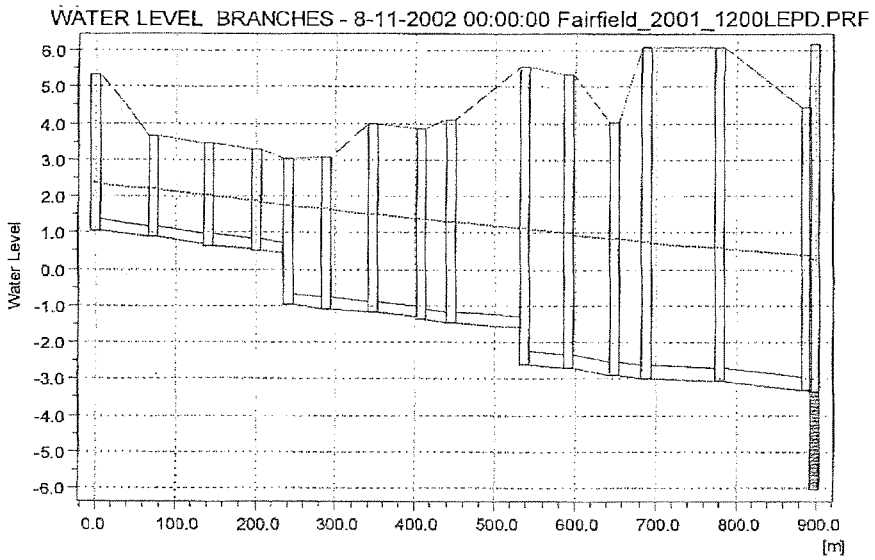
The proposed development is a retirement village comprising 360 units and a retail commercial area of 1500 GFA. Based on Brisbane Water's guidelines, the calculated total discharge of waste water expected from the development is 12.8L/s

4.3 System Capacity

The 300mm Yeronga Sewer Branch and 300/375mm Fairfield Branch Sewer are surcharging at current Peak Wet Weather Flows. There are two overflow structures located downstream of the development site, one at the southern end of the William Parade and the other near William parade- Brougham St intersection. The one at the southern end of William Pde is discharging waste water at current peak wet weather flow events but the other is unlikely.

The development is adding another 12.8L/s on top of the already surcharging sewer system, which worsens the existing situation. The Master Plan proposes augmentation of Yeronga Sewer Branch and Fairfield Branch Sewer in 2007 and 2008 respectively.

Fig. 4 – Water Level from development site to Fairfield WWTP at current PWWF



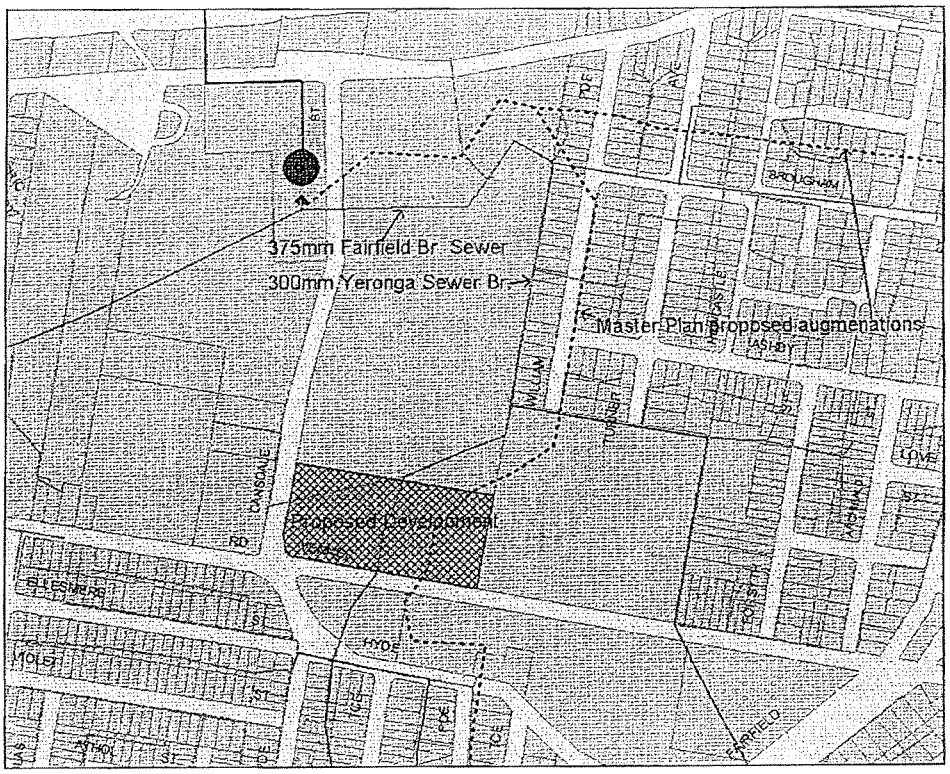
The dotted red line is the water level. Surcharge levels at the development site is about 1m above obvert of the pipe and near the treatment plant it is about 3m above obvert.

4.4 Master Plan Proposals in the downstream system

- 225mm duplicate main parallel to 300mm Yeronga Sewer Branch – 2007
- 300mm duplicate main parallel to Fairfield Branch Sewer – 2008/09

Fig. 5 below shows these proposals in plan.

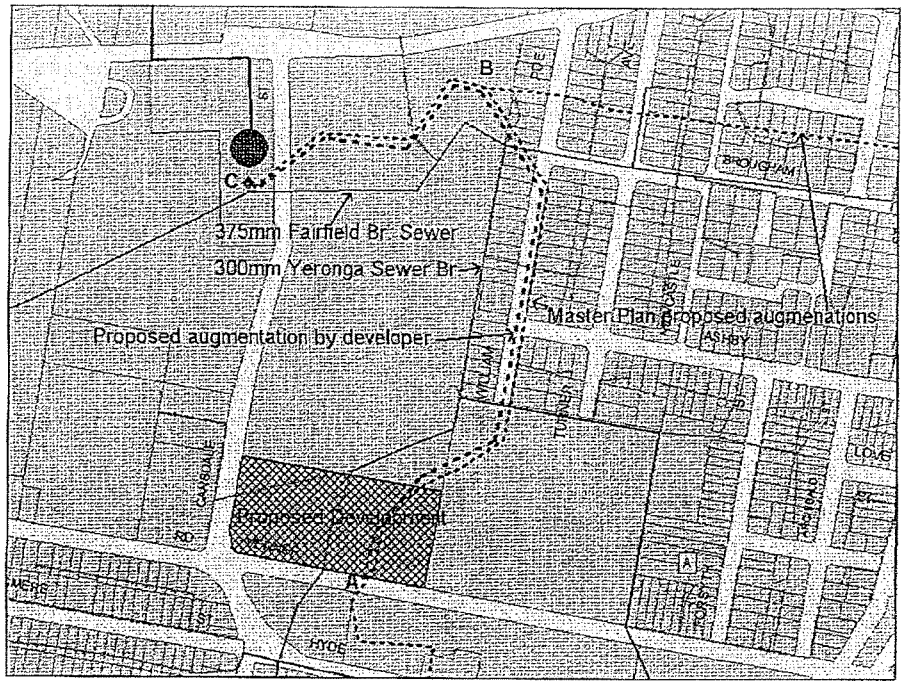
Fig. 5 - Master plan proposals



4.5 Suggested Augmentation by the Development

As the discharge from the development is quite significant, in order to connect the development into the existing system augmentation of the downstream pipelines are required. Therefore the Council will most likely to impose the Master Plan proposals as conditions to the development. That will be, construction of 225mm gravity main from the upstream side of the development up to Fairfield Branch Sewer and from there 300mm gravity main up to Fairfield Waste Water Treatment Plant. The approximate lengths are 225mm 680 metres (A to B in fig.6) and 300 mm 328 metres (B to C).

Fig 6 – Proposed augmentations



5.0 SUMMARY OF INVESTIGATION

5.1 Water Supply

The existing infrastructure has the capacity to provide water services to proposed development and therefore no external augmentation works are required.

5.2 Waste Water Disposal

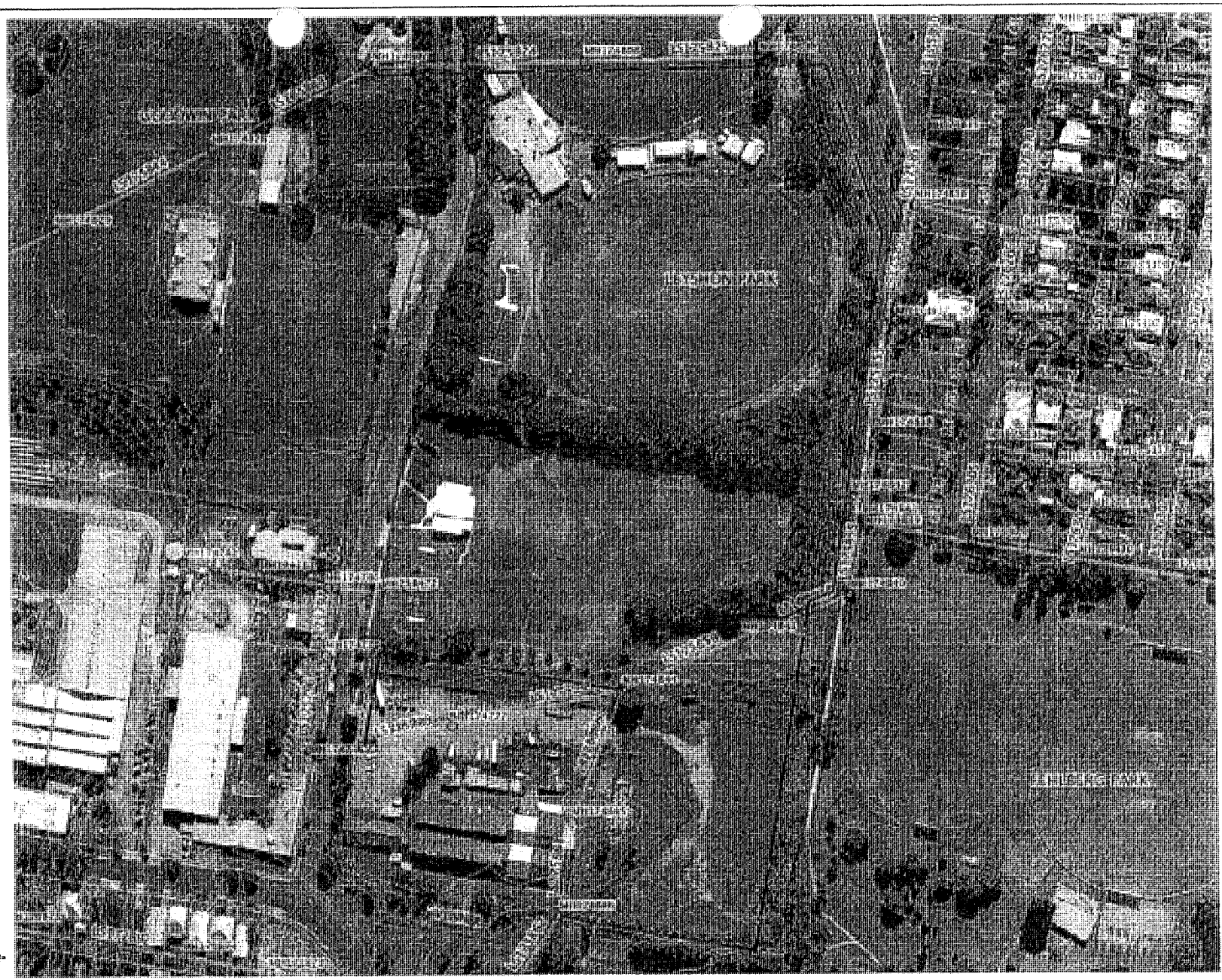
External augmentation works are required in order to connect the development site to the existing gravity system. That is,

AB – 225mm pipe - 680 metres
BC – 300mm pipe - 328 metres

N

NOTE:

ALL PROPOSED WORK HAS BEEN DONE IN ACCORDANCE WITH BCC DRAFT REPORT 15/2/05 CANSDALE ST YERONGA.



0 20 40 60 80 100m

SCALE 1:1000 (A1)

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
D	REVISED EXTERNAL SEWER ALIGNMENT	D.L.	R.M.S.	24.09.07					
C	REVISED EXTERNAL SEWER ALIGNMENT	D.L.	R.M.S.	20.08.07					
B	REVISED DIVERSION LAYOUT	M.N.	R.M.S.	10.08.07					
A	ORIGINAL ISSUE	M.N.	S.M.	20.12.06					

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Design	S.M.
Drawn	M.N.
Checked	S.M.
Original Approved By:	
RPEQ No.	
Date	20.12.06
Datum	A.H.D.

Client: HARDEV PROPERTY DEVELOPMENT

Project: YERONGA VILLAGE

Title: PROPOSED SEWER LAYOUT

FOR APPROVAL

Drawing No. CB-0401-SK01 Rev D

BCC.106.0933

BRISBANE CITY COUNCIL

ABN 72 002 765 795

Erosion Hazard Assessment - June 2006

The Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment- Supporting Technical Notes* (June 2006 or later version) for explanatory terms, and Certification information.

What is an Erosion Hazard Assessment?
Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low' or 'high', using a point scoring system to assess the risk based on BCC's requirements for stormwater management and Erosion and Sediment Control (ESC).

When is the EHA required?
An *Erosion Hazard Assessment* form must be completed and lodged with BCC for any Development Application (DA), Operational Works ESC application, or Schedule 12 Compliance Assessment ESC application.

Failure to submit this form during lodgement of an Application may result in assessment delays or refusal of the Application.

Assessment Details

1 Does this development or operational works/detailed design ESC application trigger the Stormwater Management Code or House Code and involve soil disturbance?

No ☐ An Erosion Hazard Assessment is not required. ***Go to 4***

Yes ☒ ***Complete Assesssment Table on reverse side of this form.***

2 Is the total score equal to or greater than 17?

A 'low' risk score
Generally, if the Erosion Hazard Assessment produces a Total Score of ***less than 17*** *and no individual score is equal to, or greater than its Trigger Score, the development proposal is considered to be 'low risk' with respect to soil erosion and sediment control.*

A 'high' risk score
If the Erosion Hazard Assessment produces a Total Score of ***17 or greater****, or any individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'high risk' with respect to soil erosion and sediment control. Applicants must lodge, with their Application, sufficient supporting information to demonstrate that the performance criteria of the Stormwater Management Code or House Code in the City Plan 2000 can be achieved.*

No ☒
Yes ☐ Refer to Council's *Erosion Hazard Assessment – Supporting Technical Notes.*

3 Did you answer 'yes' to any Trigger Score questions?

No ☒
Yes ☐ Refer to Council's *Erosion Hazard Assessment – Supporting Technical Notes.*

4 Site Information and Certification

Application number (if known)

Site address
15 CANSDALE STREET
YERONGA
Postcode 4104

Prepared by *Print name* [redacted]

Business name

I certify that:

1. I have made all relevant enquries and am satisfied no matters of significance have been withheld from the assessment manager; and

Where completion of the EHA Assessment Table was required, that:

2. I am a person with suitable qualifications and/or experience in erosion and sediment control; and
3. the Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Erosion and Sediment Control Standard (version 9 or later); and
4. the Erosion Hazard Assessment Score accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by *Print name* [redacted]

Certifier's signature [redacted] Date 13/11/07

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Stock Code no. 262006

Assessment Table

	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA • less than 3% (3% = 33H:1V) ..... 0 • more than 3% but less than 5% (5% = 20H:1V) ..... 1 • more than 5% but less than 10% (10% = 10H:1V) ..... 2 • more than 10% but less than 15% (15% = 6.7H:1V) ..... 4 • more than 15% 6		0	Score equal to or greater than 4? No ☒ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726) • GW, GP, GM, GC ..... 0 • SW, SP, SM, SC, Pt ..... 1 • MH, CH, OH ..... 2 • ML, CL, OL, if imported fill will be used, or if soils untested 3		3		
[3] EMERSON (DISPERSION) CLASS NUMBER • Class 4, 6, 7, or 8 ..... 0 • Class 5 ..... 2 • Class 3 ..... 4 • Class 1 or 2 6		2	Refer Geotech Report. Soil Surveys 30-04-06 Section 4.2 Score equal to or greater than 4? No ☐ Yes ☒	
[4] DURATION OF SOIL DISTURBANCE (including stabilisation period) • less than 1 month ..... 0 • more than 1 month but less than 4 months ..... 2 • more than 4 months but less than 6 months ..... 4 • more than 6 months 6		2	Score equal to or greater than 4? No ☐ Yes ☐	
[5] AREA OF DISTURBANCE • less than 1000 m² ..... 0 • more than 1000 m² but less than 5000 m² ..... 1 • more than 5000 m² but less than 1 ha ..... 2 • more than 1 ha but less than 4 ha ..... 4 • more than 4 ha 6		1	Score equal to or greater than 4? No ☒ Yes ☐	
[6] WATERWAY DISTURBANCE • No disturbance to watercourse, open drain or stormwater pipe ..... 0 • Disturbance to watercourse, open drain or stormwater pipe 4		0	Score equal to or greater than 4? No ☒ Yes ☐	
[7] REHABILITATION METHOD Percentage of area (relative to total disturbance) stabilised by seeding without mulching (ie. highest risk stabilisation method) • less than 1% ..... 0 • more than 1% but less than 5% ..... 1 • more than 5% but less than 10% ..... 2 • more than 10% 4		0		
[8] RECEIVING WATERS • Open water body (eg. creek, river, bay) ..... 1 • Enclosed water body (eg. lake, boat harbour) 2		1		
[9] SUBSOIL EXPOSURE • No subsoil exposure except for service trenches ..... 0 • Subsoils are likely to be exposed 2		2		
[10] EXTERNAL CATCHMENTS • No external catchment ..... 0 • External catchment diverted around the soil disturbance ..... 1 • External catchment not diverted around the soil disturbance 4		1		
[11] ROAD CONSTRUCTION • No road construction ..... 0 • Involves road construction works 2		2		
[12] pH OF SOILS TO BE REVEGETATED • less than pH 6 ..... 1 • more than pH6 but less than pH 8 ..... 0 • more than pH8, or if pH testing not done at this stage 1		1		

[13] Total Score = 15 **Go to 2 (front page)**

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APPENDIX G

Noise Assessment

Prepared by

MWA Environmental

mwa
ENVIRONMENTAL

Ref: L43707/PAK/04-227

19 October 2007

Hardev Property Development
c/ PMM
PO Box 1559
FORTITUDE VALLEY QLD 4006

Attention: [redacted]

Dear [redacted]

Re: Noise Amenity Assessment
Stage 2 – Yeronga Village
YERONGA

Further to your request I wish to provide our assessment of noise amenity impacts with respect to Stage 2 of the above development. Max Winders & Associates (now trading as MWA Environmental) prepared reporting for the preliminary approval phase of the development and have been involved in review of the Stage 1 proposal.

