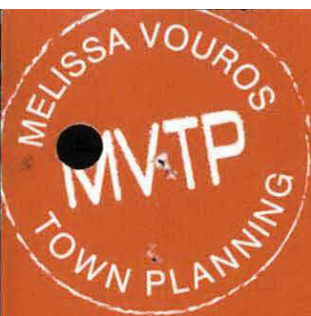




CONT SITE



4 April 2008

Council Reference: 2097/08

Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE Q 4001

Dear Sir

RE: DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR THE PURPOSES OF GENERAL INDUSTRY, BUSINESS USE (CAFÉ) AND CARETAKER'S RESIDENTIAL AND FOR RECONFIGURATION OF A LOT (1 INTO 19) PLUS NEW ROAD AND OPEN SPACE ON LAND LOCATED AT 61 RIVER ROAD, REDBANK AND DESCRIBED AS LOT 7 ON SP133329

We write on behalf of the Applicant, Redbank River Precinct Pty Ltd, in relation to the above Development Application.

Pursuant to Section 3.3.3 of the *Integrated Planning Act, 1997*, you are advised that a Development Application for a Development Permit for the following has been lodged with Ipswich City Council for the following:

- Development Permit for a Material Change of Use for the purposes of General Industry, Business Use (Café) and Caretaker's Residential; and
- Development Permit for Reconfiguration of a Lot (1 into 19) plus new road and open space.

Subsequently, Council has issued:

Melissa Vouros
BRTP (Hons) MPIA

sch4p4(6) Personal information

- An Acknowledgement Notice dated 20 March 2008 which is attached for your records.

Please also find attached a complete copy of the Development Application as lodged with Council, including the following:

- Completed IDAS Forms and covering letter;
- Town Planning Report prepared by Melissa Vouros Town Planning;
- Proposal Plans prepared by John Marsson & Associates Pty Ltd;
- Environmental Noise Level Study prepared by David Moore & Associates;
- Rehabilitation Plan prepared by Orogen Pty Ltd;
- Engineering Services Report prepared by Brown Consulting;
- Stormwater Management Plan prepared by Waterway Solutions Consulting Engineers;
- Traffic Impact Assessment prepared by Adam Pekol Consulting; and
- Geotechnical Report prepared by Moreton Geotechnical.

Should you wish to discuss the content of this correspondence please do not hesitate to contact me on 0405 733 370.

Yours faithfully

Melissa Vouros Town Planning

sch4p4(6) Personal information

**Melissa Vouros
Town Planner**

RECEIVED
20/03/08

20 March 2008

INTEGRATED PLANNING ACT 1997

ASSESSMENT MANAGER ACKNOWLEDGMENT NOTICE

Application Details

Appn No: 2097/08

Assessment Manager: Ipswich City Council
PO Box 191
IPSWICH QLD 4305
Ph: 3810 6888
Fax: 3281 7085

Real Property Description: Lot 7 on SP133329

Property Location: 7/61 River Road, Redbank

It is advised that the following matters relate to the above application.

1. Development Approval

The following development approval is being sought.

Redbank River Precinct Pty Ltd
C/- Melissa Vouros Town Planning
sch4p4(6) Personal information

Please Address All Correspondence to:
Chief Executive Officer
Ipswich City Council
A.B.N. 61 461 981 077
PO Box 191 Ipswich Qld 4305
Telephone: (07) 3810 6666
Facsimile: (07) 3810 6731
Email: council@gil.com.au
Website: www.ipswich.qld.gov.au

Proposal	Development	Approval Type
Reconfiguring a Lot (1 lot into 19 lots plus open space)	Reconfiguring a lot	Development Permit.
General Industry, Business Use (Café) and Caretaker Residential	Making a material change of use of premises	Development Permit.

2. Referral Agencies

As there are referral agencies applicable to this application, it is advised that the applicant is required to give each referral agency the following:

- (a) A copy of the application; and
- (b) A copy of the acknowledgment notice; and
- (c) The fee prescribed under a regulation under the *Integrated Planning Act 1997* or another Act.

In accordance with Section 3.3.4.(1) of the *Integrated Planning Act 1997*, the applicant is to give the assessment manager written notice of the day the applicant gave each referral agency the things mentioned above.

The following are Referral Agencies for this application:-

Concurrence Agencies

- (a) Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001
- (b) Ecoaccess Customer Service Unit
Environmental Protection Agency
PO Box 15155
CITY EAST QLD 4002
- (c) District Director
Metropolitan District Office
Department of Main Roads
P O Box 70
SPRING HILL QLD 4004
- (d) Principal Manager
Transport Planning Branch
Queensland Transport
GPO Box 213
BRISBANE QLD 4001

3. Code Assessment

It is determined that the aspects of the development applied for require Code Assessment.

- (a) Urban Areas Code;
- (b) Regional Business and Industry Zone Code;
- (c) Reconfiguring a Lot Code;
- (d) Commercial and Industrial Code;
- (e) Parking Code; and
- (f) Development Constraints Overlays Code.

4. Impact Assessment

It is determined that the aspects of the development applied for do not require Impact Assessment.

5. Information Request

Council may require further information to be submitted. If so, the requirements will be notified within 10 business days of this Notice.

Access PD Online at www.ipswich.qld.gov.au to view, search and print property information, interactive mapping, track development applications and the Ipswich Planning Scheme. Undertake a development enquiry as part of the Property Enquiry function to identify the planning scheme provisions that apply to a particular use on a property. PD Online - information at your fingertips 24 hours a day, 7 days a week.

Yours faithfully

sch4p4(6) Personal information

Natalie Handyside
**DEVELOPMENT TEAM CO-ORDINATOR -
EASTERN**

APPENDIX 1

Your application has been received and has been registered within Council's processing systems. As part of this, your application has been directed to one of Council's assessment teams. The team and officers which are dealing with your application are:-

East Team

Nathan Rule - Senior Development Planner
3810 6957 Town Planning assessment up to the time Council determines the application

Ravi Raveenthiran - Senior Development Engineer
3810 6834 Engineering assessment of the application.
Review of engineering design of works.
Acceptance of municipal works constructed under the approval

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RTI Act 2009

Form 1 Development Application

idas

Part N**Contaminated land****Nature of the application and contamination**

1. What is the nature of the application and the nature of the contamination on the premises? (Tick applicable box/es)

Nature of the application	Nature of the contamination
☒ Material change of use	☒ (i) All or part of the premises is on the Environmental Management Register
☐ Reconfiguring a lot	☐ (ii) All or part of the premises is on the Contaminated Land Register
	☐ (iii) All or part of the premises is currently used for, or if there is no existing use, was last used for -
	☐ (a) a notifiable activity
	☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (iv) In an area for which an 'area management advice' has been given for natural mineralisation or industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (v) In an area for which an 'area management advice' has been given for unexploded ordnance

Mandatory information

2. Confirm the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgement
(i) Plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises	☒ Confirmed	e-mail
(ii) If the application involves a material change of use from an industrial use to a more sensitive use (e.g. child care, educational, recreational or residential purpose, including a caretaker residence on industrial land), a detailed site history outlining previous potentially contaminated uses on the premises	☒ Confirmed	e-mail
	☐ Not applicable	

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Date Received

Reference Numbers

Advice for completing Part N**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly unless following a response there is a statement to go directly to another question.
- For further information about completing this form go to -
 - IDAS Guide 5 (Contaminated land matters)
 - EPA contaminated land website.

ANNEXURE 1 - SITE MANAGEMENT PLAN

DATE PRINTED: 01/02/2000

LOT : 129 PLAN : SP123302 FILE REF : 900109

DATE OF EFFECT : 01/02/2000

SUMMARY OF CONTAMINATION

Lot 129 on SP 123302, was formerly used for wool weaving, fabric production and wool scouring until its decommissioning in 1980's. The site is located on level ground which is elevated above the east bank of the Brisbane River on River Road, Redbank.

An isolated area (approximately 160m²) of mainly copper and zinc heavy metal contamination as a result of past landfilling operations, was found as shown in area A on the attached figure 1. The former settling ponds were emptied of sludge and filled in during 1996. No soil contamination investigations have been conducted on site since this filling operation, as such the presence of contamination in this area is unknown, this area is indicated as area B on the attached figure 1.

OBJECTIVE OF SITE MANAGEMENT PLAN

The objective of this Site Management Plan (SMP) is to manage contamination remaining on site in a manner which protects human health and the environment. This objective will be achieved through:

- the application of controls on site excavation works;
- the placement and maintenance of a barrier which safely separates users of the site and contamination; and
- the implementation of a monitoring program.

ACHIEVEMENT AND MANAGEMENT OBJECTIVES

It is the responsibility of the property owner to ensure that the following conditions are complied with:

Areas A and B as identified in Figure 1 are to be capped with an impermeable layer such as concrete, bitumen/asphalt paving, compacted clay to a minimum depth of 0.5 m and/or other equivalent impermeable cover to maintain a barrier between contamination and site users. The impervious layer is to be maintained in good condition and prevent the infiltration of water. The capping material is to be immediately reinstated upon the completion of any excavation work carried out in this area.

A Workplace Health and Safety Plan which satisfies relevant obligations of the *Workplace Health and Safety Act 1989* subordinate legislation or its equivalent is to be developed for all site work involving excavation of the capped areas.

Contaminated soil must not be removed from the site without adequate sampling and prior approval from the Administering Authority under Section 118ZZF of the *Environmental Protection Act 1994* or equivalent.

Site works relating to excavation, removal and/or disposal of soil from the capped area (figure 1, area A and B) must include provisions which ensure that the environment is protected eg preventing spread of contamination by controlling site runoff, dust generation and spillage from haulage trucks or improper disposal of contaminated stormwater seepage. All contamination safety and excavation processes are to be documented and records kept which demonstrate site management compliance.

MONITORING AND REPORTING CONDITIONS

The owner is to undertake and document a biennial inspection of the site to ensure that the capping of areas A and B remain in good condition. Records are to be kept of the inspections, any contaminated soil disposal and site management plan compliance for review by the Administering Authority. The Administering Authority may undertake periodic site inspections. The biennial period is to commence from the effective date of this plan.

NOTE: This Site Management Plan (SMP) has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This Site Management Plan supersedes the Site Contamination Report dated 26 March 1996 issued for Lot 2 on RP866872 and the Site Contamination Report dated 29 April 1992 for Lot 1 on RP49631.

This SMP makes reference to a plan attachment that is available from the EPA if required.

01 February 2000

Site ID: 28402
File Number: 900109
Enquiries to: Contaminated Land Unit
Telephone: (07) 3227 6870

HILLDON PTY LTD
17 RIVER ROAD
REDBANK
QLD 4301

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register. A copy of the suitability statement and the site management plan is attached.

Lot: 129 Plan: SP123302
IPSWICH CITY COUNCIL

17 RIVER ROAD
REDBANK 4301

The owner may apply to the Environmental Protection Agency to amend the site management plan in accordance with section 118ZZ of the *Environmental Protection Act 1994*.

Under section 118ZY of the *Environmental Protection Act 1994*, a person must not contravene a site management plan.

The owner may apply for a review of, and appeal against, the decision to approve the site management plan within 14 days of receipt of this notice in accordance with sections 202 and 204 of the *Environmental Protection Act 1994*.

In accordance with the land being recorded on the Environmental Management Register, the following requirements apply under section 118ZZC of the *Environmental Protection Act 1994* -

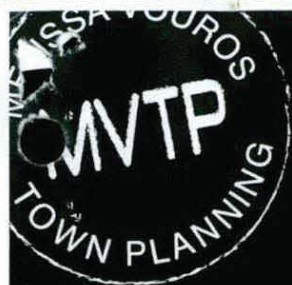
If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer -
if the particulars of the land are recorded in the Environmental Management Register - that the particulars are recorded in the register and, if the land is subject to a site management plan, details of the plan.

For further information regarding this notice, please contact the Contaminated Land Unit, Environmental Protection Agency on telephone (07) 3227 6870.

sch4p4(6) Personal information

Delegate of Administering Authority
Environmental Protection Act 1994

Published on DES Disclosure Log
RTI Act 2009



1 March 2008

Chief Executive Officer
Ipswich City Council
PO Box 191
IPSWICH Q 4305

ATT: Wendy Loveday

Dear Sir

RE: DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR THE PURPOSES OF GENERAL INDUSTRY, BUSINESS USE (CAFÉ) AND CARETAKER'S RESIDENTIAL AND FOR RECONFIGURATION OF A LOT (1 INTO 19) PLUS NEW ROAD AND OPEN SPACE ON LAND LOCATED AT 61 RIVER ROAD, REDBANK AND DESCRIBED AS LOT 7 ON SP133329

I write on behalf of the Applicant, Redbank River Precinct Pty, in relation to the above described property.

Please find attached a Development Application for a Development Permit for a Material Change of Use for the purposes of General Industry, Business Use (Café) and Caretaker's Residential and for Reconfiguration of a Lot (1 into 19) plus new road and open space, subject to Code Assessment.

Please find the following attachments:

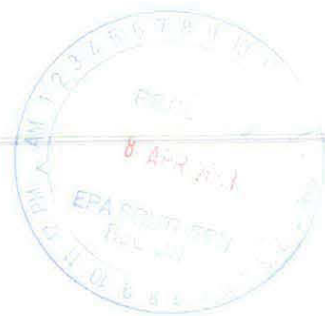
IDAS FORMS

- Completed Form 1 Part A;
- Completed Form 1 Part D;
- Completed Form 1 Part F; and
- Completed IDAS Assessment Checklist.

FEES

Melissa Vouros
BRTP (Hons) MPiA

sch4p4(6) Personal information



- Cheque to the value of \$34,660.00 being the prescribed fee comprised of:
 - Type 1 Development – Caretaker’s Residential \$1,320.00;
 - Type 4 Development – Commercial/Industrial \$24,600.00; and
 - Reconfiguring a Lot (including opening roads) 19 x \$460.00 - \$8,740.00.

PLANS AND REPORTS

- Proposal Plans x 4 copies;
- Town Planning Report x 4 copies;
- Environmental Noise Level Study x 4 copies;
- Rehabilitation Plan x 4 copies;
- Engineering Services Report x 4 copies;
- Stormwater Management Report x 4 copies;
- Traffic Impact Assessment Report x 4 copies; and
- Geotechnical Report x 4 copies.

I trust that all matters have been covered accordingly, and we look forward to receiving Council’s Acknowledgement Notice in due course.

Should you wish to discuss the Development Application please do not hesitate to contact me on 0405 733 370.

Yours faithfully
Melissa Vouros Town Planning

sch4p4(6) Personal information

Melissa Vouros
Town Planner

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	
	61	River Road	Redbank	4301	7	SP	133329	Ipswich

- 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)

Table F

	Name of water body or watercourse
1	Brisbane River

- 3(a). Is any part of the development proposed in tidal waters (i.e. below high water mark)?

☒ No☐ Yes

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	
10.64	☐ m ² ☒ hectares (Tick applicable unit)		☐ m ² ☐ 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

Table H

	Purpose of each easement	Entity favoured by the easement
1	Easement B in Lot 129 on SP123302 on SP150104 (drainage)	Lot 5 on SP123302
2	Easement W in Lot 2 on RP221176 (access)	Lot 1 on RP221176
3	Easement N in Lot 129 on SP123302 (access & services)	Lot 5 on SP123302
4	Easement P in Lot 7 on SP133329 (access & services)	Lots 1-6 on SP133329

Proposal details

7. Are new uses proposed on the premises?

☐ No

☒ Yes - Provide details in Table I

Table I

	Each proposed new use
1	General Industry
2	Business Use (Cafe)
3	Caretaker's Residential

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)				Redbank River Precinct Pty Ltd C/- Melissa Vouros Town Planning			
Individual/contact person details							
Title	Ms	First name	Melissa	Last name	Vouros		
Postal address	sch4p4(6) Personal information						
Contact telephone number							
Mobile phone number							
Facsimile number							
e-mail address							

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	Thai Pan Enterprises Pty Ltd	Lot 7 on SP133329	28/02/2008

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 Form 1 Part D		25-Feb-2008	over the counter
2	IDAS Assessment Checklist		25-Feb-2008	over the counter
3	IDAS Form 1 Part F		25-Feb-2008	over the counter
4	Melissa Vouros Town Planning	Town Planning Report	27-Feb-2008	over the counter
5	Brown Consulting	Engineering Services Report	24-Jan-2008	over the counter
6	Orogen Environmental Report		29-Feb-2008	over the counter
7	David Moore & Associates	Environmental Noise Level Study	31-Jan-2008	over the counter
8	Adam Pekoi Consulting	Traffic Impact Assessment	04-Feb-2008	over the counter
9	John Marsson & Associates	Proposal Plans	18-Feb-2008	over the counter
10	Landscape Plan	Jeremy Ferrier Landscape Architect	29-Feb-2008	over the counter

11	Waterway Solutions Consulting Engineers	Stormwater Management Report	24-Jan-2008	over the counter
12	Ken MacDonald Surveys	Proposed Subdivision Plan	01-Feb-2008	over the counter
13	Moreton Geotechnical	Geotechnical Reports	29-Nov-2005	over the counter

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 manager 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	<ul style="list-style-type: none"> 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. StrategicPortLand is declared under the <i>Transport Infrastructure Act 1994</i>. For further information go to IDAS Guide 11 (Development on strategic port land) and the Queensland Transport (Ports) website.
Q2	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> A single development application may involve land both within and outside waters. A 'watercourse' is defined by the <i>Water Act 2000</i>, 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 <i>Coastal Protection Act 1995</i> (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 <i>Local Government Act 1993</i>. 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 <i>Integrated Planning Regulation 1998</i> (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 <i>Transport Infrastructure Act 1994</i>, 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 Industry Training Levy.
 - 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 any Queensland post 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

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Proposal ID



Company Owner's consent to the making of
an IDAS development application

I, [sch4p4(6) Personal information] (insert name in full),

Director, AND

I, [sch4p4(6) Personal inform] (insert name in full),

ANOTHER DIRECTOR (insert Company position
in full – i.e. another director, or a company secretary – strike out above name and company position
if not applicable, i.e. for a proprietary company that has a sole director who is also the sole
company secretary, only that director needs to complete the owner's consent),

of THAI PAN ENTERPRISES Pty LTD (insert name of
company)

owner of premises identified as follows

LOT ON SP 133329 (61 RIVER ROAD REOBANK) (insert street
address; lot on plan description; or coordinates of the premises the subject of the application)

consent to the making of a development application under the Integrated Planning
Act 1997 by

REOBANK RIVER PRECINCT Pty Ltd C/- MELISSA VOORAS TOWN PLANNING
(MUTRO) (insert name of applicant)

on the premises described above for the purposes of

DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR (insert
details of the proposed development, eg material change of use for 3 storey apartment building))
THE PURPOSES OF GENERAL INDUSTRY, BUSINESS USE (CAFE) & RETAILERS
RESIDENTIAL & FOR RECONFIGURATION OF A LOT (1 TO 19) PLUS NEW ROAD
& OPEN SPACE.

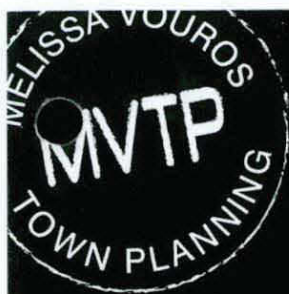
[sch4p4(6) Person] [sch4p4(6) Personal information] (signature of Director)

Signed on the 4th day of March, 2008.

[sch4p4(6) Personal information] (signature of Director/ Company Secretary)

Signed on the 25th day of March, 2008.

Company seal (if used)



Development Application
for a Development Permit
for a Material Change of
Use for the purposes of
General Industry, Business
Use (Cafe) and Caretaker's
Residential and for
Reconfiguration of a Lot (1
into 19) plus new road and
open space



*Town Planning Report
prepared for
61 River Road, Redbank*

Melissa Vouros
BRTP (Hons) MPIA

sch4p4(6) Personal information

ABN 60 992 118 816

1 March 2008

Redbank River Precinct Pty Ltd
Reference: 0064RP1



For and on behalf of
Melissa Vouros Town Planning

Approved by: Melissa Vouros

sch4p4(6) Personal informa

Signed:

Qualification: Bachelor of Regional and Town Planning (UQ, St Lucia)

Date: 4 March 2008

This report has been prepared in accordance with the scope of services described in the contract or agreement between Melissa Vouros Town Planning ABN 86 892 118 816 (MVTP) and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and MVTP accepts no responsibility for its use by other parties.

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Annex A	Easement Documentation
Annex B	Site Management Plan
Annex C	South East Queensland Coastal Management District Sheet 13.20 Mount Crosby

1 INTRODUCTION

1.1 PURPOSE OF THE REPORT

Redbank River Precinct Pty Ltd has engaged Melissa Vouros Town Planning to prepare a Development Application to facilitate the development of Lot 7 on SP133329.

The subject site is situated at the end of River Road at 61 River Road, Redbank.

The purpose of the Development Application is to seek approval for a Development Permit for a Material Change of Use for the following purposes:

- General Industry (proposed Lots 1 and 8);
- Business Use (Café) (proposed Lot 3); and
- Caretaker Residential (proposed Lot 3).

The Development Application also seeks approval for a Development Permit for Reconfiguration of a Lot to create 19 lots from the parent parcel.

The subject site is located within the Regional Business and Industry (Low Impact Sub Area) and Regional Business and Industry Buffer Area designations of the Ipswich Planning Scheme ("Planning Scheme"). The proposal is consistent with the Planning Scheme and constitutes Code Assessable development. The level of assessment is addressed further at Section 1.5 of this Report. This report has been prepared to address the requirements of the Planning Scheme. The proposal complies with the requirements of the Planning Scheme.

1.2 CONSULTANTS

The following Consultants have contributed to the preparation of the Development Application:

- John Marsson & Associates Pty Ltd – Proposal Plans;
- Ken MacDonald Surveys – Proposed Reconfiguration Plan;
- Orogen Pty Ltd - Rehabilitation Plan;
- Brown Consulting – Engineering Services Report;
- Waterway Solutions Consulting Engineers – Stormwater Management Plan;
- David Moore & Associates – Environmental Noise Level Study;
- Adam Pekol Consulting – Traffic Impact Assessment;

- Jeremy Ferrier Landscape Architect – Landscape Plan; and
- Moreton Geotechnical.

Each of the above referenced documents and plans are submitted with the Development Application under separate cover. The reader is referred to the above listed reports and plans for ease of reference and to avoid repetition in this Report.

1.3 EXISTING DEVELOPMENT

The subject site currently accommodates a number of buildings and activities of an industrial nature. All of the buildings are proposed to be removed to facilitate the proposed development of the subject site (*Refer to Existing Detail & Contour Survey prepared by Ken MacDonald Surveys and incorporated into John Marsson & Associates Pty Ltd drawings*).

1.4 PROPOSED DEVELOPMENT

1.4.1 Reconfiguration

The proposed Reconfiguration component seeks to create 19 new lots from the parent parcel, plus new road and public open space.