Previous studies conducted for the site by MWA include our report "Environmental Amenity Assessment – Proposed Yeronga Village Retirement Complex – Venner Road, Yeronga" dated 1 April 2005. Subsequently we issued a letter dated 27th September 2005 (Our Ref: L40105/PAK/04-227) which reviewed a revision to the design of the site and found that the revised design could readily achieve the regulatory noise criteria with no specific noise control measures other than standard construction.

To achieve internal noise limits with respect to noise from the Sporting fields adjacent it was found that external doors and windows (standard construction) would need to be closed and hence mechanical ventilation would be required to maintain internal amenity.

Stage 2 apartments will be airconditioned and hence internal amenity is able to be achieved.

The design for Stage 2 ,as provided on the plans prepared by Arkhefield for Project 2828, has been assessed with respect to noise amenity issues. Whilst the design of the Stage 2 area has been refined from the preliminary approval, the overall intent and outcomes do not change the acoustic amenity requirements for the development. The Stage 2 development is towards the eastern extent of the site and is most removed from the Sporting Fields to the north, industry to the west of Cansdale Street and traffic on Hyde Road. On this basis, this stage of development has the least potential to be influenced by external noise sources identified.

Max Winders & Associates Pty Ltd tas MWA Environmental
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The following summarises the noise amenity issues relevant to the development of site and provides a review of each issue relevant to the Stage 2 proposal.

1.0 Traffic Noise Impacts

The studies conducted for the preliminary approval undertook traffic noise modelling to determine the impact of Hyde Road and Cansdale Street traffic upon the development. The outcome of the modelling demonstrated that outdoor amenity criteria could be readily satisfied for those areas nearest to the two roadways and that internal acoustic amenity did not require specific assessment as the roadways will carry less than 15,000 vehicles per day. The noise monitoring conducted for the assessment demonstrated that external noise levels were below standard assessment criteria limits for traffic noise.

Stage 2:

The Stage 2 development area is most removed from local traffic noise sources and will experience appropriate external and internal amenity noise limits in terms of the Noise Impact Assessment Planning Scheme Policy. Standard facade and glazing construction types are appropriate and it is noted that the proponents propose to mechanically ventilate/air condition all residential units such that residents can close external doors and windows at their choice to exclude external noise and achieve appropriate internal amenity with airconditioning.

Hence compliance with criteria is achieved.

2.0 Industry Noise

The previous Environmental Amenity Assessment report assessed noise from industrial uses upon Cansdale Street with respect to the development. The report concluded that internal noise amenity criteria for the residential buildings nearest to Cansdale Street could be achieved and outdoor areas would similarly be able to be provided.

Stage 2:

The Stage 2 development area is most removed from Cansdale street and over 200 metres from the nearest industrial uses. Furthermore, the buildings are shielded from industrial uses nearest by the Stage 1 buildings.

On this basis, it is considered that internal and external noise amenity will be appropriate and statutory criteria achieved at Stage 2.

3.0 Sporting Field Noise

The previous Environmental Amenity Assessment report assessed noise from the Sporting Fields to the immediate north of the site at proposed buildings which were located closest to the sporting fields. The report concluded that external amenity criteria were readily satisfied at the nearest future residential buildings. Similarly, internal amenity criteria can be achieved with closed

BCC.106.0938

windows and doors of standard grade construction. Mechanical ventilation/air conditioning would be required to units facing the sporting fields in closest proximity.

Stage 2

The Stage 2 development is most removed from Sporting Field use areas due to intervening buffer for drainage and vegetation purposes in the Park area. As a result predicted noise levels from sporting field activities will be considerably lower at Stage 2 due to the increased separation distance. External amenity criteria will still be satisfied.

Internal amenity criteria will also be readily achieved via with closed windows and doors of standard grade construction. Mechanical ventilation/air conditioning would be required to units facing the sporting fields in closest proximity.

The development proposal is to mechanically ventilate/aircondition all residential units.

Summary

On the basis of the above review, it is considered that noise amenity issues do not constrain the approval of the Stage 2 development. It is expected that Council will issue approval conditions which include the requirement for airconditioning/mechanical ventilation of rooms which overlook the sporting fields as for the Stage 1 approval.

Please contact the undersigned for any clarification of the above.

Yours sincerely,

[redacted]
Senior Engineer

BCC.106.0939

APPENDIX H

Code Responses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
General				
P1 Ecological features and processes on or adjacent to the site, including those identified in the **Natural Assets Planning Scheme Policy,** must be protected, managed and restored, where necessary, to ensure their long term viability *Note:* ***Brisbane City Council Ecological Assessment Guidelines** provides guidance on demonstrating compliance with this part of the Code*	A1.1 Ecological features and processes likely to be affected by the proposal are identified, evaluated and protected. Local knowledge is accessed where available.	✓	The adjacent waterway has been identified as an ecological feature that potentially could be affected by the proposal. The proposal has adequately incorporated sensitive design principles to protect this ecological feature.	
	A1.2 Potential impacts, including edge effects, on ecological features and processes are identified, assessed and protected	✓	The Ecological report prepared as part of the preliminary approval (DRS/USE/H05-917956) has sufficiently addressed the ecological considerations for the site. This application is in accordance with the provisions of that preliminary approval and therefore any potential impacts have been sufficiently addressed.	
	A1.3 Development layout and planning retains, protects and manages the ecological features and processes identified on or adjacent to the site, such as fauna and flora habitat areas, ecological corridors, habitat trees, waterways (in-stream habitats) riparian zones and wetlands	✓	The proposed buildings are set back at 25m from the eastern property boundary, ensuring that no buildings will be located within the 25m setback.	
	A1.4 Disturbed significant habitat areas are rehabilitated through revegetation and restoration that **assists in maintaining and improving biodiversity values.** A rehabilitation plan is prepared and implemented generally consistent with the format and principles contained in the **Brisbane City Council Ecological Assessment Guidelines**	✓	The Ecological report prepared as part of the preliminary approval (DRS/USE/H05-917956) has sufficiently addressed the ecological considerations for the site. This application is in accordance with the provisions of that preliminary approval and therefore any potential impacts have been sufficiently addressed. A rehabilitation plan involving the area within the 25m setback of the site was included as part of the Stage 1 works (council reference (A001637427).	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	A1.5 The proposal meet the management intent for any Significant Flora Species, Significant Fauna Species or Significant Vegetation Communities, as defined in the **Natural Assets Planning Scheme Policy,** or in any existing Council Conservation Action Statements, Natural Area Management Plans or other relevant conservation or management plans	N/A	The subject site supports no Significant Flora or Fauna Species or Significant Vegetation Communities.	
P2 Ecological corridors within or adjacent to the site must be identified and retained to create, maintain and/or improve connectivity between habitat areas and to allow wildlife movement between habitat areas	**A2** The design and management of ecological corridors is consistent with the principles contained in the **Brisbane City Council Ecological Assessment Guidelines**	✓	The proposal is subsequent to a Preliminary Approval (council reference: DRS/USE/H05-917956). This preliminary approval considered the nearby ecological corridors. This application is in accordance with the previous preliminary approval documentation.	
P3 The management of fire must maintain and/or enhance biodiversity	**A3.1** Clearing for fire management does not occur outside Building Location Plans, accessways and areas required for essential infrastructure and services OR	**A/S**	The proposed development is located in an urban area. The site is currently vacant with minimal vegetation. The proposal will improve the biodiversity of the site. The site is no considered to be at risk of bushfires.	
	A3.2 Where clearing is proposed outside of areas described in A3.1, a Fire Management Plan demonstrating the protection of biodiversity is provided. The Plan is consistent with the principles contained in the **Brisbane City Council Fire Management Guidelines** and **Ecological Assessment Guidelines**	N/A		

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P4 The design management of the proposal must ensure that significant biodiversity areas will be provided with ongoing protection	A4.1 Areas supporting significant ecological features and/or processes are transferred to community ownership or control, e.g. Council, community group trusteeship, or community title OR	N/A	There are no areas supporting significant ecological features within the subject site.	
	A4.2 Areas supporting significant ecological features and/or processes are included in the Conservation Area or included under a protective covenant	N/A	There are no areas supporting significant ecological features within the subject site.	
Waterways and Wetlands				
P5 Ecological features and processes associated with waterways and wetlands must not be significantly and adversely impacted by changes in hydrological regimes, including wet/dry regimes	A5 Impacts on the surface and ground water flow patterns of the subject waterway or wetland are minimized *Note:* *Information used to demonstrate the above is collected and presented in accordance with the principles and procedures of the* ***Stormwater Management Code,*** *and the* ***Environmental Impact Assessment Planning Scheme Policy***	✓	The impacts on the surface and ground water flow patterns of the adjacent waterway are minimised through the creation of rock lined overland flow to facilitate drainage into existing open drain and low native grass planting for stabilisation and ecological outcomes.	
Information				
P6 Ecological assessment information accompanying applications must be comprehensive, competent and adequate	A6 Ecological assessment information accompanying an application is consistent with the principles and procedures contained or references in the **Brisbane City Council Ecological Assessment Guidelines, Brisbane City Council Fire Management Guidelines, Natural Assets Planning Scheme Policy, Management of Urban Stormwater Quality Planning Scheme Policy** and the **Environmental Impact Assessment Planning Scheme Policy**	A/S	The Ecological report prepared as part of the preliminary approval (DRS/USE/H05-917956) has sufficiently addressed the ecological considerations for the site. This application is in accordance with the provisions of that preliminary approval and therefore any potential impacts have been sufficiently addressed.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Offices – The proposal does not involve an office.				
Hotels – The proposal does not include a hotel.				
Shops – The proposal does not include a shop.				
Residential Buildings				
P10 Buildings must provide an acceptable level of indoor comfort during a typical year in Brisbane	A10 A residential building achieves an energy rating of 3½ stars. This is demonstrated by the submission of a report, from an accredited assessor using a House Energy Rating Scheme recognised by Council, with the application for development permit for building work	✓	The proposal involves the provision of a number of sustainability inclusions in line with the Stage 1 approval.	
	OR **Compliance with the specific requirements in P11 / A11 to P15 / A15 below**			
P11 Sun entry through glazing to habitable rooms in summer months must be minimised	A11.1 Glazed areas of east and west facing habitable rooms are shaded by an overhang projecting to a minimum distance to achieve a cos angle of a maximum of 63° from the lowest point of the glazing Refer to *Figure a* (in Code) OR	N/A	The proposal complies with P10/A10.	
	A11.2 Glazed areas of east and west facing habitable rooms are fully shaded by adjustable external shutters or blinds	N/A	The proposal complies with P10/A10.	
P12 Sun entry through glazing to habitable rooms in	A12.1 Glazed areas of north facing habitable rooms are	N/A	The proposal complies with P10/A10.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
winter months must be facilitated	shaded by an overhang projecting to a distance to achieve a cos angle of 63° from the lowest point of the glazing. Where the roof cover or overhang projects to a greater distance, the 63 degree angle is achieved for at least the length of one habitable living space Refer to *Figure b* (in Code) OR			
	A12.2 Glazed areas of north facing habitable rooms are fully shaded by adjustable external shutters or blinds	N/A	The proposal complies with P10/A10.	
P13 Walls must achieve an acceptable level of heat resistance	**A13** Walls (excluding windows and glazed areas) achieve an overall R-value not less than R1.0	N/A	The proposal complies with P10/A10.	
P14 Roofs and ceilings must achieve an acceptable level of heat resistance	**A14** Roof/ceiling structures (excluding garages, open verandahs and pergolas) achieve an overall R-value of R2.5	N/A	The proposal complies with P10/A10.	
P15 The residential building must achieve an acceptable level of cross ventilation through habitable rooms	**A15.1** Each habitable room is ventilated by a window or door in two opposite walls which are openable to the outside OR	N/A	The proposal complies with P10/A10.	
	A15.2 A direct flow path is provided from an openable window in the room through the doorways or other openings within the house to another window or opening to the outside	N/A	The proposal complies with P10/A10.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION[1]	COMMENTS	COUNCIL USE ONLY
P1 Non-discriminatory access must be provided: ▪ from the road to the accessible entrances of each building or structure on the site ▪ between all accessible buildings and structures on the site ▪ from the site to adjoining sites and areas where an integrated outcome is desirable e.g. in a Centre	A1 Provision is made for non-discriminatory access at the road frontage, within the site and adjoining sites (where an integrated outcome is desirable) is managed in accordance with *AS1428 - Design for Access and Mobility*	✓	Non-discriminatory access is provided along the road frontage into the development. As the development caters for the elderly, every effort is made to ensure that all aspects of the site are accessible.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P1 Residents must have good access to community and social facilities. These facilities must be located to enable shared use with the surrounding community	A1.1 The proposal includes provision for social facilities including supervised care and communal buildings	✓	The social hub of *The Village at Yeronga* is focussed around the main building entrance within Stage 1 and located on Level 1 (Ground) between Buildings 1 and 2. A bowling green area is proposed to adjoin this existing hub, within Stage 2 of the development. This area becomes the natural meeting point for both residents and visitors, and will encourage the community feel of the precinct. These facilities are centrally located for the residents of Buildings 1, 2, 3 and 4, as well as for the residents of the future stages	
	A1.2 Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids. Their location enables shared use with the surrounding community	✓	The internal layout of the buildings facilitates easy access for the residents, with the lift areas located at regular and central locations to minimise the distance travelled to each unit. Walkways in the buildings are internal, minimising impacts of the weather for the residents.	
P2 Residents must have a good access to public transport and services	A2 The site is located close to a bus stop or train station and has ready access to shops and services	✓	The development site is located near a bus stop, which provides access to shops and services outside of the development.	
P3 Density, bulk and scale of development must be compatible with surrounding Residential Areas and must not compromise the local amenity	A3 Development complies with the **Residential Design Code** applicable to the area, except that provided height limits and setbacks are complied with: ▪ the gross floor area of special needs housing may exceed the plot ratio applicable to multi-unit and single unit dwellings in the Area ▪ on-site parking may be less than otherwise stated in the relevant Code provided it meets the expected requirements	✓	The development complies with the Residential Design – Medium Density Code.	
P4 Appropriate access and circulation routes for	A4 Emergency access, circulation and signage	✓	Emergency access and signage complies with the relevant policy.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
emergency entry and exit must be highlighted	complies with the **Transport, Access, Parking and Servicing Planning Scheme Policy**			
P5 The need for privacy must be considered in designing the arrangement of buildings, active recreation facilities and landscape areas	A5 Screen fencing and planting is used to buffer communal areas	✓	Feature and shade trees are planted to screen communal use areas.	
P6 The pedestrian movement system must provide comfortable vantage points to rest, socialise and observe surrounding activities, and must allow for interesting exercise routines, and must provide a variety of circulation options	A6.1 A series of changing views are provided along recreation walkways by means of building location, planting schemes or gradients	✓	The internal walkways provide a variety of changing views through the use of building layout, feature planting and varying gradients.	
	A6.2 Noticeable temperature changes are created by having some sections of a walkway fully exposed to the sun, some partially shaded and some heavily shaded	✓	A variety of temperatures along internal walkways are created through the varying use of shade trees and ground covers.	
	A6.3 A variety of places to sit are provided at intervals along recreation walkways	✓	Seating and rest areas are provided at key points along the internal walkways.	
	A6.4 Resting areas (seats and shade) are incorporated into the walkway design and provide hand rails where necessary	✓	Seating and rest areas are provided at key points along the internal walkways and hand rails are provided where needed.	
P7 The development must maintain a sense of individuality and 'address' to enable residents to identify with the development on a human scale, resulting in a vibrant and identifiable environment	A7.1 Flowering trees are included as an underlying theme to the planting design	✓	Feature and flowering trees are incorporated into the landscape design to enhance outdoor amenity.	
	A7.2	✓	Landscaping is designed to soften the hard appearance of	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	Planting is used to frame views and soften the hard appearance of built structures		buildings.	
	A7.3 Plants that provide interest through variations in colour, texture and form through seasonal changes are selected	✓	Plants are selected based on their seasonal changes to enhance outdoor amenity.	
	A7.4 Species are used that provide a spectacular floral display or emit a pleasant fragrance as focal points	✓	Flowering trees are used as feature trees are various points through out the development.	
	A7.5 Trees in common landscape areas have a minimum tub size of 45L	✓	The trees planted in common landscape areas will have a minimum tub size of 45 L.	
P8 Shade must be provided throughout the development	A8 Shade trees are provided in common areas and private courtyards, shade shelters and covered walkways	✓	Adequate shade will be provided throughout the development using shade tree plants.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
BUILDING SIZE AND ORIENTATION				
P1 Buildings built prior to 1900 must be retained (whether in a Demolition Control Precinct or not)	A1 Buildings built prior to 1900 are reused, refurbished and retained	N/A	The site does not contain any pre-1900 buildings.	
P2 Building size must be consistent with the intentions for the Area	A2.1 Maximum gross floor area is: ▪ up to 0.8 times the site area, where the site area is greater that 1,200m² OR ▪ GFA = (1.2 times site area) – 480, where the site area is less than 1,200m², where GFA and site area are both expressed in square metres	N/A	The Preliminary Approval over the site allows a maximum GFA of 36,000m² over the site. This proposed development complies with the Preliminary Approval. Only 9,713.41m²of GFA is proposed as part of Stage 2. The Stage 1 Approval involves the establishment of 11,172m² which equates to 20,884.41m² for stages 1 and 2.	
	A2.2 The site area is a minimum of 800m² and has a minimum frontage of 20m	✓	The site has an area of 2.792ha.	
	A2.3 Building height at any point is no more than: ▪ 15m from ground level to the underside of the ceiling of any habitable room ▪ 5 storeys above ground level	✓	Both buildings are a maximum of 5 storeys in height.	
	A2.4 Building length is no more than 30m in any direction	A/S	The proposed buildings will extend more than 30m at some points, however, as the buildings are highly articulated and involve visually attractive landscaping it is considered that the bulk of the length is appropriate.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P3 The appearance of building bulk must be reduced by design elements	A3.1 The building bulk is reduced by a combination of ▪ balconies and recesses ▪ variations in material and building form	✓	The buildings are highly articulated and involve variations in colour and materials.	
	A3.2 Setback from a road alignment is a minimum of: ▪ 6m for building walls ▪ 4m for balconies, eaves, awnings, garden structures, etc.	✓	The buildings are set back a minimum of 6m from the road alignment.	
	A3.3 Elevations show variation in materials, colours and/or textures between levels	✓	The elevations are varied in terms of materials and colour treatments of the building facades.	
	A3.4 Roofs include pitches, gables, skillions or other features	A/S	The roof forms are predominantly flat with articulation through overhangs to minimize the appearance of height and bulk of the building.	
	A3.5 Services structures and mechanical plant are screened or designed as part of the building	✓	All services and plant equipment will be appropriately incorporated into the building	
P4 The development must be orientated to the street and facilitate casual surveillance of the street Refer to *Figure a* (in Code) *Note:* *North or north-east facing windows, balconies or decks may be permitted to provide lesser levels of privacy than would otherwise be allowed by this*	A4.1 Building front elevation is parallel or nearly parallel to the road frontage	✓	The elevations are parallel to the road alignment.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Code where this will significantly improve passive solar design				
	A4.2 Building is not set back more than 8m from a road alignment	✓	The proposal is in accordance with the Preliminary Approval. Building D of the Preliminary Approval is located 8 metres back from the Venner Road frontage. The proposal is consistent with the provisions of the preliminary approval.	
	A4.3 Building has windows or balconies that face the street or are on the front of the building	✓	Windows and balconies face the street	
	A4.4 Basement parking structures between a street frontage and the main front elevation are no more than 1m above ground level at any point	A/S	The proposal is in accordance with the preliminary approval which provides for a minimum habitable floor level of 7.2m AHD. As such, the basement is greater than 1m out of the ground at some points across the site. The proposal ensures casual surveillance is achieved from the site through the provision of balconies on all units enabling overlooking and improving safety in the adjoining parkland and street areas.	
P5 Building elevations must visually balance the height of the building	**A5** A number of the following design elements are introduced: ▪ variations in plan shape, such as curves, steps, recesses, projections or splays ▪ variations in the treatment and patterning of windows, sun protection devices of other elements of a facade ▪ elements of a finer scale that the main structural framing ▪ balconies, verandahs, terraces or sun shading devices ▪ light coloured materials	✓	The building design incorporates variety in colour, materials and treatments.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P6 Roofscapes must be attractive and not marred by a cluttered display of plant and equipment	A6.1 Service structures and mechanical plant are designed as part of the building or screened effectively	✓	All services structures and plant equipment are appropriately screened so as not to be visually intrusive.	
	A6.2 Building caps and rooftops contribute to the architectural distinction of the building	✓	The roof tops are flat and not highly visible. This contributes to the architectural distinction of the building.	
BUILDING DESIGN AND SETTING				
P7 Landscaping must be consistent with the established landscape character of the area and accommodate the retention of existing vegetation, including street trees	A7 Established trees are retained where removal is not required to site new buildings	✓	Appropriate landscaping will be incorporated into the design. Tree retention will take place where appropriate.	
P8 The development must include landscaping that contributes to a pleasant and safe environment and integrates well with the neighbourhood	A8.1 Landscape design allows the overlooking of the street and pedestrian entry areas	✓	Visual permeability is facilitated in the landscaping design as per CPTED principles.	
	A8.2 Landscape design emphasises a clear pedestrian entry point	✓	Pathways are incorporated into the landscaping of the development and pedestrian entry points are clearly identifiable.	
P9 Fencing and walls must: ▪ assist safety and surveillance of the street and entry areas ▪ enable use of private open space abutting the street ▪ assist in highlighting entrances	A9.1 High solid front fences are avoided so that dwelling can observe the street	✓		