1.4.2 Material Change of Use

The proposed Material Change of Use component seeks to establish General Industry uses on proposed Lots 1 and 8 and a Business Use (Café) and Caretaker's Residential on proposed Lot 3.

1.5 APPROVAL PROCESS

The proponent is seeking a Development Permit for a Material Change of Use for the purposes of General Industry, Business Use (Café) and Caretaker's Residential. The proponent is also seeking a Development Permit for Reconfiguration of a Lot for 1 lot into 19, plus new road and open space.

Although the subject site is currently included in the Regional Business and Industry (Low Impact Sub Area) designation and the Regional Business and Industry Buffer designation, the proposed Material Change of Use component only concerns land included in the Regional Business and Industry (Low Impact Sub Area) zone. Therefore, the Development Application is subject to Code Assessment (Consistent) pursuant to the Planning Scheme. The proposal complies with the relevant Codes and is considered consistent with the Planning Scheme.

2.1

SITE LOCATION AND DESCRIPTION

The subject site is located at 61 River Road, Redbank and described as Lot 7 on SP133329 (Refer to Figure 2.1.1).

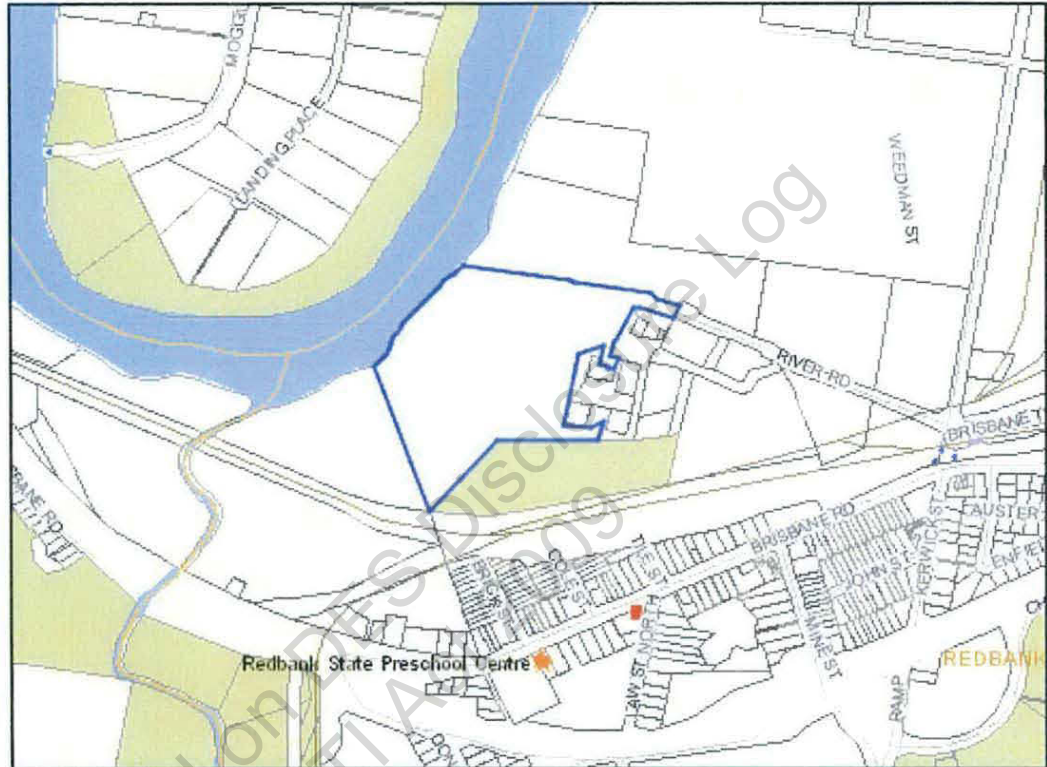


Figure 2.1.1 Site Locality Plan – site shown in blue (Source: Queensland Government, 2008).

The site is irregularly shaped and adjoins the Brisbane River on the western boundary, with Brisbane Road and the rail line to the south.

2.1.1

Easements

The subject site includes the following easements:

- Easement B in Lot 129 on SP123302 on SP150104;
- Easement W in Lot 2 on RP221176;
- Easement N in Lot 129 on SP123302;
- Easement P in Lot 7 on SP133329.

Easement B burdens the subject site and is for the purposes of drainage in favour of the wool mills (Lot 5 on SP123302). Easement B is proposed to be rescinded.

Stormwater for the wool mills has been taken into consideration in developing a stormwater management plan for the subject site.

Easement W burdens the subject site and is for the purposes of providing access expressly and only for the purposes of transporting coal to the southern adjoining lot ie. Lot 1 on RP221176. Easement W is proposed to be rescinded and vehicular access is proposed to be provided to this lot via a new public road.

Easements N and P burden the subject site and are for the purposes of providing access and services in favour of the wool mill on Lot 5 on SP123302 and Lots 1-6 on SP133329, respectively. Both of these easements are proposed to be extinguished. The proposed public road will provide unrestricted access and services to the benefited lots.

(Refer to Annex A for Easement Documentation).

2.2 SITE CHARACTERISTICS

2.2.1 Shape, Topography and Size

The site is irregularly shaped as a result of a historical subdivision. The subject site currently has approximately 25.0m frontage to River Road, and is located at the end of River Road. The subject site has an area of approximately 10.636ha and includes some areas of steep land (ie. adjacent to the Brisbane River and a small section in the south eastern corner of the site). A small area at the southern end of the site is also affected by local flooding from time to time. The remainder of the site is generally flat.

2.2.2 Road Frontage and Vehicular Access

The subject site currently has vehicular access to the end of River Road.

A new internal road system is proposed to service the development which is proposed to connect to River Road where it currently terminates at the eastern extremity of the subject site.

2.2.3 Infrastructure

The site is currently serviced with reticulated water supply, sewerage, electricity and telecommunications. It is proposed to extend the existing systems where necessary to service the proposed development. These matters are further addressed in Brown Consulting's Report.

2.2.4 Natural Environment

~~The site has been developed and cleared over time, with the exception of a strip of land adjacent to the Brisbane River. The balance of the site accommodates scattered native and introduced vegetation. Existing vegetation will be retained where possible, particularly at the entrance to the development.~~

Notwithstanding, Orogen Pty Ltd has been engaged to prepare a rehabilitation plan as part of the proposed development. The rehabilitation plan focuses primarily on the riparian land adjacent to the Brisbane River. The rehabilitation plan has been developed in consultation with Council in the absence of any specific Council requirements. The reader is referred to the plan prepared by Orogen Pty Ltd for further details.

2.2.5 Contamination

The subject site is listed as contaminated and a Site Management Plan applies to the site (*Refer to Annex B*). The site is recorded as having been previously used for wool weaving, fabric production and wool scouring up until the 1980's. It is understood that an isolated area of approximately 160m² of mainly copper and zinc heavy metal contamination (as a result of past land filling operations) was found on the site. It is also understood that former settling ponds were also emptied of sludge and filled during 1996. A soil contamination investigation has not been conducted on the site since the filling operation occurred. As such the presence of contamination in this area is unknown. It is acknowledged that the Development Application will be required to be referred to the Environmental Protection Agency regarding this matter.

2.3 SURROUNDING ZONING AND LAND USES

The subject site is adjoined by the Brisbane River on the western boundary, and residential development on the other side of the river.

The land located to the north and east of the subject site is generally included in the Regional Business and Industry (Low Impact Sub Area) designation of the Planning Scheme. Such land has generally been developed for industrial purpose over time, inclusive of a large Queensland Rail development.

Land located to the south of the subject site is included in the Regional Business and Industry and Buffer designation and currently remains undeveloped.

Brisbane Road and the rail line is located to the south of the subject site.

The immediate vicinity is best described as a developing industrial area.

3.1

RECONFIGURATION OF A LOT

The proposal incorporates the reconfiguration of the subject site to create 19 new lots ranging in area between 830m² and 7310m² with an average area of 3009m² (*Refer to Plan of Proposed Subdivision prepared by Ken MacDonald Surveys*). The proposal seeks to create lots which are suited to future industrial development of the nature intended to be established in the area.

The proposed Reconfiguration incorporates the provision of approximately 1.624ha of public open space, which is equivalent to 15% of the total site area. The public open space is predominantly located along the western boundary of the subject site, adjacent to the Brisbane River. The proposed location of public open space is in keeping with the current designation in the Planning Scheme ie. Regional Business and Industry Buffer zone. The proposed location and quantum of open space is considered sufficient to ensure that public access to the Brisbane River is facilitated and to cater for on site open space requirements.

The proposed Reconfiguration incorporates approximately 1.32km of new internal roads with an area of approximately 2.945ha. The roads have been designed as an Industrial Collector (primary loop road) and an Industrial Access Street (secondary loop road) to take the appropriate vehicles in accordance with the Planning Scheme. The reader is referred to the Traffic Impact Assessment prepared by Adam Pekol Consulting for further information regarding this matter.

Waterway Solutions Pty Ltd has assessed the overall stormwater requirements for the proposed Reconfiguration. In doing so, the Report recommends the installation of individual (ie. on each lot) as well as regional bioretention devices (ie. dispersed across the site), individual rainwater tanks and gross pollutant traps to address the stormwater quality measures for the site. The Report also addresses the requirements for additional ponding on the bioretention basins and temporary storage within the adjacent landscape area in order to address the stormwater quantity measures for the site.

Each lot is proposed to operate independent of the others and is intended to accommodate sufficient space for the installation of stormwater quality and quantity measures, landscaping, refuse collection and removal and carparking.

As discussed with Council Officers during the design phase of the project, a separate carparking area is proposed to be constructed on proposed Lot 9. However, due to the current zoning (i.e. Regional Business and Industry Buffer) and the level of assessment triggered by such a proposal (ie. Impact Assessment), the Applicant intends to submit a separate application to address this element of the proposal. Therefore, throughout the design phase some reliance has been placed on additional carparking being constructed and subsequently provided on Lot 9 for the benefit of the entire development, and particularly for those lots within close proximity eg. proposed Lot 8.

3.2 MATERIAL CHANGE OF USE

The proposed development incorporates the establishment of new uses on proposed Lots 1, 3 and 8.

3.2.1 *Proposed Lot 1*

Proposed Lot 1 has a site area of 6,828.2m² and is intended to be used for General Industry purposes and is to accommodate 22 units in total. The proposed gross floor area for proposed Lot 1 is 6,828.2m² with a site cover of 52.8%. The units will be accommodated in three buildings labeled Buildings A, B and C on the proposal plans (*Refer to plans prepared by John Marsson & Associates Pty Ltd*).

The proposed units range in size from 116.8m² to 295.3m². The units each have a ground floor area and a mezzanine likely to be used for storage purposes. Each unit also includes disabled toilet facilities and separate access is proposed to be provided from the carparking area. The height of the buildings will not exceed 8.5m. The buildings are proposed to be constructed from tilt up concrete panels and finished with textured coatings and a contemporary colour scheme. Varying roof lines are proposed to ensure that the development presents well which is particularly important given the site's location at the entrance to the development. Varying sized and shaped windows will also be utilised to ensure access to sunlight is maximized and ensuring that the walls do not appear unnecessarily "bulky".

The development of Proposed Lot 1 incorporates a total of 45 on site car parking spaces, one of which is a dedicated disabled space. Car parking is proposed to be strategically located across the site to ensure each unit has equitable access to spaces. All of the carparking spaces except for eight are proposed to be sheltered by the mezzanines of the units, thus providing adequate covered parking for staff and customers. Two vehicular access points from the proposed internal road are proposed to service Proposed Lot 1 one of which has been designed to take a MRV and the other a HRV.

Proposed Lot 1 incorporates a 3.0m landscaped strip around the perimeter of the site and a recreation area of approximately 119.4m². The reader is referred to the Landscape Plan prepared by Jeremy Ferrier for further details pertaining to the landscaped areas.

3.2.2 *Proposed Lot 3*

Proposed Lot 3 has a site area of 1,150.3m² and is intended to accommodate a Business Use (Café) Caretaker's Residential and ancillary amenities (i.e bicycle parking and showers etc). The proposed gross floor area for proposed Lot 3 is 1,150.3m² with a site cover of 31.8%.

The Café is proposed to be located at the entrance to the site and will enjoy an outlook toward the Brisbane River. The café incorporates a dining terrace area and incorporates approximately 38m² of customer floor space. The café is intended to service the staff and customers of the estate.

The Caretaker's Residence is proposed to be located in behind, and above the Café and will accommodate an on site manager. The onsite manager will be responsible for the day to day operation of the estate. The Caretaker's Residence includes three bedrooms and has a proposed gross floor area of approximately 140m² (excluding the double garage located at ground level).

The estate amenities, including covered bicycle parking and showers are located toward the rear of the subject site (ie. behind the caretaker's residence) and will be accessible to all staff working in the estate (*Refer to plans prepared by John Marsson & Associates Pty Ltd*).

The height of the buildings will not exceed 8.5m. The buildings are proposed to be constructed from tilt up concrete panels and finished with light weight materials, incorporating the use of a significant proportion of glass and a modern colour scheme. A broken, skillion roof is proposed to ensure that the development presents well.

The development of Proposed Lot 3 includes one crossover designed to take a MRV. The proposal incorporates a total of five uncovered carparking spaces, one of which is a disabled space plus two garaged spaces for the benefit of the Caretaker's Residence. The uncovered car parking spaces are located adjacent to the entrance, of which only one is proposed. A Pedestrian link is proposed to the rear of the site to ensure high levels of pedestrian accessibility for staff and customers.

Proposed Lot 3 incorporates a 3.0m landscaped strip across the site frontage, excluding the vehicular access point, a 2.0m wide landscaped strip along the southern side boundary and a 1.0m landscaped strip along the eastern side boundary adjacent to the dining terrace area. A significant amount of open space is provided at the rear of the subject site around the bicycle facilities. The reader is referred to the Landscape Plan prepared by Jeremy Ferrier for further details pertaining to the landscaped areas.

3.2.3 *Proposed Lot 8*

Proposed Lot 8 has a site area of 5,503.8m² and is intended to be used for General Industry purposes and is to accommodate five units in total in one building located adjacent to the northern side boundary (*Refer to plans prepared by John Marsson & Associates Pty Ltd*).

The proposed gross floor area for proposed Lot 8 is 3,210.10m² with a site cover of 49.6%. The proposed units range in size from 358.8m² to 571.1m². The units each have a ground floor area and a mezzanine area likely to be used for storage purposes. Each unit also includes disabled toilet facilities and separate access is provided from the carparking area. The height of the building will not exceed 8.5m. The buildings are proposed to be constructed from tilt up concrete panels and finished with light weight materials and a contemporary colour scheme. A flat roof line is proposed in contrast to the skillion roof lines employed for proposed Lots 1 and 3. Varying sized and shaped windows will also be utilised to ensure access to sunlight is maximized and ensuring that the walls do not appear unnecessarily "bulky".

The development of Proposed Lot 8 incorporates a total of 17 on site car parking spaces, one of which is a dedicated disabled space. Car parking is proposed to be

strategically located across the site to ensure each unit has equitable access to spaces. All of the carparking spaces except for two are proposed to be sheltered by the mezzanines of the units, thus providing adequate covered parking for staff and customers. Two vehicular access points from the proposed internal road are proposed to service Proposed Lot 8. Each of the access points have been designed to take a HRV and AV.

Proposed Lot 8 incorporates a landscaped strip around the perimeter of the site varying in width from between 1.5m and 3.0m. A Recreation area is proposed at the eastern end of the site to ensure adequate space is provided for staff during operating hours. The reader is referred to the Landscape Plan prepared by Jeremy Ferrier for further details pertaining to the landscaping for proposed Lot 8.

3.2.4 *Hours of Operation*

The proposed hours of operation are anticipated to be Monday through to Saturday from 6am to 6pm.

3.2.5 *Character and Context*

The proposed development seeks to create an industrial development that is clean and modern. The character and context of the area, as it currently stands is generally defined by dilapidated industrial buildings in need of repair without formal provision for carparking etc.

It is considered that the proposed development will lift the standard of industrial development likely to occur in the locality, over time.

3.2.6 *Amenity*

The proposed Material Change of Use component specifically targets three lots that the Applicant considers to be pertinent to the overall success of the estate. In particular, the Applicant wishes to establish a high standard of design on the three key sites to set the standard for future development, particularly with regards to the built form.

It is considered that the levels of visual amenity in the locality are currently dominated by dilapidated buildings and ancillary structures that are in desperate need of repair.

Based on the high quality of design of the proposed buildings, it is considered that the proposed industrial development will improve the current levels of visual amenity in the local area. It will assist in redefining the parameters for future development and create a pleasant environment for both staff and customers.

3.2.7 *Open Space and Landscaping*

A significant area of land, approximately 1.624ha (or 15% of the site) is proposed to be retained as open space adjacent to the Brisbane River on that part of the site currently designated as Regional Business and Industry Buffer. In addition proposed Lots 1, 3 and 8 each incorporate on site recreation areas for the benefit of staff.

Orogen Pty Ltd in consultation with Jeremy Ferrier Landscape Architect have addressed in their respective reports and plans how the riparian area is to be rehabilitated and revegetated to create a pleasant area capable of supporting native species and the public's open space needs.

Orogen Pty Ltd has prepared a rehabilitation plan detailing how the riparian buffer is to be rehabilitated. The reader is referred to the Report for further details.

Jeremy Ferrier Landscape Architect has prepared a landscaping plan demonstrating how the site is proposed to be landscaped. The reader is referred to the Landscape Plan for further details.

3.2.8 Noise

The subject site is currently surrounded by uses of an industrial nature. However, across the Brisbane River, on its western side, is a residential development - Landing Place. The closest residence is located approximately 380m from the proposed development. Therefore, a Noise Impact Assessment has been undertaken by David Moore & Associates to determine if the residences will be unduly noise impacted by the proposed development.

The reader is referred to David Moore's Report, however, in short the report concludes that the residents located on the western side of the Brisbane River will not be unduly noise affected even without noise control measures.

3.3 ENGINEERING

3.3.1 Traffic Management

The proposal will generate additional traffic and therefore, a Traffic Impact Assessment has been undertaken by Adam Pekol Consulting. The reader is referred to this Report. However, in summary the report concludes that the proposed development will not adversely affect the local road network and that the proposed internal road network is expected to operate satisfactorily.

3.3.2 Carparking

Carparking is to be provided on each individual lot as the estate develops. In this light, proposed Lots 1, 3 and 8 have each been designed to incorporate independent off street carparking (*Refer to plans prepared by John Marsson & Associates Pty Ltd*).

It is to be noted that proposed Lot 9 is to be developed in the longer term for the purposes of supplementary covered parking on other sites within the estate. Whilst this proposal does not form part of this Development Application, it is anticipated that a Development Application to establish such a use will be submitted in the near future. ~~The communal car-parking area is intended to cater for any deficiencies on sites as they are developed, and any overflow carparking generally eg. proposed Lot 8.~~

Proposed Lot 1

The Planning Scheme requires the provision of 1 parking space per 100m² of GFA or 0.75 of a space per FTE staff member for General Industry development. As the number of staff is currently unknown the GFA has been used to determine the number of carparking spaces required to be provided.

Based on a GFA of 4,060.4m² a total of 41 spaces are required to be provided and a total of 45 are proposed.

Proposed Lot 3

The Planning Scheme requires the provision of 1 parking space for the Caretaker's Residential. The proposed development incorporates the provision of two covered spaces for the Caretaker's Residential.

The Planning Scheme requires the provision of 0.5 space per FTE staff member plus 1 space per 10m² of customer floor area up to 400m² and 1 space per 20m² over 400m² for the Café. The number of FTE has been estimated as 1.0, whilst the proposed customer floor space of the Café is per 38m². Therefore, a total of five spaces are required to be provided and a total of five spaces are proposed.

Proposed Lot 8

The Planning Scheme requires the provision of 1 parking space per 100m² of GFA or 0.75 of a space per FTE staff member for General Industry development. As the number of staff is currently unknown the GFA has been used to determine the number of carparking spaces required to be provided.

Based on a GFA of 3,210.1m² a total of 33 spaces are required to be provided and a total of 17 spaces are proposed which is 16 less than that required. As discussed earlier parking is intended to be provided on Lot 9 for which Council has generally expressed its support. However, the establishment of the additional carparking is subject to a separate application to be made in the near future.

3.3.3 Water

Brown Consulting has addressed the provision of reticulated water in its Report. However, in summary the site is currently serviced and the proposal incorporates the extension of the existing network to service the proposed development.

3.3.4 Sewerage

Brown Consulting has addressed the provision of sewerage in its Report. However, in summary the site is currently serviced and the proposal incorporates the extension of the existing network to service the proposed development.

3.3.5

Stormwater

Brown Consulting has addressed the Stormwater in its report as has Waterway Solutions Consulting Engineers. However, in summary the proposal incorporates the provision of quality and quantity measures to ensure compliance with Council's requirements.

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4 STATE PLANNING FRAMEWORK

4.1 INTEGRATED PLANNING ACT

In accordance with the provisions of the *Integrated Planning Act 1997* ("IPA") and the Planning Scheme, the Development Application is for a Development Permit for a Material Change of Use for General Industry (proposed Lots 1 and 8) and Business Use (Café) and Caretaker's Residential (proposed Lot 3). The Development Application is also for a Development Permit for Reconfiguration of a Lot (1 into 19), plus new road and open space.

The Development Application is subject to Code Assessment.

4.2 SOUTH EAST QUEENSLAND REGIONAL PLAN

The subject site is located within the urban footprint of the South East Queensland Regional Plan ("SEQ Regional Plan"), and is consistent with the intent of the designation.

4.3 VEGETATION MANAGEMENT ACT

The *Vegetation Management Act, 1999* ("VMA") regulates broad scale clearing across Queensland. Searches indicate that the site is not affected by the VMA.

4.4 KOALA HABITAT MAPPING

Searches indicate the subject site is not identified as Koala Habitat.

4.5 STATE PLANNING POLICIES

4.5.1 SPP1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide applies to the proposal in so far as the south western corner of the site is subject to flooding. Waterway Solutions Pty Ltd has addressed the impact of regional and local flooding on the site, particularly proposed Lot 9 in its report. In summary, the report addresses the hydraulic impact and the proposal's compliance with the Planning Scheme. The reader is referred to the Report for further detail.

4.5.2 State Coastal Plan

The State Coastal Plan which is taken to have the effect of an SPP under the *Integrated Planning Act, 1997* ("IPA") applies to the subject site. The subject site is

included in the South East Queensland Region, and therefore, the Southeast Queensland Regional Coastal Management Plan applies.

Whilst a specific assessment has not been undertaken of the proposal it is acknowledged that referral to the Environmental Protection Agency is triggered as the site is partially included (along the banks of the Brisbane River) in a Coastal Management Control District.