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	A9.2 Height of fences/walls on any road alignment does not exceed: ▪ 1.5m if 50% transparent ▪ 1.2m if solid	A/S	Any walls proposed will be consistent with the code.	
	A9.3 Solid front fences/walls above 1.2m high are provided only on arterial or suburban routes and: ▪ fences longer that 10m have gates, indentations or detailing to provide visual interest ▪ fences are limited to 60% of the frontage where private open space fronts the street	A/S	Fencing is transparent and landscaped	
P10 The location, height, extent, and materials of retaining walls must be designed to minimise visual impact	**A10.1** Combined height of retaining wall and fence does not exceed 2m	✓	The combined height of retaining wall and fence is not beyond 2m.	
	A10.2 Retaining walls are set back from any boundary and are stepped or terraced, so that landscaping can soften visual impact	✓	All retaining walls have been set back from boundaries and have a stepped design.	
P11 Development must provide sufficient communal and private open space for residents' needs	**A11.1** A minimum 25% of the site is provided as open space each with a minimum dimension of 2m	✓	Appropriate open space and recreational facilities are provided.	
	A11.2 A landscape area of minimum dimension of 2m is provided along the full frontage of any road frontage (excluding cross-over and pedestrian	✓	The proposal includes an 8m setback from Building D to the Venner Road frontage. This area is subject to substantial landscaping and planting in accordance with the code and Preliminary Approval.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not Applicable to this Proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	access only)			
	A11.3 For a ground floor dwelling, ground floor private open space is provided with: ▪ minimum area of 35m² ▪ minimum dimension of 3m	✓	Each living unit has a contained balcony of appropriate dimensions.	
	A11.4 For a dwelling unit above ground level, private open space for each dwelling unit is provided in the form of a balcony with minimum dimension of 3m	✓	Each living unit has a contained balcony of appropriate dimensions.	
P12 Communal open space for clothes drying and common recreation facilities must be provided where a significant proportion of dwellings do not have access to ground floor private open space	A12 Where more than 25% of dwellings do not have access to ground floor private open space, communal open space for clothes drying and common recreation facilities is provided with at least one continuous area a minimum of 50m² with a minimum dimension of 4m	A/S	The proposed aged care facility will provide appropriate facilities for clothes drying. Common recreational facilities are provided.	
P13 Screening and partial enclosure of balconies is limited to provide privacy for neighbours and comfort for residents without resulting in unattractive buildings or an appearance of excessive bulk or restricting opportunities for passive surveillance of the street	A13.1 Screening of balconies is limited to the side and rear boundaries and the sides of balconies between those units where needed to prevent noise and overlooking of other units or dwellings and recreation areas A13.2 Street frontages of balconies are not screened or enclosed by shutters, glazing, louvres, or similar permanent structures	✓	Where necessary screens will be provided and will only cover a maximum of 50% of the balcony.	
P14	A14	✓	Appropriate landscaping, lighting and the prevention of natural	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Proposals must be designed to incorporate graffiti prevention measures *Note: For guidance on assessing the incorporation of graffiti prevention measures refer to the **Graffiti Prevention Guidelines Planning Scheme Policy***	Building design and layout provide for non graffiti-friendly development, structures and layout by incorporating the following features where practical: ▪ access control measures of vegetation, fencing, lighting, or sprinklers ▪ designs with an absence of 'natural ladders' ▪ minimal unbroken vertical surface areas ▪ graffiti deterrent surface treatments		ladders assists in deterring graffiti.	
PRIVACY AND ACCESS TO SUNLIGHT				
P15 Habitable spaces must not directly overlook dwellings on adjacent land Energy efficiency and solar access to the proposed dwellings must be maintained *Note:* *North or north-east facing windows, balconies or decks may be permitted to provide lesser levels of privacy than would otherwise be allowed by this Code where this will significantly improve passive solar design*	A15 Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by: ▪ still heights a minimum 1.5m above floor level OR ▪ fixed opaque glazing in any part of the window below 1.5m above floor level OR ▪ fixed external screens OR ▪ fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level) OR ▪ achieving the privacy solution shown in *Figure b* (in Code)	✓	No adjoining dwellings are located near the overall development site. Overlooking of habitable rooms between buildings 3 and 4 is prevented and buildings in this stage are set back a minimum of 10m from those in stage 1.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	OR ▪ where screening of decks and balconies is required, it is solid translucent screens, or perforated panels, or trellises that are permanent and durable and have a maximum of 25% openings Refer to *Figures b, c, d and e* (in Code)			
P16 Development must not significantly reduce daylight to open space and habitable rooms in adjacent development	A16.1 The side boundary setback, except for a wall built to the boundary, is a minimum of: ▪ 1.5m for a wall up to 4.5m high ▪ 2m for a wall up to 7.5m high ▪ 2m plus 0.5m for every 3m (or part of 3m) over 7.5m height for a wall over 7.5m high ▪ less than 1.5m where the wall is no more than 3.5m high and no more than 15m long	N/A	Building setbacks are in accordance with those outlined in the Preliminary Approval.	
	A16.2 A wall built to a side boundary has: ▪ a maximum height of 3m, unless it abuts a higher existing or simultaneously constructed wall ▪ a maximum length of 15m where it does not abut an existing boundary wall *Note:* *Where a wall built to the boundary has a heights*	N/A	No built to boundary walls are proposed.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	less than 2m measured on the adjacent property, it can extend the full length of the boundary, less any front or rear boundary setback			
	A16.3 Minimum rear boundary setback is 6m *Note:* *Minimum setbacks do not apply to eaves and sun shading devices*	N/A	Building setbacks are in accordance with those outlined in the Preliminary Approval.	
P17 Development must achieve a pleasant, attractive and manageable living environment Dwellings must receive daylight and allow passage of cooling breezes through habitable rooms *Note:* *North or north-east facing windows, balconies or decks may be permitted to provide lesser levels of privacy than would otherwise be allowed by this Code where this will significantly improve passive solar design*	**A17.1** The optimal number of units are orientated to within 20° either side of north	✓	Where the building configuration allows units are oriented to the north.	
	A17.2 Orientation of main living area windows to within 20° either side of north is maximised	✓	Where the building configuration allows main living areas are oriented to the north.	
	A17.3 The majority of private open space has good access to sunlight	✓	Balconies have access to sunlight.	
	A17.4 Window placement and internal layout allows cross-ventilation	✓	Cross ventilation is facilitated in the units.	
P18	**A18**	✓	Sun shading devices such as wall awnings are provided to windows	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Fenestration and sun control devices must be used effectively to: ▪ shade buildings ▪ reduce glare ▪ assist in maintaining comfortable indoor temperatures	Effective sun shading devices are provided to windows			
SPECULAR REFLECTIVITY				
P19 ▪ Buildings must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to any part of the surrounding locality	P19 Any reflective glass material has: ▪ a level of light reflectivity of not greater that 20% ▪ a level of heat transmission of not less than 20%	✓	Appropriate light reflectivity will be maintained.	
CAR ACCOMMODATION AND VEHICLE ACCESS				
P20 Pedestrian spaces, courts, landscaping or recreation areas must be more prominent than vehicle movement areas and utility spaces Garages and parking structures must not visually dominate the street frontage	A20 The proposal has at least one prominent pedestrian entry that connects a foyer directly with the footpath	✓	Pedestrian entry is prominent.	
P21 Vehicle access and parking must be safe and convenient for residents, visitors and service providers Residents and visitor parking must be provided	P21 Off-street parking spaces are provided: ▪ where qualifying for a subsidy for aged persons or persons with disabilities accommodation under any law, 1 car space	✓	Off-street car parking is provided at a rate of 1 space per dwelling. Appropriate visitor car parking is also provided.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
according to: ▪ the number, size and type of dwellings proposed ▪ the availability and acceptability of kerbside parking adjacent to the site ▪ local traffic or parking management ▪ the likely preference of the occupier or target market *Note:* *Resident parking provision may be reduced from the rate specified in the Acceptable Solution where public transport is available within a reasonable walking distance*	per 3 dwellings ▪ otherwise, as in Table 1. the total rounded up to the nearest whole number			
	Table 1 Vehicle space for different dwelling sizes			
	Dwelling unit size (gross floor area)/ number of bedrooms — Average vehicle spaces per dwelling			
	Location — A[1] — B[2] Small (<75m²) or 1 bedroom — 0.75 — 1 Medium (75-110m²) — 1 — 1.25 Large (>110m²) or 3 bedroom — 1.25 — 1.5			

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	Plus per dwelling for visitors 0.25 0.25 Note: Tandem parking may be used where 2 spaces are provided for 1 dwelling (1) A means any part of the site is within 200m, of a pedestrian entry to a railway station, busway station, or ferry terminal, or within 100m of a major road except where the site has its only access to a road where on-street parking restrictions apply (2) B means any other circumstances			
P22 Vehicle parking design and location must minimise impacts on neighbouring dwellings Noise disturbance must be mitigated by parking area location and fencing	A22.1 Vehicle parking is: ▪ screened to minimise reflection of car headlights onto dwelling windows and attenuate noise ▪ lit at night ▪ separated from habitable windows to minimise noise and fumes disturbance	✓	Car parking will be at an underground basement level.	
	A22.2 Vehicle parking structures are designed and located: ▪ behind the building setback, or ▪ behind or below the building so they are not visually dominant from a public street ▪ to be compatible with overall building design	✓	Car parking will be at an underground basement level.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	in terms of height, roof form, detail, material and colours ▪ as close as possible to the dwellings to be served			
	A22.3 The location of visitor parking is discernible from the street	✓	The underground basement level will be clearly legible. Limited at grade car parking was also provided as part of the Stage 1 application.	
	A22.4 Vehicle movement areas are located a minimum of 3m from adjoining dwellings and acoustic screening is provided next to any vehicle movement or parking areas along the side or rear boundary OR A 2m wide vegetated buffer is provided next to any vehicle movement or parking areas along the side or rear boundary Refer to *Figure f* (in Code)	✓	There a no existing dwellings adjoining the site. No dwelling internal to the site will be impacted by the proposed basement.	
P23 Vehicle access to neighbouring sites must not impede the traffic flow on arterial routes	**A23** Vehicle access is provided to abutting sites that only have frontage to arterial routes, to facilitate access via an alternative street	N/A	There are no abutting sites that only have frontage to arterial routes.	
MANAGING LIGHT AND NOISE IMPACT				
P24 Light nuisance must be minimised	**A24** Outdoor lighting complies with the requirements of *AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*	✓	Outdoor lighting is appropriate and facilitates safety.	
P25	**A25.1**	✓	There a no existing dwellings adjoining the site. No dwelling internal	

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Noise from the development must not adversely affect existing or likely future dwellings on adjacent land	Vehicle movement areas are located a minimum of 3m from any adjoining dwellings, or are provided with acoustic screening to the boundary		to the site will be impacted by the proposed basement.	
	A25.2 Any air conditioning plant is located toward the centre of the site	✓	Air conditioning plant equipment will be located on the roofs of the buildings.	
	A25.3 Communal open space is located a minimum of 3m from adjoining dwellings provided with acoustic screening	✓	Appropriate communal open space is provided	
	A25.4 The development complies with the **Noise Impact Assessment Planning Scheme Policy**	✓	The proposal will not create any inappropriate acoustic impacts. Nor will it be affected by inappropriate acoustic impacts from adjoining development.	
P26 Exposure of new dwellings to noise must be minimised	**A26** Noise impacts on dwellings located within 150m of a Centre, Industrial Area, rail corridor, road corridor (suburban routes, motorways and arterial routes) or within a noise exposure contour of 20 ANEF or greater are mitigated to comply with the requirements of the **Noise Impact Assessment Planning Scheme Policy**	✓	The site is not located within 150m of a Centre, Industrial Area, rail corridor, road corridor (suburban routes, motorways and arterial routes) or within a noise exposure contour of 20 ANEF or greater.	
UTILITIES AND SERVICES				
P27 Waste disposal and collection areas must be unobtrusive, and adverse impacts on neighbouring properties must be mitigated	**A27.1** Garbage bin storage and collection areas are located on site and are screened from view	✓	On site waste management will be appropriate.	
	A27.2 For buildings of ten or more units, on-site bin storage:	✓	All residential waste is consolidated in the Refuse Store located in the basement under Building 2 (adjacent to the Venner Road frontage).	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	▪ is not located within 5m of a property boundary ▪ is located where it can be accessed by refuse collection services ▪ is located within the main building			
AFFORDABLE HOUSING OUTCOMES				
P28 Low cost housing is encouraged through development bonuses but only if it does not compromise local amenity	**A28** If accommodation provides lodging for permanent residents or is administered by a housing cooperative, a Government or Council agency or charitable organisation to provide low cost, special needs housing or aged care accommodation for at least 10 years and height limits and setbacks are complied with: ▪ the plot ratio of low cost and special needs housing may exceed the plot ratio applicable to multi-unit dwellings in the area ▪ on-site parking may be less than otherwise stated in this Code provided it meets expected requirements	N/A	The accommodation provides independent living for the elderly.	
DESIGN FOR SAFETY				

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P29 Proposals must be designed incorporating crime prevention through environmental design (CPTED) principles *Note* *For guidance on assessing the incorporating of crime prevention through environmental design principles refer to the* **Crime Prevention Through Environmental Design (CPTED) Planning Scheme Policy**	**A29** Building design and layout incorporates the following features: • opportunities for casual surveillance and sightlines (e.g. windows overlooking parking and communal areas) • exterior building design which promotes safety (e.g. clearly visible foyers) • adequate definition of uses and ownership (e.g. landscaping to define private and communal space) • adequate lighting (e.g. lighting of potential entrapment locations) • appropriate way finding mechanisms (e.g. signage) • minimization of predictable routes and entrapment locations (e.g. concealed spaces near building entry)	✓	Appropriate CPTED principles are incorporated throughout in the use of lighting, landscaping, etc.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P1 Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy	A1 The land is provided with: ▪ reticulated water, sewerage, drainage, electricity and telecommunications services ▪ gas service where reasonable	✓	The proposed development comprises Stage 2 of the Yeronga Retirement Village. The proposed development within Stage 1 incorporates the Augmentation of Sewerage, in accordance with the approved Brisbane Water plan included within the Preliminary Approval (Council File Reference: DRS/USE/H05-917956).	
P2 Frontage to the site must provide the following to an appropriate urban standard: ▪ an effective, high quality paved roadway ▪ an effective, high quality roadway kerb and channel ▪ safe, high quality crossings over channels and walkways ▪ safe, accessible high quality bikeways ▪ a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment ▪ provision of an alteration to required public utilities ▪ effective drainage ▪ appropriate conduits to facilitate the provision of required street lighting systems and traffic signals	A2 The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed part of a new subdivision: ▪ concrete kerb and channel ▪ forming and grading to walkways ▪ crossings over channels and walkways ▪ a constructed bikeway ▪ a constructed walkway, minimum 1.2m wide and full width from the property line to the kerb in Multi-purpose Centres ▪ reconstruction of any damaged public walkway in concrete ▪ construction of the carriageway ▪ payment of costs for required alterations to public utility mains, services or installations ▪ construction of and required alterations to public utility mains, services or installations ▪ drainage works ▪ installation of electrical conduits	✓	The proposed development incorporates the provision of standard requirements at the frontage of the site. These include internal access roads connecting to Cansdale Street and Venner Road along constructed carriageways, and External Sewer upgrades relating to Stage 1 of the development. There are bikeways/ walk ways existing in the area, which provide sufficient pedestrian and cycle access.	
P3 Building design and layout must provide for additional infrastructure to facilitate future telecommunications services and providers (e.g. fibre optic cable)	A3.1 Conduits, cabling or ducting is provided in all residential, community, commercial and industrial buildings of a sufficient diameter to enable two or more carriers to service the building. An underground access connection pit and "lead in" duct is provided in the footpath, plus a conduit from the property boundary to:	✓	All lots will adequately provided with telecommunication services in accordance with relevant Building Codes and Australian Standards.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	▪ a designated entry point in each building ▪ each lot in community title developments ▪ each floor and tenancy in multi-occupancy buildings All works is to be in accordance with relevant Building Codes and Australian Standards *Note* *An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath* **Additional requirements for Multi-unit Dwellings of more than 4 storeys and 20 units or Centre Activities with a gross floor area of 2500m2 or greater:**			
	A3.2 New buildings are provided with: ▪ a co-located equipment room ▪ a central (vertical) riser duct within the core of the building ▪ a telecommunications closet on each floor ▪ distribution by underfloor or suspended ceiling ducts ▪ designated wireless area on roof with structural capability All work is to be in accordance with relevant Building Codes and Australian Standards Refer to *Figure a* *Note* *A signed statement must be submitted to Council by a competent person (as defined in the Standard Building Regulation 1993) confirming that the premises as built complies with these requirements, when final building certificates is issued*	✓	All new buildings will be provided with the required telecommunication infrastructure, in accordance with relevant Building Codes and Australian Standards.	
P4 Major public projects promote the provision of	A4 Conduits are provided in all major Council and	N/A	The development is not a major public project.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
affordable, high bandwidth telecommunication services throughout Brisbane	government works projects to enable the future provision of fibre optic cabling: ▪ when the additional expense is unlikely to be prohibitive ▪ when further major work is unlikely or disruption would be a major concern eg limited capacity roads ▪ when there is a clear gap in the telecommunication network ▪ when there is a clear gap in the bandwidth available to the area Note An accurate, digital 'as built' three dimensional location plans will need to be supplied for all infrastructure provided in the road reserve			

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
GENERAL				
P1 The planning of the stormwater management system must provide for the integrated management of stormwater in order to: ▪ Minimise flooding ▪ Protect and enhance environmental values of receiving waters ▪ Maximize the use of water sensitive urban design principles ▪ Maximize the use of natural waterway corridors and natural channel design principles ▪ Maximise community benefit ▪ Minimise public safety risk	A1.1 The proposal complies with the **Subdivision and Development Guidelines.**	✓	The proposed development is in accordance with the Cardno Engineering Report dated 23/05/06, previously approved as part of the preliminary approval (Council File Ref: DRS/USE/H05-917956).	
	A1.2 The Site Based Stormwater management Plan (SBSMP) is prepared for all major and minor stormwater management measures. The SBSMP must provide for the following where applicable: ▪ An underground and/ or open drain/ overland flowpath network maximizing the use of natural channel design principles. ▪ Make provision for detention/ retention storage basins. ▪ An Erosion and Sediment Control(ESC) Program where required by **Council's Erosion and Sediment Control Standard.** ▪ Retention of natural waterway corridors ▪ Public safety factors and risk management measures ▪ An acceptable level of flood immunity.	✓	The proposed development is in accordance with the Cardno Engineering Report dated 23/05/06, previously approved as part of the preliminary approval (Council File Ref: DRS/USE/H05-917956).	
	A1.3 The proposal complies with any Stormwater Management Plan (SMP), Local Stormwater	✓	The proposed development is in accordance with the Cardno Engineering Report dated 23/05/06, previously approved as part of the preliminary approval (Council File Ref: DRS/USE/H05-917956).	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	Management Plan (LSMP) or Waterways Management Plan (WMP) prepared by Council. *Note: The **Subdivision and Development Guidelines** provide guidance on the level of information required for different development types.*			
FLOODING				
P1 The proposed stormwater management system or site works must not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site.	A1 The proposal meets the requirements of Council's **Subdivision and Development Guidelines** and does not result in an increase in flood level or flood duration on upstream or downstream properties. *Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying potential flooding impacts on upstream, downstream or adjacent properties.*	✓	The proposed development is in accordance with the Cardno Engineering Report dated 23/05/06, previously approved as part of the preliminary approval (Council File Ref: DRS/USE/H05-917956).	
P2 The drainage network must provide capacity to safely convey stormwater run-off resulting from relevant design storm events taking into account increased run-off from roof drainage.	A2.1 The design demonstrates that a drainage network will be provided that will comply with Council's **Subdivision and Development Guidelines**. Note: Compliance with this acceptable solution can be demonstrated by identifying the conceptual drainage requirements for the proposal in SBSMP.	✓	The proposed development is in accordance with the Cardno Engineering Report dated 23/05/06, previously approved as part of the preliminary approval (Council File Ref: DRS/USE/H05-917956).	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	A2.2 The design allows sufficient area to provide for a drainage network that will comply with Council's **Subdivision and Development Guidelines.** *Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying the area required to accommodated the drainage network.*			
P3 Development design must reduce property damage and, where applicable, ensure public safety by ensuring that the development levels are set above the relevant design flood level or storm surge level.	**A3.1** All development is located above minimum flood immunity levels in accordance with Council's **Subdivision and Development Guidelines.** *Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a SBSMP)*	✓	The proposed development is in accordance with the preliminary approval and the previously approved Cardno engineering report.	
	A3.2 Road access is provided in accordance with the flood immunity levels identified in Council's **Subdivision and Development Guidelines.** *Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels.*	✓	The proposed development is in accordance with the preliminary approval and the previously approved Cardno engineering report.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P4 Any channel works that are part of the development, major drainage works or flood mitigation works must maintain and/ or enhance the environmental values of the waterway corridor or drainage corridor.	A4 Design and construction of channel works incorporate water sensitive urban design and natural channel design features which will comply with: ▪ Council's **Subdivision and Development Guidelines**, and ▪ Where applicable and SMP, LSMP or WMP prepared by Council. *Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any channel works (as part of a SBSMP).*		The proposed development is in accordance with the preliminary approval and the previously approved Cardno engineering report.	
P5 Erosion treatment works along waterway banks and associated drainage structures must maintain or enhance the environmental values of water ways.	A5 Design and construction of erosion treatment features incorporate natural channel design features which will comply with: ▪ Council's **Subdivision and Development Guidelines**, and ▪ Council's **Urban Creek Erosion – Guidelines for Selecting Remedial Works**. *Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any erosion treatment works (as part of a SBSMP).*		The proposed development is in accordance with the preliminary approval and the previously approved Cardno engineering report.	
P6 Bridges and culvers provided for flood immunity to minimise traffic disruption must improve public safety and allow for fauna movement and recreation corridors where those needs are identified	A6 The design complies with Council's **Subdivision and Development Guidelines** *Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any bridge or culvert works (a part of a SBSMP).*		The proposed development is in accordance with the preliminary approval and the previously approved Cardno engineering report.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P7 The design and construction of detention and retention storage features must: ▪ achieve acceptable impacts on environmental values ▪ provide for recreational use where possible ▪ achieve acceptable risk to public safety and property	A7 The design complies with Council's **Subdivision and Development Guidelines** and where applicable any SMP, LSMP or WMP prepared by Council *Note:* *Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any detention and retention storage features (as part of a SBSMP)*		The proposed development is in accordance with the preliminary approval and the previously approved Cardno engineering report.	
WATER QUALITY – LOW RISK DEVELOPMENT				
P1 Water quality impacts must be minimized using best practice techniques.	A1.1 The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants and will comply with the Council's **Subdivision and Development Guidelines.** *Note: Compliance with this acceptable solution can be demonstrated by indicating the areas that are to be set aside for water quality best management practices. For most development this can be achieved by determining pollutant loads using hand calculations as set out in Council's **Guidelines for Pollutant Export Modeling in Brisbane** and identifying the type and size of stormwater quality best management practices based on their efficiencies identified in Council's **Subdivision and Development Guidelines.***	✓	Water quality impacts will be minimized using best practice techniques. The proposed development is in accordance with the preliminary approval and the previously approved Cardno engineering report.	
	A1.2 Stormwater quality best management practices are designed, constructed and maintained in accordance with Council's **Subdivision and Development Guidelines.** *Note: Compliance with this acceptable solution can*	✓	Refer above.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	be demonstrated by providing conceptual detail of how stormwater quality will be managed (as part of a SBSMP)			
P2 Release of sediment laden stormwater is minimized.	**A2** All development complies with Council's **Erosion and Sediment Control Standard.** *Note: Compliance with this acceptable solution can be demonstrated by providing conceptual details of how the requirements of Council's **Erosion and Sediment Control Standard** will be met (conceptual SBSMP). This will generally be conditioned and may require the submission of a subsequent detailed SBSMP for operational works.*	✓	Refer above.	
WATER QUALITY – HIGH RISK DEVELOPMENT- THIS SECTION HAS BEEN REMOVED AS THE PROPOSAL DOES NOT CONSTITUTE A HIGH RISK DEVELOPMENT				

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Transport system				
P1 Development with high traffic generating potential must give suitable consideration to transport/land use issues	A1 For any development with: ▪ more than 500 low turnover (employee) parking spaces or 200 high turnover (customer or visitor) parking spaces OR ▪ access to any roads other than minor roads OR ▪ a driveway within 100m of a signalised intersection the transport impact of the proposal are addressed in accordance with the **Transport, Access, Parking and Servicing Planning Scheme Policy**	✓	Refer to the Traffic Impact Assessment in Appendix D. The proposed development will not generate any inappropriate traffic impacts.	
P2 The development must be designed to encourage customers and employees to walk, cycle or use public transport to and from the development instead of using a car	A2 The proposal provides convenient and safe pedestrian and cyclist facilities for access from existing and proposed public transport facilities and public areas	✓	Appropriate pedestrian facilities are incorporated into the development. The site will have access to public transport.	
P3 The development must be located on roads identified in the City's Road Hierarchy as appropriate for that type and size of development and/or must be located appropriately in relation to public transport facilities to encourage their use	A3 The proposal is self or code assessable in the Area in which the site is located. Land uses that are consistent with walk-up access will be favoured	✓	The proposed development is Code Assessable.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P4 Relevant development must not compromise the functions of particular roads as indicated in the City's Road Hierarchy	A4.1 There is no direct access to motorways or arterial routes	✓	The site does not have direct access to motorways or arterial routes	
	A4.2 Major traffic generators are only accessed from district or suburban roads	N/A	The proposed development is not a major traffic generator.	
P5 Development must not impact adversely on the safety or operations of the road system	A5.1 One vehicle footpath crossing is provided in accordance with the design vehicle table and site access design guidelines in the **Transport, Access, Parking and Servicing Scheme Policy**	✓	One vehicle footpath crossing is provided	
	A5.2 A vehicle manoeuvring area is provided on site in accordance with the design vehicle table and servicing layout design guidelines in the **Transport, Access, Parking and Servicing Scheme Policy** so that the design vehicle can enter and leave the site in a forward gear	✓	An appropriate vehicle manoeuvring area is provided on site	
P6 Access, parking and servicing must not reduce the amenity of lands in the vicinity of the site	A6.1 Vehicular site access is located in accordance with the site access design guidelines in the **Transport, Access, Parking and Servicing Planning Scheme Policy**	✓	Site access is appropriately designed.	
	A6.2 Vehicle site access is provided in accordance with *Figure d* (in Code) Standard Non-residential Vehicle Crossing, in Section 3.5.2 of the **Transport, Access, Parking and Servicing Planning Scheme Policy**	✓	Site access is appropriately designed.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Vehicle Parking				
P7 The layout of development must achieve adequate provision for on-site vehicle parking that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts within the site Vehicle Parking: ▪ must not detract from the aesthetics or amenity of an Area ▪ must discourage on-street parking where parking has adverse traffic management, safety or amenity impacts ▪ must be consistent with convenient pedestrian and cyclist access	A7.1 Parking bays, manoeuvring areas and driveways are designed with the dimensions and to the standards set out in the carparking table and carparking layout design guidelines in the **Transport, Access, Parking and Servicing Planning Scheme Policy**	✓	The parking bays are designed slightly larger than standard car parks to facilitate movement by elderly/disabled residents.	
	A7.2 For Development for any of the uses listed in column 1 of the carparking table, on-site carparking complies with column 2 of that table in the **Transport, Access, Parking and Servicing Planning Scheme Policy**, except for non-residential development in the City Centre or City Frame	✓	Car parking provision is in accordance with Council's policies. Provided at a rate of 1 space per dwelling plus visitor car parking.	
	A7.3 On-site carparking numbers for development in the City Centre or City Frame as indicated on *Map A – City Centre and City Frame Areas* do not exceed 1 car space for every 200m² of gross floor area for any development other than multi-unit dwellings or single unit dwellings or Short Term Accommodation	N/A	The site is not in the City Centre or City Frame	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	A7.4 The number of carparking spaces as required by the carparking table are provided. Two per cent of that number of carparking spaces are provided as marked and signed areas for motorcycles, with a minimum of 1 space, each measuring 2.5m by 1.35m	✓	Car parking provision is in accordance with Council's policies. Provided at a rate of 1 space per dwelling plus visitor car parking.	
P8 Vehicle parking must have no adverse impact on the residents of adjoining sites in terms of noise, odour or run-off	**A8** Carparks are screened from any nearby sensitive receiving environment and stormwater from the carpark does not flow directly into that sensitive receiving environment	✓	The car parks are located in a basement level and do not have any negative impacts on dwellings.	
Servicing				
P9 The layout of development must achieve adequate provision for servicing on site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site Servicing must be located to discourage on-street loading and must not detract from the aesthetics or amenity of an Area	**A9.1** Servicing facilities are provided on-site in accordance with the design vehicle table in the **Transport, Access, Parking and Servicing Planning Scheme Policy**	✓	A designated bay is located to the north of the main building entry.	
	A9.2 Loading/unloading facilities and associated vehicle manoeuvring areas on-site are designed in accordance with the servicing layout design guidelines in the **Transport, Access, Parking and Servicing Planning Scheme Policy**	✓	The loading bay adequately caters for a Large Rigid vehicle.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Where involving a material change of use to shop or office with a gfa over 2500m²				
P10 The proposal must provide adequately for bicycle access to the site and movement within the site, and for secure and convenient bicycle parking and storage, that: ▪ is located close to the building's pedestrian entrance ▪ is obvious, and easily and safely accessible from outside the site ▪ does not impact adversely on visual amenity ▪ does not impede the movement of pedestrians or other vehicles	A10 Bicycle parking facilities and cyclist facilities are designed and constructed in accordance with AUSTROAD's *Traffic Engineering Practice*, Part 14 - Bicycles	N/A	The Proposal does not involve a Shop or Office with a GFA over 2500m².	
P11 Adequate bicycle parking, shower cubicles and lockers must be provided to meet the needs of users and to encourage bicycle use by the users of an office or shop	A11.1 Employees of an office or shop have: ▪ 1 bicycle space per 500m² of gfa ▪ 1 locker per 2 bicycle parking spaces ▪ 1 shower cubicle with ancillary change rooms per ten bicycle spaces, with a minimum of 1 shower, with provision for both females and males	N/A	The Proposal does not involve a Shop or Office with a GFA over 2500m².	
	A11.2. Customers of an office have 1 bicycle parking space per 750m² of gfa	N/A	The Proposal does not involve a Shop or Office with a GFA over 2500m².	
	A11.3 Customers of a shop have 1 bicycle parking space	N/A	The Proposal does not involve a Shop or Office with a GFA over 2500m².	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	per 500m² of gfa, with a minimum of 10 spaces			