4.6 REFERRAL AGENCIES

4.6.1 Environmental Protection Agency – Contamination

The subject site does appear on the Contaminated Land Register and is subject to a Site Management Plan (*Refer to Annex B*). Therefore, referral to the Environmental Protection Agency as a Concurrence Agency is triggered.

4.6.2 Environmental Protection Agency – Coastal Management District

The subject site is partially included in a Coastal Management District and identified as "Coastal Management District over Water" (*Refer to Annex C*). Therefore, referral to the Environmental Protection Agency as a Concurrence Agency is triggered.

4.6.3 Queensland Transport – Schedules 13B and 13D

The subject site triggers referral to Queensland Transport as a Concurrence Agency pursuant to Schedules 13B and 13D as it exceeds the thresholds set.

4.6.4 Department of Main Roads

The subject site triggers referral to the Department of Main Roads as a Concurrence Agency pursuant to Schedule 5 as it exceeds the thresholds set.

5.1 ZONING

The site is currently included in the:

- Regionally Significant Business and Industry Areas;
- Regional Business and Industry Zone;
- Regional Business and Industry (Low Impact Sub Area); and
- Regional Business and Industry Buffer Zone.

5.2 OVERALL OUTCOMES

5.2.1 *Regionally Significant Business and Industry Areas*

The Overall Outcomes of the Regionally Significant Business and Industry Areas are quite extensive. Therefore, a summary of each of the Overall Outcomes is shown in *italics* below.

1. *Overall Vision:*

- *Regionally Significant business enterprise and industry nodes are created and maintained, which enjoy sustained economic growth, good design and ecological sustainability.*

2. *Amenity:*

- *Pleasant and safe working environment;*
- *High standard of amenity;*
- *Transition of intensity of use from lower impact uses on the edge to higher impact uses toward the centre;*

3. *Environmental Management and Greenspace;*

- *Maintain and develop green space;*
- *Conservation areas are conserved;*
- *Degraded and contaminated sites are rehabilitated;*
- *Uses and works minimise risks and nuisance;*
- *Buffers are created between incompatible land uses;*

4. *Infrastructure Efficiency:*

- *Uses support the efficient provision of infrastructure;*
- *Infrastructure is developed in an orderly manner;*
- *Sustainable water usage is facilitated;*

5. *Transport and Access:*

- *An efficient, safe and attractive transport network is developed;*
- *Pedestrian, cycle and vehicle connectivity is promoted;*
- *Conflict between freight, local and through traffic is minimised.*

6. *Economic Development:*

- *A range of uses are provided for;*
- *Uses associated with industrial development are provided;*
- *Non industrial uses are consolidated;*
- *Uses which attract high levels of visitation are avoided;*
- *Passive and active recreation opportunities are provided for;*

In response the following comments are offered:

1. The proposed development represents an opportunity to attract regionally significant business and industry to the locality which will assist in achieving economic growth, good design and ecological sustainability.
2. The subject site is located at the southern extent of the Regionally Significant Business and Industry Area, adjacent to the Brisbane River. Therefore, due to the locational context of the site, the proposed uses are to be generally low impact in nature (ie. the uses that are proposed are considered consistent uses in the zone). The proposed development is considered to offer pleasant levels of amenity offering a balance between built form and natural environment, through the retention and rehabilitation of the riparian zone and the additional landscaping proposed throughout the site.
3. The proposed development seeks to dedicate land adjacent to the Brisbane River as public open space (approximately 15% of the subject site). The riparian zone is proposed to be retained and rehabilitated as part of the proposal, and it will enjoy frontage to a public road for its entire length therefore, ensuring high levels of accessibility.

The subject site currently enjoys relative isolation from sensitive uses. However, the proposed riparian buffer assists in providing additional

separation between the residential development located on the western bank of the Brisbane River and the proposed development.

The subject site is currently listed as contaminated. As part of the proposal it is acknowledged that the Development Application will be referred to the Environmental Protection Agency to assess this matter further.

4. The subject site offers an opportunity to consolidate development in an existing area currently serviced by infrastructure. With extensions to existing systems, the site can be easily serviced representing efficient use of existing infrastructure. Brown Consulting has addressed this further in the Engineering Services Report.
5. The proposed development seeks to improve current access arrangements to the immediate vicinity by rescinding access easements to adjoining lots and by providing a public road. The roads have been designed in accordance with Council's requirements. The reader is referred to the Traffic Impact Assessment for further information.
6. The proposed development incorporates a range of lot and tenancy sizes to accommodate a broad range of uses. The proposal incorporates a Café on proposed Lot 3 to service the immediate uses of staff employed on the site (on proposed Lots 1 and 8). Proposed Lots 1, 3 and 8 include additional on site recreation areas to service the future users. It is considered that over time, the development will contain a broad range of complimentary industrial uses.

5.2.2 *Regional Business and Industry Zone*

The Overall Outcomes of the Regional Business and Industry Zone are quite extensive. Therefore, a summary of each of the Overall Outcomes is shown in *italics* below.

1. *Land Use Mix:*

- *Uses and works support the Business and Industry Strategy including uses that:*
 - *Assist with containment ie. reduce leakage;*
 - *Create high correlation between job opportunities and workforce skills;*
 - *Improve the skills base of the city;*
 - *Diversify the economic base;*
 - *Increase value adding production;*
 - *Improved the city's trade account.*

- *Mix of compatible uses;*
 - *Uses do not compete for the service functions of the City Centre;*
 - *Uses established on fully serviced land;*
 - *Uses capitalise on the resources and markets of the region.*
2. *Transport and Access:*
- *Integrated, efficient and safe transport network is created;*
 - *Pedestrian, cycle and vehicle connectivity is improved;*
 - *Conflict between freight, local and through traffic is minimised.*
3. *Environmental Management and Greenspace:*
- *Degraded and contaminated sites are rehabilitated;*
 - *Uses and works minimise risks and nuisance;*
4. *Infrastructure Efficiency;*
- *Uses support the efficient provision of infrastructure;*
 - *Sustainable water usage is facilitated;*

In response the following comments are offered:

1. The proposed development offers a significant opportunity to the City to create employment opportunities, to reduce leakage of blue collar labour to neighbouring cities and to diversify the City's economic base. The proposed development seeks to offer employment that closely correlates with the skill sets of the local population.
2. The proposed development does not necessitate the upgrading of the existing local road network. However, the proposed development has been designed to ensure that an efficient, safe and accessible road network is provided internal to the development. Furthermore, Lot 3 incorporates communal bicycle and shower facilities to encourage cycling to work.
3. The subject site is contaminated and it is acknowledged that the Application is required to be referred to the Environmental Protection Agency for an assessment. Furthermore, the proposed development seeks to minimise the potential for further contamination.

The subject site is surrounded by land included in similar zones with similar uses currently occurring, therefore, the proposed development should not create any significant impacts in relation to risks and nuisance.

4. The subject site offers an opportunity to consolidate development in an existing area currently serviced by infrastructure. With extensions to existing systems, the site can be easily serviced representing efficient use of existing infrastructure. Brown Consulting has addressed this further in the Engineering Services Report.

5.2.3 *Regional Business and Industry (Low Impact Sub Area)*

The Overall Outcomes of the Regional Business and Industry (Low Impact Sub Area) are as shown in *italics* below.

1. *As the Sub Area is located in close proximity to major road and rail transport infrastructure it is envisaged that Redbank will become the focus for a mixed business and industry area (MIBA) and possibly adopt a focus towards a freight transfer facility, providing an opportunity for the establishment of transport orientated activities such as warehousing, distribution and wholesaling.*
2. *New uses take advantage of the attractive location offered by the riverfront setting.*
3. *Significant intensification of industrial uses in the Sub Area are dependent upon upgrades to and rationalisation of interchanges and roads.*
4. *The provision of a new interchange to the Ipswich Motorway is a major priority.*
5. *Business support activities for the Redbank Peninsula may be provided within the existing neighbourhood centre, to the south of the railway line.*
6. *Alternatively, a new local centre may prove to be viable within the peninsula area, preferably along a major road circulation route.*

In response the following comments are offered:

1. The proposed development seeks to create 19 new lots from the parent parcel plus new road and public open space adjacent to the Brisbane River. The proposed development also seeks to achieve General Industry, Business Use (Café) and Caretaker's Residential land use rights to facilitate the development of the estate. The Applicant intends to develop proposed Lots 1, 3 and 8 to a high standard to encourage a mix of clean industries into the estate that will benefit from high levels of accessibility to road and rail infrastructure.
2. The Applicant intends to attract clean industries and businesses eg. Café that will be able to benefit from the sites locational advantages ie. adjacent to the Brisbane River. ~~The locational advantage will assist the Applicant in~~ attracting a higher calibre of industries than what might otherwise be interested in locating in the estate if it were not located adjacent to the Brisbane River.

3. A Traffic Impact Assessment has been undertaken and it has been determined that the traffic associated with the proposed development will be able to be absorbed by the existing road network.
4. Not Applicable.
5. Not Applicable – business support activities are not proposed.
6. Not Applicable – a new local centre is not proposed.

5.2.4 *Regional Business and Industry Buffer Zone*

The Overall Outcomes of the Regional Business and Industry Buffer Zone are quite extensive. Therefore, a summary of each of the Overall Outcomes is shown in *italics* below.

1. *Buffer Effects:*

- *Separation of business and industry uses from sensitive uses and residential areas;*
- *Retention of significant areas of native vegetation;*
- *Uses that have minimal to low impact may be able to be established.*

2. *Environmental Management and Greenspace:*

- *Maintenance and development of overall green space;*
- *Contaminated sites are used in an appropriate manner;*
- *Uses and works are located to minimise nuisance and risk;*
- *Land within this zone is intended to act as a buffer and conserve the environment.*

3. *Transport and Access:*

- *An integrated, efficient, safe and attractive transport network is provided;*
- *Pedestrian, cycle and vehicle connectivity are enhanced;*
- *Conflict between traffic and pedestrians is minimised.*

4. *Infrastructure Efficiency*

- ~~*Uses support the efficient provision of infrastructure.*~~

In response, the following comments are offered.

1. The subject site contains two areas included in the Buffer zone, ie. land adjacent to the Brisbane River and land located in the south eastern corner of the site.

The land located adjacent to the Brisbane River is proposed to be retained and enhanced as detailed in Orogen Pty Ltd's Rehabilitation Plan. Therefore, its purpose as a buffer will be enhanced and utilised to buffer the Brisbane River from the development.

The south eastern corner of the site currently included in the Regional Business and Industry Buffer zone is understood to reflect the flood issues in this location. Waterway Solutions Consulting Engineers in consultation with Brown Consulting has addressed the issue of flooding and adequately demonstrated that this part of the site is able to be developed. At the present moment, the Development Application seeks only to create a new lot ie. proposed Lot 9 in the area that is currently affected. The use of proposed Lot 9 will be the subject of a separate application in due course. In the interim, it is considered that the Regional Business and Industry Buffer zone serves little purposes in this locality.

The subject site is not located near sensitive uses. The nearest sensitive use is the residential development occurring on the other side of the Brisbane River. The nearest residence is located 380m from the proposed development. A noise impact assessment has determined that the residential development will not be unduly affected by the proposed development.

Furthermore, it is considered that the proposed development respects and furthers the intention of the Regional Business and Industry Buffer zone on that land located adjacent to the Brisbane River.

2. The proposed development represents an opportunity to create an open space link along the banks of the Brisbane River that is not currently available.

Furthermore, the proposed development seeks to minimise the potential for further contamination to occur. It is acknowledged that the Application requires referral to the Environmental Protection Agency in this regard and that this matter will be further investigated.

The land located along the Brisbane River to be retained in the Regional Business and Industry Buffer zone. This land will provide a green space buffer between the proposed development and the residential development occurring on the western side of the Brisbane River. Notwithstanding, David Moore has confirmed that the existing residents located on the western side of the Brisbane River at Landings Place will not be unduly affected by noise generated by the proposed development.

3. The proposed development does not necessitate the upgrading of the existing local road network. However, the proposed development has been designed to ensure that an efficient, safe and accessible road network is provided internal to the development.

4. The proposed development represents an opportunity to intensify the use of appropriately zoned land in a location that is already serviced by existing infrastructure.

5.2.5 *Planning Scheme Codes*

The Planning Scheme consists of Sub Area Codes, Overlay Codes and Use Codes. The applicable Planning Scheme codes include the following:

Zone Code:

- *Regionally Significant Business and Industry Areas Code;*
- *Regional Business and Industry Zone;*
- *Regional Business and Industry Buffer Zone;*

Sub Zone Code:

- *Sub Area RB3 – Redbank Peninsula and Industry (RB3L) and Medium Impact Business and Industry (RB3M)*

Overlay Codes:

- OV – Character Places (not addressed);
- OV5 – Flood Development Line 1 in 20 Overlay (Refer to Waterway Solutions Report);
- OV5 – Flood Line 1 in 100 Overlay (Refer to Waterway Solutions Report);
- OV3 – Mining Influence Area Overlay (Refer to Moreton Geotechnical Report);

Use Codes:

- *Reconfiguring a Lot Code* (Items 27 – 32 addressed by Brown Consulting);
- *Commercial and Industrial Code;*
- *Residential Code (Caretaker's Residential);*
- Parking Code (Adam Pekol Consulting);
- Earthworks Code (Brown Consulting).

Only those Codes shown in ***bolded italics*** are addressed in this Report. The remainder of the Codes are addressed by others as identified above. The Character Places Code has not been addressed, as a Heritage Architect has not been consulted. Should Council consider it necessary to address this Code, then advice from a suitably qualified person will be sought.

REGIONALLY SIGNIFICANT BUSINESS AND INDUSTRY AREAS CODE

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
Transport and Access <ol style="list-style-type: none"> A strategic transport network is provided, as outlined in Map 4 in Schedule 7; Carparking is provided in accordance with the demand generated by uses or works, and may include shared parking and access arrangements; The design and layout of parking facilities is – <ol style="list-style-type: none"> integrated (particularly for adjoining carparks); located to minimise disruption to traffic flow; and located and designed to minimise pedestrian and vehicle conflicts. Service and delivery areas – <ol style="list-style-type: none"> provide safe and efficient access to sites; are combined, where possible with adjoining uses; minimise disruptions to local traffic; and reduce pedestrian/vehicular conflicts. 	No Solution Provided	Complies. <ol style="list-style-type: none"> Noted. Refer to Traffic Impact Assessment. Carparking is discussed in the body of the report. Proposed Lots 1 and 3 will be provided with adequate on site parking. The deficiency in parking provided for proposed Lot 8 is intended to be rectified with a subsequent application to be lodged with Council for the development of proposed Lot 9 for the purposes of a communal carparking area and additional General Industry uses. Noted. Refer to proposal plans prepared by John Marsson & Associates Pty Ltd and the Traffic Impact Assessment. The service and delivery areas have been designed to cater for the sites needs in accordance with the relevant standards.
Environmental Management <ol style="list-style-type: none"> The quality of stormwater runoff from a use or site is similar to or better than the established water quality standards for the receiving waters or lawful point of discharge. Uses and works are designed to support integrated catchment management, including <ol style="list-style-type: none"> protection and rehabilitation of natural drainage patterns and riparian vegetation; environmentally acceptable effluent and runoff management systems or techniques which prevent pollution of water sources; and appropriate buffering along any adjoining major watercourses. Uses and works with the potential for material or serious environmental harm, establish and implement a site specific Environmental Management Plan, which describes the measures to be used or minimise adverse impacts, and how such measures are to be implemented during the life of the development. 	No Solution Provided	Complies. <ol style="list-style-type: none"> Waterway Solutions Consulting Engineers have assessed the proposal and prepared a Stormwater Management Plan. The report includes recommendations to ensure that the water quality and quantity criteria are achieved. Refer to report prepared by Waterway Solutions Consulting Engineers. Not Applicable.
Visual Framework		

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>a. Uses and works which adjoin a Designated Road, are designed to minimise –</p> <p>(i) the overall visual impression of the City; and</p> <p>(ii) the character of the particular area in which the site is located.</p> <p>b. Uses and works which adjoin a gateway entry into Regionally Significant Business and Industry Areas are designed to enhance the sense of arrival and the overall character of the particular area in which the site is located.</p>	<p>No Solution Provided.</p>	<p>Complies.</p> <p>The proposed development has been designed to ensure that a high quality development is created. Although not located at the entrance to the Regionally Significant Business and Industry Area, the estate has been carefully designed to ensure that the overall development attracts clean and tidy industries.</p>

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COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>Density and Character</p> <p>(1) Uses and works maintain the amenity of nearby residential areas and adjoining business premises and protect and enhance important townscape and landscape elements, having regard to: -</p> <ol style="list-style-type: none"> Boundary clearances and the provision of space around buildings; Access to natural light and ventilation; Privacy; Noise attenuation; Vegetation protection within buffer areas; Appropriate landscape treatment of buffer areas and street frontage areas; and The form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings. 	<p>No Solution Provided</p>	<p>Complies. The proposed development is located approximately 380m from the nearest residence located on the other side of the Brisbane River at Landings Place. A noise impact assessment has determined that noise mitigation measures are not required. The reader is referred to the Report for further detail.</p> <ol style="list-style-type: none"> Proposed Lots 1, 3 and 8 have each been designed to maximise the efficient use of space, whilst ensuring that each site is able to accommodate recreation areas for the benefit of staff. Each site incorporates zero lot lining where possible (<i>Refer to plans prepared by John Marsson & Associates Pty Ltd</i>). Each of the buildings on proposed Lots 1, 3 and 8 incorporate the use of glass as much as practicable to ensure maximum sunlight penetration into the buildings. Ventilation will be assisted through the use of windows and roller doors. Each of the buildings offer separate external access and each offers relatively high levels of privacy given the nature of the proposed development. The nature of the construction ie. tilt up slabs will offer some level of noise attenuation. Additional noise attenuation measures can be employed if considered necessary at a later date. The riparian buffer area is proposed to be rehabilitated as detailed in Orogen Pty Ltd's rehabilitation plan and Jeremy Ferrier's landscape plan. The proposed treatment of the riparian buffer is considered to further the purpose of the Regional Business and Industry Buffer zone. Refer to Jeremy Ferrier's landscape plan. The buildings will be largely constructed from tilt up slabs. However, through the use of light weight finishes, varying roof forms and pitches, varying window types and shapes and a modern colour scheme the built form will appear less bulky than traditionally seen in industrial developments.
<p>Streetscape and Visual/Aesthetic Considerations</p>		

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
(2)	<p>a. New uses and works –</p> <ul style="list-style-type: none"> i) Avoid large expanses of blank walls, particularly where visually prominent; ii) Are designed and located in a manner which is sympathetic and respectful of places of cultural significance or streetscape value; iii) Provide high quality, attractive street facades, which incorporate appropriate materials, colours and architectural details of a high standard; iv) Provide appropriate landscaped treatment, including street trees; and v) Conserve existing large/mature vegetation, where possible. <p>b. Landscaping is designed, constructed and maintained to –</p> <ul style="list-style-type: none"> i) Soften the view of large areas of hard paving when viewed from adjoining streets; and ii) Soften or screen the view into unsightly storage or work areas; and iii) Incorporate shade planting to parking areas; and iv) Provide buffers to improve amenity or environmental impacts particularly where industrial uses adjoin residential areas or riparian corridors 	<p>2(a) Street facades of buildings are constructed of brick or painted masonry, non-reflective glass, or a combination of these materials;</p> <p>2(b)</p> <ul style="list-style-type: none"> (i) a minimum 10 metre wide densely planted landscaped buffer is provided where the use abuts land included in a zone in which the use is listed as an inconsistent use. (ii) a screen fence is provided to a height of 2 metres along all common property boundaries to an adjoining site which is zoned or used for residential purposes. 	<p>Complies.</p> <ul style="list-style-type: none"> a. The buildings will be largely constructed from tilt up slabs. However, through the use of light weight finishes, varying roof forms and pitches, varying window types and shapes and a modern colour scheme the built form will appear less bulky than traditionally seen in industrial developments. With regards to landscaping, the reader is referred to Orogen Pty Ltd's rehabilitation plan and Jeremy Ferrier's landscape plan. The site has been designed to ensure the retention and rehabilitation of the riparian buffer zone. Furthermore, proposed Lots 1, 3 and 8 incorporate on site recreation areas for the benefit of staff. b. (i) Not Applicable. (ii) Not Applicable.
Building Setbacks			
(4)	<p>Buildings are designed and located –</p> <ul style="list-style-type: none"> a. To provide a spacious/transitional character between sensitive uses eg. residential and high impact uses eg. industrial; b. To ensure that the use has no significant amenity or environmental impacts of the Zone. 	<p>(a) the frontage setback of building is –</p> <ul style="list-style-type: none"> (i) consistent with that of buildings on adjoining sites; or (ii) where there is no obvious building setback reference, the frontage setback is 6 metres or half the height of the building, whichever is the greater. <p>(b) where new uses and works do not have a detrimental impact on the amenity and character of adjacent land uses, buildings are either built up to the side and rear boundaries or have a minimum setback of 4 metres.</p> <p>(c) a minimum of 10 metres wide densely planted landscaped buffer is provided where the use abuts land included in a zone in which the use is listed as an inconsistent use.</p>	<p>Complies. As the area is characterised by dilapidated buildings and ancillary structures – except for the wool mills, a clear setback is not readily definable.</p> <p>Therefore, proposed Lot 1 has been designed with a zero lot lined boundary on the western and southern side boundaries and a minimum of 6.0m setback on the northern and eastern boundaries.</p> <p>Proposed Lot 3 has been designed with a zero lot lined boundary on the northern side boundary and a minimum setback of 6.0m to the frontage. The setbacks to the southern and eastern boundaries range from between 4.0m and in excess of 6.0m.</p> <p>Proposed Lot 8 has been designed with a zero lot lined boundary on the northern side boundary and a minimum of a 6.0m setback on all other boundaries. Proposed Lot 8 also incorporates a regional bio retention basin which is located between the building and the frontage on the western boundary.</p>
Building Height			

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
(6) Achieve a low rise, human scale, building profile which offers an attractive, comfortable and safe pedestrian environment	Buildings and other structures are no more than 3 storeys, or 11 metres above finished ground level, unless appropriate with – (a) the scale of adjoining development; and (b) the extent of fall across the site; and (c) the character and amenity of the area and the overall townscape.	Complies. All of the buildings proposed on proposed Lots 1, 3 and 8 have a maximum height of 8.5m above ground level.
Building Orientation		
(8) a. Buildings generally address the street frontage or frontages by – (i) being aligned parallel to the street, rather than at an angle to the street; and (ii) providing clear, legible entry points. b. Buildings are designed so that overlooking and opportunities for casual surveillance of public spaces, car parking areas and pedestrian paths are provided.	No Solution Provided	Complies. The buildings proposed for proposed Lots 1, 3 and 8 are orientated toward the new roads which they front as much as practicable.
Skyline Elements/Rooftop Design		
(9) The design of roof forms ensure that plant rooms and equipment – a. Are appropriately concealed; and b. Do not detract from the overall character and amenity of the area.	No Solution Provided	Complies. Refer to plans prepared by John Marsson & Associates Pty Ltd. Council can condition this matter.
Parking		
a. Wherever possible, there is an integrated design and layout for adjoining parking areas; b. Carparking areas are attractive and contribute to, rather than detract from local character; c. Carparking areas are designed and located to minimise disruption to traffic flow and to minimise pedestrian/vehicle conflicts.	No Solution Provided	Complies. Proposed Lots 1, 3 and 8 have each been designed to incorporate on site parking. Parking has been provided under the projection at the mezzanine level to provide covered parking for staff and customers where possible. Each of the subject sites have also been designed to incorporate landscaped and recreation areas which will assist in softening the impact of sealed carparking areas.
Service and Delivery Areas		
(11) a. Service and delivery areas provide safe and efficient access to sites; b. Service and delivery areas are designed and located to suit the scale of existing and future uses of the site and the type of vehicles that may service the site.	No Solution Provided	Complies. The subject site has been designed to include an Industrial Collector Road as the primary loop road, with a Industrial Access as the secondary loop road. In addition, proposed Lots 1, 3 and 8 have each been designed to take the vehicles likely to be requiring access. Refer to the Traffic Impact Assessment for further details.
Provision of Infrastructure		
(12) a. Infrastructure is – (i) provided to meet the standards at the least whole of life cost, including avoiding unnecessary duplication; and	Infrastructure is provided to the standards stated in the Planning Scheme Policy 3 – General Works.	Complies. Refer to the Engineering Services Report prepared by Brown Consulting for details. Access to all necessary infrastructure is available.