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
GENERAL				
P1 The natural functions of Waterways as landscape and environmental corridors must be preserved	A1 No vegetation is disturbed on land: ▪ in the Green Space Areas ▪ covered by a Vegetation Protection Order or Voluntary Conservation Agreement ▪ designated in a Local Plan as being an area subject to environmental and scenic constraint ▪ identified in the **Natural Assets Planning Scheme Policy**	✓	No land within the subject site is identified by any of these descriptions.	
P2 Waterfront land must be preserved for public use where relevant	A2 Land in a Waterway Corridor or Brisbane River Corridor is transferred into public ownership in accordance with the relevant Contributions Planning Scheme Policies, where that land is required for ecological, open space or recreation functions, including: ▪ public use ▪ access for maintenance ▪ linking core and remnant habitat areas ▪ protecting water quality and ecological processes ▪ other public benefit	✓	In accordance with the Preliminary Approval, Stage 1 of the Yeronga Retirement Village proposal included the revegetation of the 25m Waterway buffer. This includes the establishment of block retaining walls that will be stepped up along the boundary of the site. This area will also be deep planted with established plants as well as planted out with a variety of shrubs and ground covers. The proposed works within the Waterway setback area will assist with improving the ecological condition of the waterway corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P3 The proposal must provide for ongoing maintenance of any works or planting required to ensure that impacts on the ecology of waterways or the Brisbane River, or on riparian vegetation, are minimised both during and after construction	A3.1 A maintenance program is approved by Council and implemented	N/A	Works associated with the waterway corridor adjacent to the site have been approved as part of Stage 1 of the development.	
	A3.2 A performance bond and agreement is lodged with Council to ensure the approved maintenance program is implemented	N/A	Refer above.	
P4 Where a site includes degraded land identified for rehabilitation in a Catchment Management Plan, SMP, WMP or a rehabilitation plan approved by Council, it must be implemented and maintained at the landowner's expense	A4.1 A rehabilitation plan is approved by Council and implemented	N/A	A rehabilitation plan has been approved by Council as part of Stage 1 of the overall development (Council reference A001637427).	
	A4.2 A performance bond and agreement is lodged with Council to ensure the ongoing maintenance of rehabilitation works	N/A	Refer above.	
WATER FLOW, WATER QUALITY, BIODIVERSITY, OPEN SPACE/RECREATION/RIPARIAN AMENITY				
P1 Where a development site has frontage to a Waterway or the Brisbane River or contains a Waterway, land required by Council for open space/recreation (community land) or public access, must focus on that Waterway or the Brisbane River where applicable *Note:* *The **Brisbane River Corridor Planning Scheme Policy** provides guidance on meeting this*	A1 No Acceptable Solution is prescribed	✓	There are no private access ways on public land.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Performance Criteria				
P2 Open space/recreation areas must contribute positively to managing flooding impacts, protecting water quality, preserving or enhancing ecological processes and maintaining/enhancing amenity	A2 No Acceptable Solution is prescribed	✓	Open space/recreation areas are provided with the potential of stormwater storage underneath.	
LOCATION AND DESIGN OF BUILDINGS, STRUCTURES AND ACTIVITIES				
P1 For sites within the Brisbane River Corridor, and fronting the Brisbane River, the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, or from other public vantage points, must be maintained and enhanced Materials used for buildings and structures must complement surrounding buildings, the visual character of the area and the character of the precinct In Precinct 1, buildings must not locate within the corridor and must be minimized to maintain landscape values In Precincts 2, 3, 4 and 5 setbacks must be no less than the setbacks of buildings sharing a common boundary. In these circumstances buildings must be of a similar height and bulk to these adjoining buildings, substantially shielded from view of the Brisbane River by vegetation and ancillary structures between the main building and the Brisbane River must be restricted to minimize impacts on the Brisbane River's landscape values	A1.1 Buildings, parking and servicing areas, placing of materials, goods or solid waste, storage areas and filling or excavation are not located: ▪ within 30m horizontal distance of high water mark in Precinct 1 OR ▪ within 20m horizontal distance of high water mark in Precincts 2, 3, 4 or 5	N/A	The site is not located within the Brisbane River Corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
In the City Centre, setbacks must maintain the existing building line and minimize impacts on the Brisbane River's landscape values				
	A1.2 Reclamation of land does not occur in Precincts 1, 2, 3 or 4, or on residential land in Precinct 5	N/A	The site is not located within the Brisbane River Corridor.	
P2 Land between buildings and the Brisbane River is dominated by landscaped areas which preserve the landscape characteristics of the area	A2.1 The minimum proportion of the land between buildings and the Brisbane River that is provided as landscaped area is: ▪ 70% in Precinct 1 ▪ 50% in Precincts 2 and 4 ▪ 30% in Precincts 3 and 5 Refer to *Figure a (in Code)*	N/A	The site is not located within the Brisbane River Corridor.	
	A2.2 The landscaped area includes: ▪ at least one tree that will grow to a height of at least 5m for every 20m² of landscaped area ▪ a minimum of 50% garden area planted with ground cover and shrubs of various growth forms ▪ a maximum of 50% grassed/lawn area	N/A	The site is not located within the Brisbane River Corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	A2.3 Hardstand areas, minor buildings and structures are limited to the following site cover of the land between buildings and the Brisbane River: ▪ 30% in Precinct 1 ▪ 50% in Precincts 2 and 4 ▪ 70% in Precincts 3 and 5	N/A	The site is not located within the Brisbane River Corridor.	
P3 Ancillary buildings and structures must: ▪ enhance the character and amenity of their site and surrounding area ▪ not adversely impact upon the riparian landscape ▪ minimize their visual impact on the Brisbane River's landscape values In Precinct 1 ancillary buildings and structures, tennis courts and swimming pools must only locate in the corridor where there is no other alternative site on the lot, and where designed to be unobtrusive and take into account the surrounding landscape Tennis courts and swimming pools must minimize impacts on the character of the area and precinct and be heavily landscaped in Precincts 2, 3 and 4	**A3.1** Ancillary buildings and structures are: ▪ not located over water ▪ located and of a size: o consistent with Table 1 in Precincts 1, 2 and 4 OR o consistent in height, scale/bulk and setbacks with ancillary buildings and structures on the site in Precincts 3 and 5 OR o for any precinct, located where they will be screened from view of the Brisbane River by vegetation subject to a Vegetation Protection Order or Voluntary Conservation Agreement or	N/A	The site is not located within the Brisbane River Corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Fencing materials and design must minimize: ▪ impacts on the Brisbane River's landscape values ▪ impedance to the flow of floodwaters or to fauna movement ▪ destruction of native vegetation for its erection River walls must minimize impacts on the character of the area and precinct and must be designed as follows: ▪ the natural form of the riverbanks in Precinct 1 must be maintained ▪ river wall design and materials in Precincts 3 and 4 must complement the intended character of the Precinct ▪ river walls are designed to manage river bank stabilization so to control erosion	topographic features such as high banks ▪ constructed of materials that are durable, of low visual impact, visually recessive and complementary to the surrounding building Within Precincts 2, 3 and 4 minor structures within the Brisbane River Corridor do not exceed: ▪ 3m in height ▪ 40m² site cover for all roofed structures, including 20m² for unenclosed roofed structures such as pergolas *Note:* *Ancillary structures and buildings include:* ▪ *outdoor living structures such as decks (roofed or unroofed), gazebos, poolside shelters, garden pavilions, and green-houses and glass-houses* ▪ *roofed play areas for children* ▪ *buildings and other structures for activities necessarily associated with the use of the Brisbane River* ▪ *garages and carports*			
	A3.2	N/A	The site is not located within the Brisbane River Corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	Tennis Courts and swimming pools located between buildings and the Brisbane River are: ▪ located and designed to minimize the need for retaining walls with the maximum height of retaining walls limited to 1m ▪ located landward of a minimum 6m landscaped strip which covers the full width of the site and includes planting as required for general landscaped areas in A2.2 *Note:* *This landscaped area forms part of the required proportion of landscape area outlined in A2.1* ▪ not within 30m horizontal distance of high water mark for land in the Environmental Protection or Rural Areas OR ▪ not within 20m horizontal distance of high water mark for other land OR ▪ located where they will be screened from view of the Brisbane River by vegetation subject to a Vegetation Protection Order, Voluntary Conservation Agreement, or topographic features such as high river banks Refer to *Figure b (in Code)*			

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	A3.3 Fencing erected in the Brisbane River Corridor is less than 2m in height	N/A	The site is not located within the Brisbane River Corridor.	
	A3.4 River walls: ▪ are not constructed in Precinct 1 ▪ are designed and constructed consistent with surrounding approved river walls in Precincts 2, 3, 4 and 5 (refer to **Public Riverside Facilities Design and Maintenance Manual**) ▪ are no higher than the existing approved height or ground level (as defined in this plan) of the land ▪ do not involve the alteration of existing river walls	N/A	The site is not located within the Brisbane River Corridor.	
RIPARIAN LANDSCAPE				
P1 Valued habitats, remnant riparian vegetation and mature examples of appropriate planted tree species must be conserved and protected	**A1** Native vegetation within the Brisbane River or Waterway Corridor is incorporated as part of any development proposal and landscaping involves the sustainable removal of weed species *Note:* *This may be demonstrated by the submission of a landscape plan as detailed in the **Brisbane River Corridor Planning Scheme Policy***	✓	Stage 1 of the Yeronga Retirement Village proposal includes the revegetation of the 25m Waterway buffer. This area will also be deep planted with established plants as well as planted out with a variety of shrubs and ground covers. The proposed works within the Waterway setback area will assist with improving the ecological condition of the waterway corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
P2 Reshaping of the landform (e.g. to create terraced areas, steps and ramps) must minimize the extent of earthworks required, minimize removal/clearing of native and riparian vegetation and be consistent with the desired character of the Precinct in which the site is located	A2 Landscaping or site works proposed on land wholly or partly within the Brisbane River Corridor or a Waterway Corridor, which is intended to create terraces stepping down to the water, do not occur: ▪ within 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas OR ▪ Within 20m horizontal distance from high water mark for other land	N/A	The proposed development does not incorporate the creation of terraces.	
P3 Retaining walls are designed to minimize the extent of earthworks required and present attractively to public viewing areas such as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings. Retaining walls are to be designed to manage river bank minimization so to control erosion. Retaining walls should be permitted in Precincts 2, 3, 4 or 5 if they retain the existing approved height or ground level (as defined) in this plan of the land	A3.1 Retaining walls are: ▪ not constructed within 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas OR ▪ not constructed within 20m horizontal distance from high water mark for other land ▪ designed and constructed to withstand flood conditions	✓	The number of retaining walls have been limited to those areas where grades are not achievable and are not constructed within 20m horizontal distance from high water mark for land in other areas. This has reduced the extent of landscape works within the waterway. All retaining walls are constructed to withstand flood conditions.	
	A3.2 Retaining walls proposed in locations where they are visible from the Brisbane River are: ▪ limited to a height of 1m	N/A	The development site is not within view of the Brisbane River	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	▪ separated by at least 5m between any other retaining wall higher or lower on the slope ▪ constructed of durable materials that compliment that character and amenity of the immediate environs with respect to their texture, shape and colour (e.g. natural stone, coloured off-form concrete) ▪ landscaped to obscure at least 50% of the face of any retaining wall, including at least one tree or shrub that will grow to a minimum height of 5m for every 5m of retaining wall length Refer to *Figure c*			
P4 Steps and ramps are designed to be unobtrusive, involve the use of natural or natural toned materials and to minimize the need for cut and fill	A4 Steps and ramps: ▪ do not require the constriction of retaining walls greater than 1m in height ▪ are designed to be obscured by landscaping, and ▪ are constructed of materials which are dark green/brown in colour	N/A	This Stage of the development does not involve any work within the waterway corridor.	
ACCESS TO WATERWAYS AND THE BRISBANE RIVER				
P1 Public access to Waterways and the Brisbane River	A1.1 Where required by the *Brisbane River Walk*	N/A	The subject site is located within the Brisbane River Corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
Corridor must be provided in appropriate locations and designed to minimise the visual impact on the Brisbane River's landscaped values	*Strategy*, proposals on land wholly or partly within the Brisbane River Corridor provide for the construction of contiguous walkways and structures, and surrender land to the Crown			
	A1.2 Public access is provided in a manner consistent with the 'Public access' Element of the **Brisbane River Corridor Planning Scheme Policy**	N/A	The subject site is located within the Brisbane River Corridor.	
	A1.3 Public riverside pedestrian/cycle pathways and boardwalks and other facilities, including those identified in the *Brisbane River Walk Strategy*, are designed, constructed and maintained in accordance with the **Public Riverside Facilities Design and Maintenance Manual**	N/A	The subject site is located within the Brisbane River Corridor.	
	A1.4 Public access in Precincts 3 and 4 is located above high water mark	N/A	The subject site is located within the Brisbane River Corridor.	
DRY BOAT STORAGE				
P1 Facilities for the dry storage of boats must only be constructed in appropriate locations and must be designed to: ▪ be compatible with the character and amenity of the Precinct in which the site is located ▪ minimise visual intrusiveness ▪ minimise impacts on the Brisbane River's landscape values	A1.1 Dry boat storage facilities are located on land involving: ▪ hoists or lift facilities catering for one boat up to a maximum 4m in length ▪ all other forms of dry storage designed for one boat up to a maximum 6m in length	N/A	The proposal does not involve the dry storage of boats.	

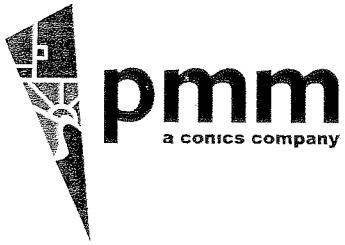
1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
▪ unobtrusive when viewed from the Brisbane River Any facilities for the dry storage of boats is not appropriate in Precinct 1 Dry boat storage facilities must be located on the landward side of high water mark Boat hoist or lift facilities in Precincts 2, 3 and 4 must be located on land, unobtrusive when viewed from the Brisbane River, and unroofed				
	A1.2 Dry boat storage facilities designed for more than one boat, or hoists or lift facilities catering for a boat greater than 4m in length, or all other forms of dry storage designed for a boat greater than 6m in length, are only located: ▪ within the Port of Brisbane, or on a site used for marine industry, or within a marina OR ▪ on a site used by a recreational or sporting club with associations with the Brisbane River	N/A	The proposal does not involve the dry storage of boats.	
	A1.3 Dry boat storage that comprise a shed or similar form of shelter are: ▪ located on the landward side of high water mark ▪ to comply with the Performance Criteria and	N/A	The proposal does not involve the dry storage of boats.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS[1]	COMMENTS	COUNCIL USE ONLY
	Acceptable Solutions in Section 4.6 'Location and design of buildings, structures and activities' OR ▪ within the Port of Brisbane, or on a site used for marine industry, or within a marina, or ▪ on a site used by a recreational or sporting club with associations with the Brisbane River			
	A1.4 Boat hoist or lift facilities and associated dry storage facilities for a boat are: ▪ located on the landward side of high water mark ▪ to comply with the Performance Criteria and Acceptable Solutions in Section 4.6 'Location and design of buildings, structures and activities' OR ▪ within the Port of Brisbane, or on a site used for marine industry, or within a marina, or ▪ on a site used by recreational or sporting club with associations with the Brisbane River	N/A	The proposal does not involve the dry storage of boats.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



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MAIN FILE

Sent to courier on
25/7/07 By: DAA2

Brisbane City Council

COUNCIL DELEGATE
DECISION MADE ON
24 JUL 2007

Development Assessment Branch
Customer & Community Services Division
GPO Box 1434
Brisbane QLD 4001

Telephone 07 3403 8888

25 JUL 2007

Pmm Brisbane Pty Ltd
P O BOX 1559
FORTITUDE VALLEY BC QLD 4006

Permit Type: DA - Material Change of Use
Description of Proposal: Development Permit for MCU for Multi - Unit Dwelling (Retirement Village, Aged Care Accommodation and & ancilliary Shop, Office & Restaurant)
Address of Site: 15 Cansdale St Yeronga Qld 4104
Real Property Description: Lot 1 on Registered Plan 150512
Application Reference: A001637427 (previously 962116:DA)

Dear Sir/Madam

RE: Request for Negotiated Decision under Section 3.5.17 of the *Integrated Planning Act 1997.*

I am writing to inform you that the Council's Delegate has considered your representations concerning Conditions 11 and 42 contained in the development approval package dated 29 June 2007 and has decided to amend the conditions.

Please find enclosed the new approval package applicable to this Development Approval. The previously approved package should now be disregarded.

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

Yours sincerely

[redacted]

Senior Urban Planner, Development Assessment
Development Assessment South BSQ
(07) 3403 6117
Development Assessment Branch

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

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

Nature of Change(s):

- Condition 11 has been amended to indicate a provision on the site for a minimum of forty-three (43) visitor's car parking spaces, a minimum of four (4), instead of five(4) as indicated in the approval package, of these spaces are to be provided for disabled parking.
- Condition 42 has been deleted, as there will be no requirements for balustrading due to all the rooms being air-conditioned.

APPLICANT DETAILS:
PMM Brisbane Pty Ltd
P O BOX 1559
FORTITUDE VALLEY BC QLD 4006

SITE:
Address of Site:
15 Cansdale St Yeronga Qld 4104
Real Property Description:
Lot(s) 1 on Registered Plan 150512
City Plan Area Classification:
Light Industry Area
Name of Owner:
YV Unit Trust
Name of Ward:
Dutton Park

APPLICATION:
Aspects of development and development approvals sought:
Material Change of Use - Development Permit - Retirement Village
Description of Proposal:
Development Permit for MCU for Multi - Unit Dwelling (Retirement Village) including ancillary uses (Shop, Office & Restaurant)
Council file reference:
A001637427 (previously 962116:DA)
Lodgement date:
12 December 2006

TYPE OF APPROVAL:
Material Change of Use - Development Permit - Retirement Village

FURTHER DEVELOPMENT PERMITS:
- Carrying Out Building Work
- Carrying Out Operational Work

REFERRAL AGENCIES:

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

There were no Advice Agencies for this application.

There were no Concurrence Agencies for this application.

There were no State Agencies for this application.

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

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 CANSDALE ST YERONGA QLD 4104
Real Property Description of Site:	L1 RP.150512
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - Retirement Village
Council File Reference:	A001637427 Permit Reference Number/s: DAMC167604607.
Package Status:	APPROVED - Version 2 (29th of June, 2007 12:00:00 AM)
Package Generated:	25/07/2007

PROJECT TEAM

Th[redacted]sessment of this application has been undertaken by:

[redacted] Senior Urban Planner, Development Assessment Development Assessment South BSQ [redacted] (07) 340[redacted]	Rory KELLY Lead Principal Urban Planner, Development Assessment Development Assessment South BSQ [redacted] (07) 340[redacted]	Mario FURLAN Architect, Development Assessment Development Assessment South BSQ [redacted] (07) 340[redacted]
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[redacted] Team Support Officer Development Assessment South BSQ [redacted] 07 340[redacted]	[redacted] Regional Manager, Development Assessment Development Assessment South BSQ [redacted] (07) 340[redacted]	

[redacted]

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan	DA-100-00-O	24-APR-2007
Basement	DA-200-01-P	24-APR-2007
Ground	DA-200-02-O	24-APR-2007
Level 2	DA-200-03-O	24-APR-2007
Level 3-5	DA-200-04 N	24-APR-2007
Sewer Plan A to B and B to C	S917956	29-JUN-2007
Elevations	DA-300-00-P	24-APR-2007
Elevations	DA 300 01 O	24-APR-2007
Gatehouse Details	B0-510-05 B (Amended In Red 15-JUN-2007)	15-FEB-2007
Hydraulic Analysis by Cardno Part 1	3500/34	23-MAY-2006
Hydraulic Analysis by Cardno Part 2	3500/34	23-MAY-2006
Vegetation Management Plan Stage 1	VMP01 A (Amended In Red 22-MAY-2007)	25-NOV-2006
Elevations	DA-300-02-O	08-MAR-2007
Traffic Report by TTM	Ref: 229793res	16-FEB-2007

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Retirement Village
Stage:	Stage 1 Yeronga Village Retirement Village including ancillary uses (Shop, Restaurant and Office)

General/Planning Requirements

	Timing
1 Copy of Approval to Consultants Provide a copy of the Brisbane City Council approval package including the development approval conditions, approved plans & documents and the Decision Notice to the following and as indicated (where applicable): a. All consultants preparing or lodging applications for "Operational Works"; b. All consultants preparing or lodging applications to satisfy conditions requiring compliance assessment under Schedule 12 of the *Integrated Planning Regulation 1998*; c. Prior to lodging a development permit for building works, all consultants preparing or lodging applications for "Carrying Out Building Works"; and d. Prior to site works commencing, all contractors carrying out site works or building works associated with or resulting from this Development Permit.	As indicated
GUIDELINE *This condition is imposed to ensure that all consultants, contractors and Building Certifiers involved with completing the development are aware of the particular requirements of this site.*	
2 Telecommunications infrastructure Ensure that the development is provided with the necessary infrastructure to facilitate future telecommunication services in accordance with relevant Building Codes and Australian Standards by: (a) enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; (b) Make provision within the building and on the site for the following: • conduits, cabling or ducting of sufficient diameter to enable two or more carriers to service the building; • an underground access connection pit and "lead in " duct is provided in the footpath; and • a conduit from the property boundary to a. a designated entry point in the building; and/or b. each lot in the community title; and/orc. where it is proposed to provide a multi occupancy building, to each floor and tenancy; and (c) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner where it is proposed to provide	As indicated

infrastructure within the footpath, submit an accurate digital "as built' three dimensional location plan for all infrastructure included within the footpath; (d) Additional requirements to be provided within the building are as follows: • a co-located equipment room; • a central (vertical) riser duct within the core of the building; • a telecommunications closet on each floor; • distribution by underfloor and/or suspended ceiling ducts; and • designated wireless area on the roof with structural capability (e) Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner, submit a signed statement by a competent person (as defined in the Standard Building Regulation 1993) to the Principal Planner, Development Assessment Team South confirming that the above works have been incorporated and/or constructed. (f) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.	