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<ul style="list-style-type: none"> (ii) comprised of components and materials that are readily accessible and available from local sources; and (iii) readily integrated with existing systems and facilitates the orderly provision of future systems. b. New uses or works are connected to a sewerage system or an appropriate on-site effluent treatment and disposal system. c. Sustainable water usage is facilitated, particularly where relating to water sensitive design and use of recycled water. 		

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	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
	Vegetation Protection and Landscaping (1) <ul style="list-style-type: none"> a. Existing vegetation is retained and, where necessary, enhanced with supplementary planting preferably of local native vegetation, to increase buffer effects. b. Densely planted buffers are provided to: - <ul style="list-style-type: none"> (i) nearby residential areas; (ii) designated roads; and (iii) designated watercourses. 	No Solution Provided	Complies. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone. The proposed development incorporates the retention and rehabilitation of the riparian buffer zone adjacent to the Brisbane River as reflected in the Regional Business and Industry Buffer zone. Orogen Pty Ltd in consultation with Jeremy Ferrier Landscape Architect has prepared a rehabilitation and landscape plan to demonstrate how the site will be treated. Proposed Lots 1, 3 and 8 each incorporate a landscaped area at the road frontages, in addition to onsite recreation areas for staff use. Also the entrance to the development on the southern side of the entrance road, will be landscaped to create a green space entrance. The reader is referred to Jeremy Ferrier's landscape plan for further detail regarding this matter.
	Density and Character (2) Uses and works maintain amenity and protect and enhance important townscape and landscape elements having regard to – <ul style="list-style-type: none"> a. Boundary clearances and the provision of space around buildings; b. Access to natural light and ventilation; c. Privacy; d. Noise attenuation; e. Retention of existing vegetation and supplementary planting, particularly where business and industry activities may be overlooked by residential areas; f. Appropriate landscape treatment of buffer areas and street frontages or where adjoining sensitive land uses; and g. The form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings. 	No Solution Provided	Complies. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone. The proposed development is located approximately 380m from the nearest residence located on the other side of the Brisbane River at Landings Place. A noise impact assessment has determined that noise mitigation measures are not required. The reader is referred to the Report for further detail. <ul style="list-style-type: none"> a. Proposed Lots 1, 3 and 8 have each been designed to maximise the efficient use of space, whilst ensuring that each site is able to accommodate recreation areas for the benefit of staff. Each site incorporates zero lot lining where possible (<i>Refer to plans prepared by John Marsson & Associates Pty Ltd</i>). b. Each of the buildings on proposed Lots 1, 3 and 8 incorporate the use of glass as much as practicable to ensure maximum sunlight penetration into the buildings. Ventilation will be assisted through the use of windows and roller doors. c. Each of the buildings offer separate external access and each offers relatively high levels of privacy given the nature of the proposed development.

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
		<p>d. The nature of the construction ie. tilt up slabs will offer some level of noise attenuation. Additional noise attenuation measures can be employed if considered necessary at a later date.</p> <p>e. The riparian buffer area is proposed to be rehabilitated as detailed in Orogen Pty Ltd's rehabilitation plan and Jeremy Ferrier's landscape plan. The proposed treatment of the riparian buffer is considered to further the purpose of the Regional Business and Industry Buffer zone.</p> <p>f. Refer to Jeremy Ferrier's landscape plan.</p> <p>g. The buildings will be largely constructed from tilt up slabs. However, through the use of light weight finishes, varying roof forms and pitches, varying window types and shapes and a modern colour scheme the built form will appear less bulky than traditionally seen in industrial developments.</p>
Streetscape and Visual/Aesthetic Considerations		
<p>(3)</p> <p>a. New uses and works take account of, and where appropriate protect the important townscape and landscape features of the zone and adjacent areas</p> <p>b. New uses and works</p> <p>(i) avoid large expanses of blank walls, particularly where visually prominent;</p> <p>(ii) are designed and located in a manner which is sympathetic and respectful of places of cultural significance or streetscape value;</p> <p>(iii) Provide high quality, attractive street facades, which incorporate appropriate materials, colours and architectural details of a high standard;</p> <p>(iv) provide appropriate landscaped treatment, including street trees; and</p> <p>(v) conserve existing large/mature vegetation, where possible.</p> <p>c. Landscaping is designed, constructed and maintained to –</p> <p>(i) soften the view of large areas of hard paving when viewed from adjoining streets or nearby residential areas; and</p> <p>(ii) soften or screen the view into unsightly storage or work areas; and</p> <p>(iii) incorporate shade planting to parking areas.</p> <p>d. Industrial activities or other activities which are likely to have a significant affect on acoustic or visual amenity are, where</p>	<p>No Solution Provided</p>	<p>Complies. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone.</p> <p>The buildings will be largely constructed from tilt up slabs. However, through the use of light weight finishes, varying roof forms and pitches, varying window types and shapes and a modern colour scheme the built form will appear less bulky than traditionally seen in industrial developments. The reader is referred to the plans prepared by John Marsson & Associates Pty Ltd for details.</p> <p>With regards to landscaping, the reader is referred to Orogen Pty Ltd's rehabilitation plan and Jeremy Ferrier's landscape plan. The site has been designed to ensure the retention and rehabilitation of the riparian buffer zone. A significant area of landscaping is proposed on the southern side of the entrance road. Furthermore, proposed Lots 1, 3 and 8 incorporate landscaping and on site recreation areas for the benefit of staff.</p> <p>With regards to acoustic impact, David Moore has confirmed that the existing residences located on the opposite side of the Brisbane River will not be noise affected. Refer to David Moore & Associates Report for further information regarding this matter.</p> <p>With regards to visual amenity, it is submitted that the proposed development will lift the standard of development within the immediate vicinity, particularly given the state of existing buildings in the locality. The proposed development will improve the existing level of visual amenity whilst respecting the environmental features of the site.</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
possible, sited on the opposite side of ridgelines or vegetation clusters where adjoining – (i) existing or future residential areas; (ii) designated roads; or (iii) designated watercourses.		
Building Setbacks (4) Buildings are designed and located to: - a. Provide a spacious and transitional character; and b. Ensure that there is no significant amenity or environmental impact outside of the zone.	a. Where there is no obvious building setback reference to a street, the frontage setback is 20 metres or half the height of the building, whichever is the greater. b. New uses and works are setback 50 metres from the alignment with a Designated road.	Not Applicable. No buildings are proposed on the land included in the Regional Business and Industry Buffer zone. The setbacks employed are based on the requirements for the Regional Business and Industry (Low Impact Sub Area) zone.
Building Height (6) A low rise, human scale, building profile is achieved which offers an attractive, comfortable and safe pedestrian environment.	Buildings are limited to a single storey in height, unless appropriate with – a. The scale of adjoining development; and b. The extent of fall across the site; and c. The character and amenity of the area and the overall townscape.	Not Applicable. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone. The proposed building height does not exceed 8.5m and complies with the requirements for the Regional Business and Industry (Low Impact Sub Area) Zone.
Building Orientation (8) a. Buildings generally address the street frontage or frontages by – (i) being aligned parallel to the street, rather than at an angle to the street; and (ii) providing clear, legible entry points. b. Buildings are designed so that opportunities for overlooking and casual surveillance of public spaces, parking areas and pedestrian paths are provided.		Not Applicable. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone. Notwithstanding, buildings proposed on proposed Lots 1, 3, and 8 have been designed to address the internal roads and to create a sense of identity. Access to each of the sites and the buildings is readily identifiable and will assist in ensuring a legible built form is established.
Skyline Elements/Rooftop Design (9) The design of roof forms ensure that plant rooms and equipment – a. Are appropriately concealed; and b. Do not detract from the overall character and amenity of the area.		Not Applicable. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone.
Parking		

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
(10) a. Where ever possible, there is an integrated design and layout for adjoining parking areas; b. Car parking areas are attractive and contribute, rather than detract, from local character; c. Car parking areas are designed and located to minimise disruption to traffic flow and to minimise pedestrian/vehicle conflicts.	No Solution Provided	Not Applicable. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone. Notwithstanding, each of the parking areas proposed to service proposed Lots 1, 3 and 8 have been designed to complement the buildings and to service the individual units proposed. Where possible parking has been provided under the mezzanine levels so that covered parking is also available. Parking has been located to ensure it does not interfere with vehicular manoeuvring areas.
Service and Delivery Areas		
(11) a. Service and delivery areas provide safe and efficient access to sites. b. Service and delivery areas are designed and located to suit the scale of existing and future uses of the site and the type of vehicles that may service the site.	No Solution Provided	Not Applicable. Note – no new buildings are proposed on land included in the Regional Industry and Business Buffer Zone. Notwithstanding, the subject site has been designed to include an Industrial Collector Road as the primary loop road, with a Industrial Access as the secondary loop road. In addition, proposed Lots 1, 3 and 8 have each been designed to take the vehicles likely to be requiring access. Refer to the Traffic Impact Assessment for further details.
Provision of Infrastructure		
(12) a. Infrastructure is – (i) provided to meet appropriate standards at the least whole of life cycle cost, including avoiding unnecessary duplication; and (ii) comprised of components and materials that are readily accessible and available from local sources; and (iii) readily integrated with existing systems and facilitates the orderly provision of future systems. b. New uses or works are connected to a sewerage system or an appropriate onsite effluent treatment and disposal system.	Infrastructure is provided to the standards stated in Planning Scheme Policy 3 – General Works	Complies. Brown Consulting has considered the servicing requirements and has addressed same in the Engineering Services Report. Access to all necessary infrastructure is available.
Nearby Residential Amenity		
(13) a. Particular attention is given to mitigating potential noise for nearby residents. b. Appropriate measures may include – (i) minimal to no openings in building walls facing residences; (ii) enclosure or other suitable acoustic treatments for machinery; (iii) careful placement and screening of outdoor storage and work areas; and (iv) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.	Not Applicable	Complies. David Moore & Associates has undertaken an environmental noise assessment with regards to the residential development occurring on the western bank of the Brisbane River – Landing Place. The acoustic assessment has confirmed that the closest residence is located 380m away from the proposed development and that the existing residential development will not be noise affected as a result of the development. Notwithstanding, the rehabilitation of the riparian buffer including additional planting will assist in providing further separation ie. in addition to the Brisbane River, between the proposed development and the residential development at Landing Place.