GUIDELINE
This condition is imposed to ensure that building design and layout must provide for infrastructure to facilitate future telecommunications services and providers as required in Perforamce Criteria P3 of the "Services Works and Infrastructure Code". The additional requirements contained within this condition are imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings greater than 4 storey and 20 units.

3 Information Signage Prior to any works commencing on the site and then to be maintained until completion of the development, erect an 'Information Sign' as outlined below: - a. A brief description of the proposed development; b. The sign/s is/are to list the name, postal and/or email address and a contact telephone number for each of the following parties (where relevant) that are undertaking work on the site: - - Developer, - Project Coordinator, - Architect / Building Designer, - Building Contractor, - Civil Engineer, - Civil Contractor/s, and - Landscape Architect; c. The lettering on the sign is to be at least 25mm in height, be of regular weight and in sentence case; d. The sign is to be a minimum size of 1,200mm by 900mm; e. The maximum area of the sign is to be 2.0m². f. The sign must be placed on or within 1.5m of the road	As indicated

frontage for the land and mounted at least 300mm above ground level; g. If the land has more than one road frontage, the information sign must be placed on each road frontage for the land; h. The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; i. The sign is to be non illuminated; j. Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; k. The sign(s) is/are to be located on the subject property and is/are to comply with the General Requirements for Signage contained within the Local Laws Policy "Control of Outdoor Advertising", specifically with regard to Traffic Safety, Clearances and Structural Systems. l. Prior to erection of the sign(s), submit a copy of the wording and the dimensions of the proposed sign(s) to Council.	

GUIDELINE
This condition is imposed to ensure that the public is provided with information regarding the development during construction [illegible]ge. Where signage is erected in accordance with the Permitted Advertisement Provisions contained within the Local Laws [illegible]olicy "Control of Outdoor Advertising", the display of the sign is exempt from the making of an application and payment of fees to [illegible]uncil, and the need for a licence.

4 Approved Drawings & Documents A legible copy of the Approved Drawings and Documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.	As indicated

GUIDELINE
This condition is imposed to ensure compliance with the development conditions of approval. The copy of conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible will be deemed non-compliant with this condition.

5 Use of the Pool Use of the Pool pump and pool filter are to comply with the following: (a) Noise levels for the pool filter and pump are to comply with the Environmental Protection Agency noise levels as stated in Section 6Y(1) of the Environmental Protection Regulation 1998 as amended from time to time. (b) The pool [illegible]er and pump are to be used only between the hours of 6am [illegible]m seven days a week. (c) The use of the pool, and pool surrounds are to be used only between the hours of 6am to 10pm seven days a week. (d) The pool is to be fitted with a pool cover	At all times

GUIDELINE
This condition is imposed to minimise any nuisance effects of the pool to adjoining residents. Hours are as specified in discussions with adjoining land owners.

6 Sustainability (i) Installed and maintain the sustainable elements identified in the ESD Report by Cundall Johnston and Partners Pty Ld No Q6035 and dated 17/11/2006 As a minimum the following sustainable features are to be installed and maintained within the proposed development and to carry the highest water rating available at the time of purchase.The time of purchase is to be no more than 6 months prior to the commencement of installation: **Individual privately owned units**	

• Toilets are to be 4-Star rated dual flush • Showers are to be 3-Star rated showerhead • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Smart Water Meters are to be Installed to each unit to monitor water usage (this does not replace the Council water meter) • Dishwasher is to be 4-Star rated dishwasher (if installed) • No 'insinkerators' are to be installed • Resident guide highlighting water efficient appliances **Body Corporate managed areas** • Basin & Sink Taps are to have 4-Star rated tap ware or flow regulating device installed in pipe work upstream of all basin and sink taps • Pool covers are to be provided and maintained to any swimming pools or spas installed • Pressure limiting devices installed on all domestic water service lines • Pressure reducing valves set to a maximum of 300kPa. Valves installed to serve clusters of units with a minimum of 1 valve per floor level • Irrigation system is to be Sub surface or micro jet spray/dripper system and controlled using soil moisture sensors, Programmable irrigation controller with rain sensor and Sub water meters on irrigation supply line. • Outdoor taps to have trigger nozzles on all outdoor hoses • 3-Star rated flow regulating devices installed in pipe work upstream of all outdoor taps • Rainwater tank for storage to harvest water from the roof area and plumbed into the landscape irrigation system, pool top up and car / bin washing area. • Smart Water Meters installed to the water supply servicing the Body Corporate areas to monitor water usage(this does not replace the Council water meter) (ii) Submit for approval a Sustainable Management Plan to the Principal Lead Planner, Development Assessment Team South that includes details of how the above requirements are to be implemented.	At all times
7 Carry Out The Approved Development Carry out the approved development generally in accordance with the Approved Drawings and Documents including those **as amended in red by Council on 25 May 2007** generally showing - i. Retention of the trees on the Venner Road footpath and shown on VMP01 (Amended in Red 22 May 2007) **The above descriptions of amendments made in red must be read in conjunction with the Approved Drawings and Documents bearing Council's approval stamp.**	While development is occurring on the site and then to be maintained

GUIDELINE
This condition refers to the Approved Drawings and Documents, to which this approval relates, and is the primary means of defining the extent of this approval. Approved Drawings and Documents are stamped 'PLANS AND DOCUMENTS REFERRED TO IN THE APPROVAL' and are dated to reflect the date of approval of the development application by Council's delegate.

8 Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the Approved Drawings and Documents and, where the building work is assessable development, in accordance with a current Development Permit for Carrying Out Building Work.	Prior to commencement of use
GUIDELINE *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is inappropriate that the site be used without such work being completed. Please note that the work referred to in this condition may constitute 'Assessable Development'. Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to Council's information sheets. For any enquiries regarding this condition, please contact the Assessment Manager.*	
9 Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the Approved Drawings and Documents, or requiring a further approval from the Council, in accordance with the relevant approval(s).	Prior to commencement of use
GUIDELINE *This condition is imposed to ensure all operational work associated with the use are in place before the use commences. It is inappropriate that the site be used without such work being completed. Please note that the work referred to in this condition may constitute 'Assessable Development'. Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to Council's information sheets. For any enquiries regarding this condition, please contact the Assessment Manager.*	
10 Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the Approved Drawings and Documents, and any relevant Council or other approval required by the conditions.	To be maintained
GUIDELINE *This condition restricts changes that can be made to the approved development. Approved Drawings and Documents are stamped 'PLANS AND DOCUMENTS REFERRED TO IN THE APPROVAL' and are dated to reflect the date of approval of the development application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in Schedule 10 and the provisions of S.3.5.24 of the Integrated Planning Act 1997. It will be necessary to make a new application if the change is not a minor change. For any enquiries about this condition, please contact the Assessment Manager.*	
11 Management Statement Any Community Management Statement, or Management Statement or overriding by-laws for the operation of the site are to contain the following requirements: a. All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the Brisbane City Plan 2000 - "Residential Design - Low Density, Character and Low-medium Density Code" and clearly depicted on the Approved Drawings and Documents. b. The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit. The visitors' car parking spaces are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and must not be occupied by tenants at any time. c. The Shop, Office and Restaurant are to remain ancillary to the Retirement Village and used only by residents of the Retirement Village or their visitors.	

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d. Provision on site for a minimum of forty three (43) visitors' car parking space. A minimum of four (4) of these spaces are to be provided for disabled parking. e. Directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. f. The 12 visitors' car parking bays located at grade (excluding visitor parking spaces located within the basement) are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays between the hours of 7am and 7 pm daily. g. Any gates or similar devices placed at the entry of the development are to be open between the hours 7 am and 7 pm daily to ensure unfettered access for pedestrian and vehicles during these hours. h. A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space. i. All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. j. Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance. k. The overall height of the building and any structures located on the roof top are not to exceed 25.6 metres AHD at any point. l. Implement and maintain the sustainability elements identified in the conditions of this approval. m. Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: o No unscreened installations on the proposed development are to be visible from the surrounding sites; and o Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.	As indicated
GUIDELINE *This condition is imposed to ensure the ongoing operation, appearance and maintenance of the development under a Community Management Statement is in accordance with the development permit and the approved plans and documents. For any enquiries about this condition, please contact the Assessment Manager.*	
12 Demolish Buildings Prior to building work for the proposed building commencing on the site undertake the following works: (a) Remove the existing buildings on the site; and (b) Cap all services to the building and stabilise the exposed ground surface with grass seeding. (c) Where buildings are demolished and, for whatever reason, redevelopment is delayed for more than 3 months, the following works are carried out: i. site is cleared of all rubble, debris and demolition materials; ii. site is levelled and turfed so it can be mowed; iii. site is landscaped with perimeter planting consisting of advanced specimens of fast growing species in accordance with the Planting Species Planning Scheme Policy;	As indicated

iv. drainage is provided to prevent ponding; v. site is maintained so there is no sediment run off onto adjacent premises, roads or footpaths; and vi. site is maintained to ensure no nuisance to adjacent premises, roads or footpaths.	

GUIDELINE
This condition is imposed as there are several exisitng buildings on the site where the proposed boundary will intersect. These buildings need to be removed or demolished prior to the endorsement of the survey plan to comply with the requirements of Section 5.2.2 Performance Critieria P3 of the Subdivision Code. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.

13 Expiration of Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 30 June 2011.	As indicated

GUIDELINE
This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapsed. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.

Limits of this Approval This approval is limited to the following uses: i. **Multi-Unit Dwelling** (as defined in Chapter 3 Part 10 of the City Plan) or where used for the purpose of a Retirement Village (as defined in Chapter 3 Part 10 of the City Plan or where used for the purpose of a Aged Care Accommodation (as defined in Chapter 3 Part 10 of the City Plan; and ii. **Shop, Office and Restaurant** (as defined in Chapter 3 Part 10 of the City Plan) where ancillary to the Retirement Village; and iii. Where used only for residents, their guests, bona fide visitors and employees of the Retirement Village.	At all times

GUIDELINE
This condition is imposed to ensure that the uses approved for this and subsequent approvals comply with the conditions of the Preliminary Approval for Retirement Village including Aged Care Accommodation and ancillary Shop, Office and Restaurant approved on 12 October 2006 (BCC File No A001637426).

15 Setbacks to Parkland BC LINK="#0000ff" VLINK="#800080"> The building setbacks to the northern and southern boundaries of the site are to be as follows: i. The building setback to the Venner Road frontage is to be 6 metres as shown on the approved drawings DA-200-02 Rev O and dated 24/04/2007; and ii. The building setback to the Leyshon Park boundary is to be 8 metres as shown on the approved drawings DA-200-02 Rev O and dated 24/04/2007; iii. No buildings or other structures are to be constructed within the landscape buffer with the parkland except for those identified on the plans mentioned in Parts i and ii above Provide a statement to the Lead Principal Urban Planner signed by the Building Certifier that the setbacks in i, ii and iii above have been complied with	At all times

GUIDELINE
This condition is imposed to ensure compliance with the design guidelines in the Preliminary Approval of 9 October 2006 (BCC Ref: A001637426)l.

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16 Energy Efficiency Provide a written statement from a person who is qualified in using a recognised energy rating system, such as BERS (Building Energy Rating System), Nathers or other recognised system, that the building(s) comply with the *Brisbane City Plan* - Energy Efficiency Code.	Prior to lodging an application for Building Works
GUIDELINE *This condition is imposed on all building work for offices, hotels and shops with a Gross Floor Area over 2,500 square metres, and for all new residential building except a house.*	
17 Compliance Assessment Under Schedule 12 Lodge and gain approval for any Requests for Compliance Assessment required in accordance with Section 3.5.31(a) of the *Integrated Planning Act 1997*. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the Approved Drawings and Documents.	Prior to commencement of use
18 Bicycle Parking Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the *"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"*.	Prior to the commencement of the use and then to be maintained
GUIDELINE *This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.*	
19 Access And Parking - Planning Vehicular access and on-site car parking to comply with the following requirements: -	Prior to the commencement of the use and then to be maintained
19(a) Signage And Lighting Provide and maintain: - a. A directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. b. A suitable system of lighting, to operate from dusk to dawn, for the driveway between the vehicle entrance to the site and the designated visitors' car parking space(s) as shown on the Approved Drawings and Documents. Any outdoor lighting must comply with the requirements of *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*.	Prior to the commencement of the use and then to be maintained
19(b) Access To Visitors' Carparking Space(s) The 12 visitors' car parking bays located at grade (excluding visitor parking spaces located within the basement) are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays between the hours of 7am and 7 pm daily.	Prior to the commencement of the use and then to be maintained
19(c) Vehicle Access To Site Any gates or similar devices placed at the entry of the development are to be open between the hours 7 am and 7 pm daily to ensure unfettered access for pedestrian and vehicles during these hours.	Prior to the commencement of the use and then to be maintained
GUIDELINE *This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.*	

20 Pool Pump Noise Where not located below ground provide an enclosure around the pool filter and pump. The enclosure is to be sealed block work with concrete lid, solid door mounted in a steel frame built into the block work with acoustic seals to all four edges of the door. If ventilation is required these must be acoustically treated grilles.	Prior to the commencement of the use and then to be maintained
GUIDELINE *This condition is to ensure that acoustic levels are maintained so as to protect the amenity of adjoining land owners.*	

Monetary Contributions and Securities

	Timing
21 Pay Outstanding Charges or Expenses Pay to Council any outstanding charges or expenses levied by Council over the subject land.	Prior to commencement of use
GUIDELINE *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding charges or rates, they must be paid prior to commencement of the use.*	
22 Sewerage: Per Et (Equivalent Tenement) Pay to Council a monetary contribution towards the cost of sewerage headworks, as outlined below, at the rate prevailing when the contribution is paid. This payment must be made prior to the issue the Plumbing Compliance Certificate for the site. The contribution is calculated on 82.91 ETs (Equivalent Tenement) at the current rate of $5,730 per ET, for Sewerage Scheme Charge Area - S2, FFLD06. A credit for the existing use on the site has been included in this calculation. The amount payable is currently assessed at $475,086.00 and comprises of the following: ▪ Treatment Headworks component: $125,529.00 ▪ System Headworks component: $349,557.00 ▪ Total contribution: $475,086.00 This headwork charge is the current rate for the 2006/2007 financial year.	As indicated
GUIDELINE *This condition is imposed to require the payment of a proportional contribution towards a satisfactory sewerage treatment system within the locality of the site. If sewerage headworks have been paid under Reconfiguration of a Lot Application No. A001637428, then 28.09 ET's (this amount is based on the area of the proposed allotment containing stage 1) may be credited against these charges, otherwise full payment is required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	
23 Water Supply: Per Et (Equivalent Tenement) Pay to Council a monetary contribution towards the cost of water supply headworks, as outlined below, at the rate prevailing when the contribution is paid. This payment must be made prior to the issue of the Plumbing Compliance Certificate for the site. The contribution is calculated on 75.09 ETs (Equivalent	

BCC.0502660

Tenement) at the current rate of $4,729 per ET, for Water System Infrastructure Charges Plan Area - Mt Crosby South, W9. A credit for the existing use on the site has been included in this calculation. The amount payable is currently assessed at $355,110.00 and comprises of the following: ▪ Treatment Headworks component: $70,586.00 ▪ Distribution Head works component: $284,524.00 ▪ Total contribution: $355,110.00 This headwork charge is the current rate for the 2006/2007 financial year.	As indicated

GUIDELINE
This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. If water supply headworks have been paid under Reconfiguration of a Lot Application No. A001637428, then 28.09 ET's (the credit calculated for the allotment containing stage 1) may be credited against these charges, otherwise full payment is required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

24 Parkland Pay to Council a monetary contribution towards the provision of parkland at the rate applicable at the time of payment. The amount is currently calculated at $18.00 per square metre of potential gross floor area for residential uses including those uses ancilliary to the residential use. The total contribution for the development is $201,096.00 based on 11,172 square metres of gross floor area. This park contribution is the current rate for the 2006/2007 financial year.	Prior to commencement of use

GUIDELINE
This condition is imposed when a monetary contribution for parkland is required. The contribution is calculated in accordance with Planning Scheme Policy 1 - Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land.

Architecture

	Timing
25 Detailed Materials and Finishes Submit the following plans and details showing the facade treatments and external materials, colours and finishes to the Lead Principal Urban Planner South for approval: (a) A building colour scheme showing parts of the each building on the site differentiated in colour, materials and finishes; (b) External colours and finishes in accordance with the complementary properties of chromaticity, reflectivity and heat absorbency predominantly of residential buildings in close proximity of the site; (c) The materials and finishes to the ground floor that form the building frontage and facade must be high quality pre-finished materials and included with details required to be submitted by this condition; (d) The finishes to the buildings are to include and incorporate a predominance of wall surface over glass surface with a maximum of 40% glass to the frontage of the building and to	Prior to lodging an application for Building Works

avoid zincalume or white metal sheeting, mirrored glass and other highly reflective materials; and (e) The schedule of proposed materials and finishes is to be submitted as a sample board including actual paint swatches of the proposed external paint colours and accompanied by coloured elevations and a written tabulation of how particular parts of the building are to be finished. (f) Implement the above detailed design treatments based on the approved colour scheme.	

GUIDELINE
This condition is intended to ensure that the colours and materials used are appropriate for the intended character and image for the area. The requirement for no greater than 40% glass is read to be the appearance of the building inclusive of balustrades. The requirement is intended to avoid a built form and street character that is dominated by glass surfaces, reduces intervisibility between units/public spaces and reduces local affects from reflectivity, glare and heat.

26 Overall Height - Survey Certification The height of the proposed building(s) and any structures contained on the roof top is to be in accordance with the following requirement: Submit a contour survey from a licensed surveyor and notated elevations demonstrating 1. the existing site levels, and 2. the maximum overall height for the proposed buildings (including any structures located on the roof top) is no greater than 25.6 metres AHD at any point.	Prior to building work commencing

GUIDELINE
This condition is imposed to ensure compliance with the conditions of the Preliminary Approval of 3 October 2007 (refA001637426).

26(a) Submit Certification Submit to the Lead Principal Urban Planner, Development Assessment South, certification from a licensed surveyor that the 'as constructed' maximum overall height of the proposed buildings is in accordance with this condition.	Prior to commencement of use

GUIDELINE
This condition is imposed to ensure the maximum overall height of the proposed building(s) is/are in accordance with the development approval and the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.

27 Driveway Materials and Finishes Provide materials and finishes to the driveway and external car parking surfaces which soften the visual impact of these areas when viewed from the street. In order to achieve this one or a combination of the is to be used: a. Coloured aggregate with banding and patterns in the surface design; or b. Cement pavers with banding and patterns in the surface design; and c. Provide a pedestrian pathway from the street frontage to the front door to ground floor units or foyer/lobby. The pathway is to be differentiated in colour and texture from the driveway surface.	Prior to the commencement of the use and then to be maintained

GUIDELINE
This condition is imposed to ensure that driveways and vehicle movement surfaces are appropriately coloured and textured so as not to visually detract from the surrounding residential area, and to ensure appropriate residential address to the units when accessed by pedestrians. For any enquiries about this condition contact the Development Assessment Team Architect.

28 Front Fence Materials And Design Any fence for the development either along a parkland frontage or a roadway frontage must meet the following requirements: a. **EITHER** a maximum height of 1.5 metres above the front alignment ground level, with a minimum 50%	Prior to the commencement of the use and then to be maintained

transparency, **OR:** b. A maximum height of 1. 2 metres above the front alignment ground level, if with less than 50% transparency.	

GUIDELINE
This condition is imposed to ensure compliance with the Brisbane City Plan - "Residential Character Code" and "Residential Design - Low Density, Character and Low Medium Density Code". For enquiries regarding this condition, please contact the Assessment Manager.

29 Balconies To Remain Unclosed All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvres or similar fixtures other than those consistent with the relevant residential code in the *Brisbane City Plan* and clearly depicted on the Approved Drawings and Document.	Prior to the commencement of the use and then to be maintained

GUIDELINE
This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan. For enquiries regarding this condition, please contact the Assessment Manager.

30 Screening To External A/C Or Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.	Prior to the commencement of the use and then to be maintained

GUIDELINE
This condition is imposed to ensure compliance with the relevant provisions of the Brisbane City Plan, particularly to reduce any noise/visual impact to surrounding properties and the area. For enquiries regarding this condition, please contact the Assessment Manager.

Ecology

	Timing
31 Arboricultural Requirements The following arboricultural requirements are to be performed to ensure the long-term health and safety of trees to be retained:	As indicated
31(a) Civil Works In consultation with the Ecologist, Development Assessment, the Arborist is to direct the civil works contractor in relation to any service installation activities utilising alternative technologies such as directional-boring or under-boring using vacuum excavation or air-spade. The Arborist must be a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture).	While site works are occurring
31(b) Pruning Works Any necessary pruning, tree surgery and other maintenance works to maintain health and stability of any trees to be retained, and to reduce potential hazards for future residents, is to be carried out in consultation with the Ecologist, Development Assessment. All works must be performed by a suitably qualified	While development is occurring on the site and then to be maintained

arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) in accordance with the *Australian Standard for Pruning of Amenity Trees* AS 4373/96.	
31(c) Certification A suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) is to submit documentation to the Ecologist, Development Assessment, to certify that all necessary arboricultural works have been carried out in accordance with the requirements of all parts of this condition.	Prior to commencement of use
32 Submit Rehabilitation Plan Submit a Rehabilitation Plan and obtain approval from the Delegate, Development Assessment. The Rehabilitation Plan is to be generally in accordance with drawing numbered RP01 "Rehabilitation Plan Eastern Drainage Line" dated 25 November 2006 and is to be in the form of scaled plans and supporting documentation that includes at least the following information for the area contained within the Waterway Corridor • Description of proposed rehabilitation, including earthworks, methods, objectives; • Details of the proposed rehabilitation schedule, including staging, plant species names, stock size, quantities, locations; • A maintenance program for all rehabilitation works; • Stabilisation methods for all areas of exposed soil surface; • Details of special habitat features to be provided for the enhancement/restoration of habitat values; and • Specification notes on weed management, planting methods, mulching and soil preparation.	To be lodged prior to or concurrently with any other operational works application
PROOF OF FULFILMENT *A permit for Operational Works is obtained.*	
GUIDELINE *This condition is imposed when the proposed development includes areas to be rehabilitated. It is expected that rehabilitation works will be carried out to a high standard and maintained accordingly. The requirements of this condition may be included as part of a Vegetation Management Plan (VMP). For enquiries about this condition, please contact the Ecologist, Development Assessment.*	
32(a) Implement Approved Plan Carry out rehabilitation works in accordance with the approved Rehabilitation Plan.	Prior to commencement of use
PROOF OF FULFILMENT *Certification that rehabilitation works have been completed in accordance with approved plan is received by the Ecologist, Development Assessment.*	
GUIDELINE *Certification that the approved works have been implemented is to be submitted to the Ecologist, Development Assessment.*	
33 Implement Approved Vegetation Management Plan Implement the Vegetation Management Plan approved as part of this application in accordance with any conditions or amendments.	Prior to commencement of use
GUIDELINE *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval.*	
34 Stormwater Quality - Submit Management Plan Submit and receive approval from the Delegate, Development Assessment for a Site Based Stormwater Quality Management Plan. The plan must be prepared by a suitably qualified and experienced professional and be in accordance with Council's	To be lodged prior to or concurrently with any other operational works application

BCC.059.2664

Subdivision and Development Guidelines (2000 or later version).	

PROOF OF FULFILMENT
A Permit for Operational Works is obtained.

GUIDELINE
This condition is imposed to ensure that adequate measures are adopted to prevent stormwater quality being affected as a result of the operational stage of the development. It is applied where compliance with Council's Water Quality Objectives must be demonstrated as part of an Operational Works application. Site Based Stormwater Management Plans address short and long term stormwater management from a quality perspective, and provide details of the measures to be adopted to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site. For any enquiries about this condition, please contact the Ecologist, Development Assessment.

34(a) Update Approved Plan Update the Site Based Stormwater Quality Management Plan as required to reflect current standards, best practices, plant modifications.	As indicated
34(b) Implement Approved Plan Implement and maintain the approved operational phase Site Based Stormwater Quality Management Plan to prevent the contamination of stormwater and the release of contaminated stormwater.	Prior to commencement of use

GUIDELINE
Certification is to be submitted to the Ecologist, Development Assessmtn by a suitably qualified and experienced professional stating that works have been implemented in accordance with the approved plan and Council's Subdivision and Development Guidelines (2000 or later version). Certification must include details (ie. site plans and documentation) of the measures implemented on site.

Landscape Architecture and Open Space Planning

	Timing
35 Parkland dedication (a) Transfer and surrender to the Brisbane City Council, in fee simple on trust for Public Purposes (parkland and drainage purposes) as indicated on the proposal plan 7203-08B having a minimum area of not less than 330 square metres. (b) Submit to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit, a Survey Plan showing in detail the land to be dedicated.	Prior to commencement of use

GUIDELINE
This condition is imposed in accordance with the Preliminary Approval identifying works within the waterway corridor that form part of the adjoining parkland.

36 Retain Existing Street Tree(s) Identify retain and protect the existing street trees unless otherwise determined in writing by Council's Arborist, Vegetation AND Pest Services. Where existing street trees conflict with proposed driveway cross over locations approval from Vegetation and Pest Services (VPS) is required as street trees are protected under the Natural Assets Local Law, 2003 as indicated on the Vegetation Management Plan numbered VMP01 (as amended in red).VPS can be contacted by calling ph: 3403 8888. The existing street trees identified as T33-Eucalyptus tereticornis, T34-Eucalyptus propinqua and T35-Eucalyptus tereticornis on the Vegetation Management Plan numbered VMP01 dated 25 November 2006 (as amended in red) are to be retained and protected.	While development is occurring on the site and then to be maintained

PROOF OF FULFILMENT
Written approval to remove or prune trees is obtained from the Arborist, Vegetation and Pest Services.

GUIDELINE

Street trees are protected under the Natural Assets Local Law, 2003.

36(a) Implement Protection Measures Install protection measures in accordance with Best Trade Practice, including the erection of a temporary fence around the entire tree at a distance of 1m from the drip line of the tree. There is to be no excavation, filling, or storage of materials or plant within the area described by this fence.	Prior to site works commencing (ie. any land-disturbing development) and to be maintained
37 Submit Detailed Landscape Plan ubmit and receive approval by the Landscape Architect, Development Assessment for a detailed Landscape Plan for all on-site landscape works identified on the approved plan(s) of layout. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect, and must comply with the City Plan 2000. The plan should include the following: • Siteworks • The extent of soft and hard landscape works.The extent of basement and/or roof lines. • Location and description of fencing, retaining walls and ramps. • Existing and proposed finished levels to external works particularly in critical areas; including surface treatments and indicative spot levels, including but not limited to buildings, pedestrian pathways to private and public areas, proposed steps, driveways, car parking areas, field gullies, services, proposed overland flow paths, proposed batter extents and grade (above and below ground level) and retaining. • Provide details on proposed locations, heights, materialsand extent of proposed fencing. • Provide inset plans on proposed pedestrian congregation areas, communal and private open space areas, waterway and critical interfaces. • Description/details of critical design elements where applicable (eg. proposed surface treatments, stabilisation of batters, podium planters). • Any earthworks proposed within the vicinity of vegetation to be retained is to be documented. • Basic specification notes on plan for all proposed landscape works including maintenance establishment and irrigation. • Location, height and type of retaining walls, stabilisation of steep areas, interface with adjoining land uses and the footpath. • Typical sections and construction detail for critical issues including sections showing depth of topsoil, mulch and drainage medium for proposed retaining walls within landscaped areas. • Proposed finishes palette for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking. • Proposed finishes palette: for all hard landscape items such as paths, pavers, retaining walls, railings and fences and any other ground treatments such as decking: • Planting • A planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting. • Trees at maximum centres of 6 metres within the	Prior to commencement of site works

BCC.959.2666

landscape area along the street frontage(s) of the property. • posed plant massing to address buffer planting and critical interface points, shade tree planting and onsite interface with parkland.	
PROOF OF FULFILMENT *A Permit for Schedule 12 application - Landscape Works in Private Property is obtained.*	
GUIDELINE *A Schedule 12 application is required to be lodged, accompanied by the applicable IDAS forms and Council fees. Applications may be lodged at any Regional Business Centre or on Level 1, North Quay Podium - Brisbane Square, 266 George Street.*	
37(a) Specific Reqts - Application In addition to the standard requirements listed above, the plan is to also show: • Provision of a suitably sized water tank(s) that is designated for the irrigation of landscaped areas only. • Clearly indicate which existing trees are to be retained and protected within and adjacent to the site and on the adjoining footpath reserve. • Provide ex-ground tree planting (Araucaria sp.) along the southern side of building no.2 to mitigate the façade of the built form. Trees are to be spaced at a maximum of 10-15 metres. • Provide screen planting adjacent the southern side of building no.2 to screen the façade of the podium. The species must be capable of growing to a height of 5 metres within 5 years of planting. • Provide ex-ground tree planting (Araucaria sp.) along the northern side of building no.1 to mitigate the bulk and scale of the built form. Trees are to be spaced at a maximum of 15 metres to accommodate views to the adjoining parkland.	Prior to commencement of site works
37(b) Specific Requirements - Retirement Village In addition to the standard requirements listed above, the plan is to also show: - Planting design which complies with the landscape-related requirements of the City Plan 2000 - Residential Design - Special Needs Code.	Prior to commencement of site works
37(c) Specific Requirements - Containerised Planting In addition to the standard requirements listed above, the plan is to also show: • Clear identification of the location, width and depth of containerised planting areas. • Details of raised planters to demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters are to be: trees - 1200mm and min. 1500mm width; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm. • Provision of a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system.	Prior to commencement of site works
37(d) Irrigation The installation of rainwater harvesting to the site is to include: • Provision of a reticulated drip irrigation system (connected to on site rainwater tanks) to all planting areas, with drainage connected to the stormwater system.; and	Prior to commencement of site works

37(e) Certify Works On completion provide written certification from: • A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).	Prior to commencement of use
PROOF OF FULFILMENT *The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).*	
GUIDELINE *Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.*	
37(f) Implement Approved Plan Carry out the landscaping and associated works documented in the approved Detailed Landscape Plan in accordance with Best Trade Practice.	Prior to the commencement of the use and then to be maintained
PROOF OF FULFILMENT *...e Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.*	
38 ...plement the Approved Detailed Plan Carry out the landscape works in accordance with the approved drawings, relevant City Plan Codes, Australian Standards and Best Trade Practice.	Prior to the commencement of the use and then to be maintained
PROOF OF FULFILMENT *The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans.*	
38(a) Certify Works On completion provide written certification from: • A licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan, Council Standards and Best Trade Practice (Part B of the *Compliance Certificate - Landscape Works*).	Prior to commencement of use
PROOF OF FULFILMENT *The Compliance Certificate - Landscape Works is submitted to Council together with As Constructed plans (if applicable).*	
GU...ELINE *Submit the completed Compliance Certificate - Landscape Works, to the Landscape Architect, Development Assessment. If changes to the approved plan have been implemented, a copy of the as-constructed detailed Landscape Plan is required to be submitted with the Compliance Certificate - Landscape Works.*	

Pollution

	Timing
39 Hours Of Operation - Vehicle Movements Operation of heavy vehicles and/or waste collection vehicles must only occur between 6am - 7pm Monday to Saturday.	At all times
GUIDELINE *This condition is imposed to ensure that noise emissions from on-site vehicle movements do not cause environmental nuisance to nearby sensitive receptors.*	
40 Air Conditioning to Noise Affected Rooms Air-conditioning/mechanical ventilation must be provided to all living rooms and bedrooms directly fronting/overlooking land included within the "Sport and Recreation Area" designation.	Prior to commencement of use
GUIDELINE *This condition has been imposed to ensure that internal amenity is achieved when doors and windows are closed to achieve the*	

required internal noise criteria detailed in the acoustic report.	
41 Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification to the Team Leader - Licensing and Compliance South that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy.	Prior to commencement of use
GUIDELINE *This condition has been imposed to ensure that plant and equiment noise is appropriately attenuated for residential receptors.*	
42 Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.	Prior to the commencement of the use and then to be maintained
GUIDELINE *This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.*	
43 Restaurant Refuse Bin Washing Facility Construct an on-site refuse bin washing facility for the food outlet's refuse bins. The area must be provided with a tap, with a [redacted]ary connection to the on site rainwater tank, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Brisbane Water.	Prior to the commencement of the use and then to be maintained
GUIDELINE *This condition is imposed where it is intended to clean refuse containers on site and to ensure that wastewater from this washing facility is appropriately managed.*	
44 Residential Use Vehicle Wash Bay Construct a car wash bay in the basement carpark. The car wash bay shall be provided with a tap connected to the on site rainwater tank, paved with an impervious material, graded and drained to sewer in accordance with a hydraulics plan approved by the Principle Officer Plumbing, Plumbing Services Group.	To be maintained
GUIDELINE *This condition is imposed to ensure that waste water from this washing facility is appropriately managed.*	
45 Waste Liquids - Discharged To Sewerage System Any waste liquids (including waste water from wash down and sar[redacted]ing operations) must be directed to the sewerage system und[redacted]the conditions of a Trade Waste Approval, or collected for recycling or disposed of by a licensed contractor at a liquid waste treatment facility.	To be maintained
GUIDELINE *This condition is imposed to ensure the correct disposal of waste waters.*	

Engineering

	Timing
46 On-Site Erosion Submit an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment.	Prior to site works commencing (ie. any land-disturbing development)
GUIDELINE *This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Councils Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version);*	

"Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment and Regulatory Services.

46(a) Implement Approved Plan Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.	While site works are occurring and then to be maintained

GUIDELINE
An ESC Management Plan, prepared by a suitably qualified person, is endorsed by the Engineering Delegate, Development Assessment.

47 Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines". Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan.	Prior to site works/building works commencing

GUIDELINE
The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stablised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

47(a) Suitable Fill Material All fill material placed on the site is to comprise only natural sand and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials.	While site/operational works/building works is occurring

GUIDELINE
Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

47(b) Implement Endorsed Plan Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines".	While site/operational works/building works is occurring

GUIDELINE
This condition is imposed to ensure works are completed in accordance with the endorsed plan.

48 Retaining Walls Design and construct all retaining walls, and associated fences , in compliance with Council's Filling and Excavation Code.	Prior to survey plan endorsement

PROOF OF FULFILMENT
For any retaining walls greater than 1.0 metre in height and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work. Certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the retaining wall complies with the Filling and Excavation Code. The certification is to include the stormwater

drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners.
GUIDELINE *This condition is intended to ensure that retaining walls associated with the development, are designed and constructed in accordance with Council's Filling & Excavation Code and the Building Code of Australia and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. If the retaining wall is higher than 1 metre and/or where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be obtained. For any enquires about this condition please contact the Engineering Delegate, Development Assessment.*

49 Granting Easements Grant the following easement(s): i. Easements for underground drainage, overland flow, open cut, and access purposes as may be required, in favour of Brisbane City Council.	Prior to commencement of use
PROOF OF FULFILMENT *Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.*	
GUIDELINE *This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.*	
50 Access, Grades, Manoeuvring, Carparks, Signs, Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a Refuse Collection Vehicle and for the loading and unloading of the vehicle(s). iii. Parking on the site for a minimum of 91cars and for the loading and unloading of vehicles within the site. A minimum of 43 of the above parking spaces are to be provided for visitors where a minimum of 12 spaces are provided at grade (not within the basement area). A minimum of 4 of the above parking spaces are to be provided for people with disabilities. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	Prior to the commencement of the use and then to be maintained

PROOF OF FULFILMENT
Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).

GUIDELINE
The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.

51 Minimum Habitable Floor Levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level.	Prior to site/building works commencing and then to be maintained

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

(a) Construct Buildings Construct all proposed building(s) in accordance with Council's "Subdivision and Development Guidelines" to ensure that minimum habitable floor levels are 7.200 metres AHD and non habitable floor levels 7.000 metres AHD.	Prior to the commencement of the use and then to be maintained

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

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

52 STORMWATER - HYDRAULIC REPORT In accordance with the approved hydraulics report prepared by Cardno dated 23rd May 2006, undertake the approved external stormwater works and in accordance with the approved rehabilitation plan generally in accordance with drawing number RP01 "Rehabilitation Plan Eastern Drainage Line' dated 25 November 2006 (required a condition in this approval package [illegible] shown on Figure 7 including: a. All fences proposed to be constructed across or over the overland flowpath are to allow the free passage of the overland flows; b. Easements for overland flow and access purposes are to be granted free of cost and compensation to Council over those areas identified in the report; and c. Provide certification to the Engineering Delegate, Development and Regulatory Services that the development has been constructed in accordance with the approved hydraulic report.	Prior to commencement of use

GUIDELINE
This condition is required to ensure that the development provides the outcomes as determined in the previously approved hydraulic report conditioned in the Preliminary Approval of 9/10/2006 (ref: A001637426). For enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.

53 Construct Footpath Construct a 1.200 metre wide concrete footpath along the full length of the frontage(s) of the site to Cansdale St & along the frontage of Stage 1 Venner Road. Work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines".	Prior to commencement of use

PROOF OF FULFILMENT

Acceptance of works "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment

GUIDELINE
This condition is imposed when works within the road reserve are required by earlier conditions. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines" from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.

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

PROOF OF FULFILMENT
Acceptance of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.

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

54 Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use

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

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

55 Refuse & Recycle Bins - On Site Collection Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development for all residential uses.	Prior to commencement of use

GUIDELINE
For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.

55(a) Indemnify Council The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.	Prior to the commencement of the use and then to be maintained

GUIDELINE
Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.

55(b) Notify Future Occupants The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	Prior to the commencement of the use and then to be maintained

GUIDELINE
Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.

56 External Roadworks & Associated Works Provide the following external road works with any associated drainage and services and vehicle access to the site.	

• Upgrade the intersection at Hyde Rd/Venner Rd/Cansdale St generally in accordance with the Traffic Report by TTM ref 229793 res dated 16th February 2007. • Construct new type E concrete kerb and channel and associated drainage along the Venner Rd frontage of the site on an approved alignment (taking into account any road widening if required), including a Cul-de-sac at the termination of Venner Rd, and • Construct new type E concrete kerb and channel and associated drainage along the Cansdale St frontage of the site on an approved alignment (taking into account any road widening if required), and • Construct Type C road pavement from the lip of the new kerb and channel to the edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction is to be 1.2 metres).	Prior to commencement of use

PROOF OF FULFILMENT
Completion of this and all dependent conditiions.

GUIDELINE
This condition is imposed when works within the road reserve are required by earlier conditions. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, water or sewer and swales are affected. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment or Council's Vegetation and Pest Services if it is a street tree.

56(a) Submit Functional Layout Plans Submit functional layout plans showing the extent of the external roadworks as conditioned and obtain endorsement from the Engineering Delegate, Development Assessment South.	Prior to lodging a Permit Application for Operational Works

PROOF OF FULFILMENT
Functional Layout Plans submitted and endorsed by the Engineering Delegate Development Assessment South

GUIDELINE
This condition is imposed to ensure the horizontal and vertical geometry can accommodate the Design standards for the type of road and considers other requirements of the city plan and conditions of development approval such as services and environmental issues.

56(b) Submit Engineering Plans Submit engineering plans prepared, checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil), in accordance with the development conditions and Council's "Subdivision and Development Guidelines" for the design of the external roadworks. Obtain endorsement from the Engineering Delegate, Development Assessment South	Prior to commencement of site works

PROOF OF FULFILMENT
Engineering plans prepared and checked by an RPEQ-Civil, submitted and endorsed by the Engineering Delegate Development Assessment South.

GUIDELINE
This condition is imposed when works within the road reserve are required, and to ensure that the required works are carried out in accordance with this development permit, relevant standards and Council's "Subdivision and Development Guidelines".

56(c) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland-Civil(RPEQ-Civil), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines".	Prior to the On Maintenance inspection

PROOF OF FULFILMENT
Certificate of Completion, "As Constructed" plans and associated documentation submitted to and accepted by the Engineering Delegate, Development Assessment South.

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

56(d) Implement Endorsed Plans Construct and maintain the works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines".	Prior to acceptance of works "on and off maintenance"

PROOF OF FULFILMENT
Works are accepted as Council asset by the Engineering Delegate, Development Assessment South.

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

57 Signs & Line Markings - External Provide traffic signs and pavement markings and modify existing traffic signs and pavement marking in accordance with the "Manual of Uniform Traffic Control Devices - Queensland" and an endorsed engineering plans.	Prior to commencement of use

PROOF OF FULFILMENT
Completion of this and all dependent conditiions.

GUIDELINE
This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If Council is to carry out the works, a minimum of six (6) weeks notice is required. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. For enquiries regarding this condition, please contact the Engineering Delegate, Development Assessment.

57(a) Submit Engineering Plans Submit engineering plans prepared, checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) in accordance with the "Manual of Uniform Traffic Control Devices - Queensland" and Council's "Subdivision and Development Guidelines" showing the traffic signs, pavement markings and traffic control devices. Obtain endorsement from the Engineering Delegate, Development Assessment South.	Prior to lodging a Permit Application for Operational Works

PROOF OF FULFILMENT
Checked and certified by a Registered Professional Engineer of Queensland-Civil and endorsed by the Engineering Delegate, Development Assessment South.

GUIDELINE
This condition is imposed to ensure that the appropriate traffic signs and pavement marking layouts have been designed to comply with the Manual of Uniform Traffic Control Devices - Queensland. The endorsement of the plan provides the authority as prescribed to Council under the Traffic Operations Road Use Management) Act for the applicant to erect the official signs shown on the plan.

57(b) Submit As Constructed Plans Submit "As Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil), certifying that the works have been completed in accordance with the "Manual of Uniform Traffic Control Devices - Queensland" and Council's "Subdivision and Development Guidelines".	Prior to the On Maintenance inspection

PROOF OF FULFILMENT
"Certificate of Completion", "As Constructed" plans and associated documentation submitted to and accepted by the Engineering Delegate, Development Assessment South.

GUIDELINE
The "As Constructed" plans provide a accurate record of the actual location of traffic signs and pavement markings and the date and time of installation for use in future legal enquiries and proceedings.

57(c) Implement Endorsed Plans Construct and maintain the works in accordance with the endorsed engineering plans, the "Manual of Uniform Traffic	Prior to acceptance of works "on and off maintenance"

Control Devices - Queensland" and Council's "Subdivision and Development Guidelines".	

PROOF OF FULFILMENT
Works are accepted as Council asset by the Engineering Delegate, Development Assessment South.

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

58 Permission To Enter For Sewer Works Provide a written copy of permission to enter from owners of properties affected by sewer construction to the Engineering Delegate, Development Assessment.	Prior to plan endorsement for sewer construction

GUIDELINE
For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

59 Permission To Enter For Sewer Works Provide a written copy of permission to enter from owners of properties affected by sewer construction to the Engineering [redacted]legate, Development Assessment.	Prior to plan endorsement for sewer construction

G[redacted]ELINE
For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

60 Provide/Extend Sewer Property Connection Provide or extend a sewerage property connection to each allotment in accordance with an approved detail design and "BCC Sewerage Standards - 2005".	Prior to undertaking the works

GUIDELINE
Provide adequate sewerage facilities and infrastructure for each allotment individually and collectively. The "BCC Sewerage Standards - 2005" are available on BCC's internet site (www.brisbane.qld.gov.au) and can be downloaded free of charge. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

60(a) Submit Plans Submit engineering plans showing the design of the works are in accordance the "BCC Sewerage Standards - 2005" and have been checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Obtain endorsement from the Delegate, Development Assessment.	Prior to undertaking the works

[redacted]OF FULFILMENT
[redacted]ed and certified by a Registered Professional Engineer of Queensland (RPEQ) and endorsed by the Delegate, Development Assessment.

GUIDELINE
This condition is imposed to ensure that the required works are designed in accordance with this development permit and relevant standards.

60(b) Submit As Constructed Drawings Submit "As Constructed" plans and an assests register in accordance with the approved design and "BCC Sewerage Standards - 2005".	Prior to the commencement of the On Maintenance period

PROOF OF FULFILMENT
Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and accepted by the Delegate, Development Assessment.

GUIDELINE
A copy of the notification is to be sent to Council to be kept as a record.

60(c) Implement Endorsed Plans Construct the works in accordance with the endorsed engineering plans and the "BCC Sewerage Standards - 2005".	Prior to survey plan endorsement

PROOF OF FULFILMENT
Accepted "on-maintenance" and "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment

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GUIDELINE
This condition is imposed to ensure that the required works are carried out in accordance with this development permit, relevant standards and endorsed plans.

61 Construct External Sewer Headworks Construct the following external sewerage headworks in accordance with the "BCC Sewerage Standards - 2005": a. A sewer from point A to point B as noted on Plan No S917956; and b. A sewer from point B to point C as noted on Plan No S917956 Some or the entire system component of the sewerage headworks contribution, may be off set against the actual cost of construction of the required works comprising headworks.	Prior to commencement of use

PROOF OF FULFILMENT
Compliance with this condition is required by either: Receipt of payment if Council is to construct; or Certificate of Completion from Sewerage Operations Branch if constructed by a private contractor.

GUIDELINE
The "BCC Sewerage Standards - 2005" are available on BCC's internet site (www.brisbane.qld.gov.au) and can be downloaded free of charge. For any enquiries about this condition please contact the Engineering Delegate, Development Assessment.

61(a) Submit Plans Submit engineering plans showing the design of the works are in accordance the "BCC Sewerage Standards - 2005" and have been checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Obtain endorsement from the Delegate, Development Assessment.	Prior to undertaking the works

PROOF OF FULFILMENT
Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and endorsed by the Delegate, Development Assessment.

GUIDELINE
This condition is imposed to ensure that the required works are designed in accordance with this development permit and relevant standards.

61(b) Submit As Constructed Drawings Submit "As Constructed" plans certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil), that the plans are a true record of the works "as constructed" and are in accordance with the endorsed plans, approved modifications and in accordance with Council's Sewerage Standards.	Prior to the commencement of the On Maintenance period

PROOF OF FULFILMENT
Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and accepted by the Delegate, Development Assessment.

GUIDELINE
A copy of the notification is to be sent to Council to be kept as a record.

61(c) Implement Endorsed Plans Construct the works in accordance with the endorsed engineering plans and the "BCC Sewerage Standards - 2005".	Prior to commencement of use

PROOF OF FULFILMENT
Accepted "on-maintenance" and "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment

GUIDELINE
This condition is imposed to ensure that the required works are carried out in accordance with this development permit, relevant standards and endorsed plans.

62 Plumbing Fixtures - Flooding All sewerage plumbing fixtures are to be located above the level of the 50 year ARI local flood event or the 100 year ARI creek or river flood event whichever is the higher flood level;	Prior to the commencement of the use and then to be maintained

PROOF OF FULFILMENT
The works must be accepted by the Principal Plumbing Inspector and a Plumbing Compliance Permit issued.

63 On-Site Drainage Construct external stormwater works as shown on Fig. 7 of the hydraulics report prepared by Cardno, 3500/34 dated 23 May 2006, generally in accordance with Council's "Subdivision and Development Guidelines".	Prior to the commencement of the use and then to be maintained

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

63(a) Submit Plans Submit stormwater plans and engineering calculations in accordance with Council's "Subdivision and Development Guidelines" showing the design of the stormwater drainage. [redacted]tain endorsement from the Engineering Delegate, De[redacted]opment Assessment.	Prior to site works/building works commencing

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

63(b) Implement Endorsed Plans Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines".	Prior to commencement of use

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

63(c) Submit As Constructed Plans [redacted]t "As Constructed" plans including an asset register, [redacted]d by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines".	Prior to commencement of use

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

64 Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to the commencement of the use and then to be maintained

GUIDELINE
This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

65 Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and	Prior to commencement of use

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Development Guidelines".	

GUIDELINE
This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).

65(a) As Constructed Plans Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005".	Prior to commencement of use

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

66 Provide Permanent Vehicular Crossover Construct a 5 metre wide type B2 permanent vehicular crossover to the Venner Rd frontage of the site, and a Type C permanent vehicle crossover to the Cansdale St frontage generally as shown on Drawing No. B0-510-05 Rev B, in accordance with Council's "*Subdivision and Development Guidelines*".	Prior to commencement of use

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

67 Remove Redundant Crossing Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Council's "*Subdivision and Development Guidelines*".	Prior to commencement of use

PROOF OF FULFILMENT
Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate, Development Assessment.

GUIDELINE
This condition is imposed when existing kerb openings and or driveway crossings become redundant as a result of the new development. In addition to removing the concrete driveway the kerb and channel, road pavement, footways and footpaths must be reinstated. Copies of the "Subdivision and Development Guidelines" Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.

68 Service, Meter Assembly & Meter Box Provide a water service with approved Council meter assembly and meter box to the front real property boundary of the development in accordance with the "BCC Water Supply Standards - 2005". Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer must provide a separate metered water service for the Class 2	Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner

to 4 occupancy as opposed to the Class 5 to 9 occupancy.	
PROOF OF FULFILMENT	
GUIDELINE *his condition is imposed to supply a water service and a meter(s) to a Development / Community Title Development / Standard / Building or Volumetric format where there are mixed uses. This requirement is exclusive of any special fire service consideration ie. internal hydrants, fire hose reels and sprinkler systems. The meter(s) shall be accessible to BCC employees or agents for the purpose of reading and maintaining the meter(s). The meter(s) will become and remain property of the Brisbane City Council. If the meters are purchased other than from Council, pay to council a documentation fee for each water service provided. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Development Assessment.*	
68(a) Submit Plans Submit engineering plans in accordance with the "BCC Water Supply Standards - 2005" showing service and meter works.	Prior to commencement of the works
PROOF OF FULFILMENT *Sizing of the meter confirmed by Council (Development Assessment) and approval obtained from the Engineering Delegate, Development Assessment.*	
GUIDELINE *This condition is imposed to ensure that the required works are designed in accordance with this development permit, relevant standards and BCC Water Supply Standards. The size of the service shall be determined by the water supply requirement of the proposed development.*	
(b) Implement Endorsed Plans Construct the works in accordance with the approved engineering plans and the "BCC Water Supply Standards - 2005".	Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner

Standard Advice

	Timing
69 Electricity Generators Standby or emergency electricity generators are not included in this approval.	As indicated
GUIDELINE *This condition is imposed to prevent environmental harm or nuisance from improper operation of stand-by or emergency generators.*	
70 Era Approval All development involving an Environmentally Relevant Activity defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
71 Flammable And Combustible Liquids The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence	

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prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing &Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr	As indicated
72 Food Hygiene All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the Food Hygiene Regulations of 1989. The premises is required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Prior to building works plans and specifications are to be lodged for approval to Licensing and Compliance. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
73 Hairdressers Premise All development involving the use of premises as a hairdresser's shop as defined in The Health Regulations of 1996 Part 5-Hairdressers, requires that its design, installation and operation be approved pursuant to the above regulations. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888. Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council's Licensing and Compliance Section. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
74 Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please	

contact the call centre on 3403 8888. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.	As indicated
75 Equitable Access Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland *Anti-Discrimination Act 1991*, the *Disability Discrimination Act 1992* (C'th) and *AS1428 - Access and Mobility* - Parts 1-4. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.	As indicated
Noise and Dust Emissions All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Regulation 1998* Part 2A - Environmental Nuisance. Pursuant to the *Environmental Protection Regulation 1998* Part 2A - Environmental Nuisance- 6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m. All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Regulation 1998* Part 2A - Environmental Nuisance.	As indicated
77 Trade Waste Approval The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on (07) 3403 8888.	As indicated
78 Advice Adjoining Owners Prior to Commencement of Building Work Forty-eight hours prior to the commencing building work on the site (including demolition of existing building/s and any other types of building work), the applicant is to advise adjoining property owners and other residents of the street, as appropriate, of the proposed building work.	As indicated
79 Treatment Of Asbestos Disposal, handling, removal and restoration of any building materials containing asbestos shall be in accordance with the *Workplace Health and Safety Regulations 1989*.	As indicated
80 Footpath Permit	

The necessary permits to cross the footpath with construction vehicles/machinery shall be obtained from Licensing and Compliance, Brisbane City Council phone (07) 3403 8888.	As indicated
81 Approval For Removing / Pruning Street Tree(s) If any trees on the footpaths abutting the subject properties are required to be pruned or removed for access purposes, the necessary approvals and permits being obtained from the Manager, Department of Development and Regulatory Services, at the owner's cost prior to the removal of the house. Trees damaged or removed are to be replaced with suitable mature trees at the applicant's cost prior to the release of the security deposit.	As indicated
82 Pressure Of Water Supply Council is currently implementing a major program of pressure reduction in the water supply system across the city. Council may in the future provide only the minimum required pressure, of 21m head at the property boundary.	As indicated
GUIDELINE *Please Note: - The above information 'Standard Advice' is provided as an ADVICE ONLY, and does not form part of the development approval conditions. This advice is provided to inform the applicant / developer of other obligations they may need to comply with (under Commonwealth and State legislation and Council's Local Laws) prior to commencing the approved development.*	

**** End of Package ****