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
Operational Airspace – Wildlife Hazards (15)	a. Particular attention is given to the covering or containment of food and waste sources so as not to attract wildlife (particularly birds or bats) that are likely to affect the operational airspace within 8km of the RAAF Base Amberley. b. Turf farming and fruit farming are managed within 8km of RAAF Base Amberley to avoid the attraction of wildlife (particularly birds or bats) that is likely to affect the operational airspace of RAAF Base Amberley.	Turf farming and fruit farming are avoided within 3km of RAAF Base Amberley.	Not Applicable. The RAAF Base is located approximately 14km west of the subject site (measured as the crow flies).

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
Streetscape, Visual/Aesthetic and Environmental Considerations (a) (i) New uses and works present a high standard of visual amenity with regard to both their built form and landscaped setting – a. Adjoining the Brisbane River and Goodna Creek; and b. The main approach routes along the Railway line and Old Brisbane Road/Brisbane Terrace. (ii) New uses and works adjoining the Brisbane River and Goodna Creek incorporate a parkland setting with an open space corridor immediately adjoining the river and creek systems. (iii) Landscaping, including street trees, is used to – a. Soften building outlines; b. To screen outdoor uses and service areas; and c. To enhance the overall appearance of the Sub Area when viewed from the Ipswich Motorway, main rail line and any inter suburban road links. (iv) New uses and works provide effective buffering and screening of noise, light, odour and visual intrusion, to nearby residential areas to the south and on the northern side of the Brisbane River, to maintain residential privacy and amenity. (v) Signage to the Ipswich Motorway and the main rail line is minimised.	No Solution Provided	Complies. The Applicant intends to develop proposed Lots 1, 3 and 8. The Applicant has specifically targeted these lots to ensure that the initial built form across the estate is of a high quality. The Applicant considers setting the standard for future development in the estate as key to the overall success of the development. Therefore, particularly attention has been given to ensuring that the proposed buildings reflect the key attributes of good design with regards to orientation, solar access, legibility, accessibility, building design generally and landscaping. Therefore, whilst the proposed buildings are proposed to be constructed primarily from tilt up slabs, each building incorporates modern light weight finishes, variation in roof form, pitch and design. Roof lines have been broken up to aid in creating visual interest and to break up large expanses of roofing materials. The designs incorporate the use of glass and larger openings to ensure that natural light is able to penetrate into the buildings. With a modern colour scheme and the planting of quality landscaping, it is considered that the buildings will present well and assist in attracting high end and clean industries – as opposed to some of the “dirtier” industrial uses that may otherwise be attracted to the site. In particular, Lot 3 has been targeted to accommodate the Café and Caretaker's Residence, as this lot will enjoy a vista toward the Brisbane River and will provide a pleasant environment for the end users. Furthermore, the development will be further enhanced by the retention and rehabilitation of the riparian buffer on the banks of the Brisbane River. The riparian buffer will create a green corridor which will not only assist in providing physical separation between the development and residential development at Landing Place, but will also provide for visual relief and soften the overall visual impact of the whole development.
Locational Factors (b) (i) Lower impact business and industry activities locate – a. Near the Brisbane Terrace frontage and the south eastern and south western perimeters of the Sub Area owing to the proximity to existing	No Solution Provided	Complies. The development will be marketed primarily to clean industries as opposed to the more traditional type general industry uses. This is reflected in the proposed buildings styles on proposed Lots 1, 3 and 8.

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>residences to the south and take advantage of the rail line and Brisbane Terrace frontage exposure and proximity to the Redbank Village Centre and Redbank Plaza;</p> <p>b. Near the riverfront in order to –</p> <p>(i) minimise the possibility of negative impacts on the amenity of residential land on the opposite side of the river;</p> <p>(ii) minimize the possibility of direct environmental impacts on the river;</p> <p>(iii) take advantage of the pleasant setting afforded by a riverfront location; and</p> <p>(iv) take advantage of a river front location for boat manufacturers and river freight transport.</p> <p>(ii) Medium impact business and industry activities –</p> <p>a. Locate where impacts can be effectively managed or controlled to acceptable levels, ie. generally towards the centre of the Sub-Area;</p> <p>b. Generally occur in enclosed, noise attenuated buildings within minimal outdoor activities; and</p> <p>c. Are likely to include activities and potential for significant off-site impacts.</p>		
<p>Nearby Residential Amenity</p> <p>(c)</p> <p>(i) Particular attention is given to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.</p> <p>(ii) Appropriate measures may include –</p> <p>a. Minimal to no openings in building walls facing residences;</p> <p>b. Enclosure or other suitable acoustic treatments for machinery;</p> <p>c. Careful placement and screening of outdoor storage and work areas; and</p> <p>d. Provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.</p>	<p>No Solution Provided.</p>	<p>Complies. David Moore & Associates has undertaken a noise impact assessment and established that the closest residence to the proposed development is located 380m away, on the opposite side of the Brisbane River at Landing Place. David Moore has also confirmed that noise mitigation measures are not required as the noise criteria will not be exceeded.</p>
<p>Business Mix</p> <p>(d)</p> <p>Low Impact Business and Industry (RB3L)</p> <p>Low Impact Business and Industry areas provide for –</p> <p>(i) low rise, well landscaped uses and works exhibiting a high quality of urban design particularly to street, river and creek frontages, with building complexes generally characterised by a mix of tenancies and opportunities for shared access and parking;</p>	<p>No Solution Provided.</p>	<p>Complies. The proposed development incorporates buildings of no more than 8.5m in height of single storey with mezzanines. As previously discussed the proposed buildings on proposed Lots 1, 3 and 8 have been designed to incorporate modern design principles and will assist in setting a high standard of development for the estate. Market research has been undertaken to establish the types, styles and sizes of industrial buildings needed in the area and therefore, the</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>(ii) a mix of small to medium sized business and industry activities which do not generate –</p> <ul style="list-style-type: none"> a. High volumes of heavy or articulated traffic; b. Movement and handling of materials outside normal business hours; or c. Emissions/impacts and safety risks unacceptable in an area close to residential or other sensitive land uses; <p>(iii) a land use buffer between higher impact uses (which are generally encouraged to locate within the Medium Impact (RB3M) Sub Area) and nearby sensitive land uses, particularly residential areas;</p> <p>(iv) uses that are predominantly conducted in buildings with suitable noise emission attenuation and that are sited, designed and constructed to minimise the adverse impacts on the amenity of nearby land;</p> <p>(v) emission generating activities and outdoor storage areas that are orientated away from nearby residential and public open space areas;</p> <p>(vi) the following desirable uses –</p> <ul style="list-style-type: none"> a. Business and industry training establishments; b. Churches and other appropriate community uses; c. 'clean' manufacturing and high technology industries (eg. computer, laser, robotics, electronics, medical and communications technology); d. Equipment hire; e. Indoor recreation; f. General industries; g. Outdoor sales and storage yards; h. Research and laboratories; i. Service trade uses; j. Small scale repair and maintenance activities; k. Storage areas; l. Support business, commercial and community services/activities; m. Trade sales, fitting, servicing and repairs; n. Transport depots; o. Vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and p. Warehousing and distribution. 		<p>development has been design to reflect this advice.</p> <p>Hence, proposed Lot 1 is intended to accommodate smaller tenancies with users likely to be associated with warehousing, distribution of a light industry type nature. These units have been located at the entrance to the estate as they are likely to accommodate "cleaner" users and therefore, present better over time (with respect to refuse generation, servicing requirements, activities etc).</p> <p>However, proposed Lot 8 has been designed to incorporate larger tenancies which will attract larger business that may have needs to be serviced by articulated vehicles and generate larger amounts of waste etc. Finally, it is envisaged that as the reconfiguration progresses, and the development is marketed, purchasers will look to build purpose built buildings to accommodate the intended use. It is anticipated that with the standard of design being set at the early stages of the development, later development will follow the trend and reflect the built form already established.</p> <p>At the present time the end users are unknown. However, for lots other than proposed Lots 1, 3 and 8 – all new uses will require Council approval anyway, which affords Council the opportunity to control the types of uses establishing in the estate.</p>
Medium Impact Business and Industry (RB3M)		
NOT APPLICABLE	Not Applicable	Not Applicable.

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
Residential/Industrial Estate Design (MAJOR SUBDIVISIONS ONLY) 1. For Major Subdivisions, the layout and design – <ol style="list-style-type: none"> Gives a residential neighbourhood or a commercial/industrial location a strong and positive identity, by responding to site characteristics, settings, landmarks, views and places of cultural significance and through clearly legible streets and streetscape themes, and in the case of residential neighbourhoods, open space networks; Provides a mix of lot sizes and enables a variety of housing types, commercial and industrial establishments and other compatible land uses; Distributes land uses so as to minimise infrastructure costs; Is to be cognizant of linear open spaces, and, in the case of residential neighbourhoods ensure they are located to defined the boundaries of neighbourhoods, and where appropriate, provide community focal points; Reinforces residential neighborhood identity by locating community, retail and commercial facilities at focal points within convenient walking distance for residents; Enhances for residential neighbourhoods personal safety and perceptions of safety, and minimise potential for crime, vandalism and fear through achievement of casual surveillance and, for commercial and industrial development, the layout enhances safety through the provision of alternative through routes ie. culdesacs are avoided; Provides a pedestrian network that is safe, attractive and efficient, running largely along public spaces (including streets and open spaces) fronted by houses or other development and avoiding areas or uses with 	No Solution Provided.	Complies. <ol style="list-style-type: none"> The proposed development of proposed Lots 1, 3 and 8 will assist in setting a high standard of design for the estate. The subject site does not require extensive amounts of cut or fill, and the existing levels can be largely retained. The development has been designed to be serviced by an Industrial Collector Road as the primary loop road and an Industrial Access Road as the secondary loop road. The road hierarchy assists in establishing a clear priority for motorists in the estate. Landscaping will largely be characterised by endemic species, and the riparian buffer will assist in softening the visual impact of the development by providing a green backdrop for the estate. The proposed development seeks to create a range of lot sizes to accommodate a range of uses in the estate. Lots sizes range from 1,150.3m² to 6,828.2m² with an average lot size of 3,000.9m². Tenancies proposed for proposed Lots 1 and 8 also offer a range of tenancy sizes to accommodate a range of users. The subject site represents an opportunity for infill development to occur in an area that is already serviced by existing urban infrastructure. The proposed development incorporates approximately 1.624ha of linear open space adjacent to the Brisbane River. The riparian zone is proposed to be rehabilitated and planted with endemic species. In addition proposed Lots 1, 3 and 8 each incorporate recreation areas for the benefit of future staff. Not Applicable – not for residential development. Not Applicable – not for residential development. The road layout incorporates sufficient space for pedestrian paths to be provided. Some pedestrian paths are proposed to be provided (Refer to the Landscape Plan). Council can condition this matter. Approximately 1.624ha of open space (which equates to 15%)

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
	<p>h. major breaks in surveillance; Provides well-distributed public open spaces that contribute to the legibility and character of the locality, provide for a range of uses and activities, are cost-effective to maintain, and contribute to stormwater management and environmental care; and</p> <p>i. Provides well located vehicle, cyclist and pedestrian networks that minimise local vehicle trips, maximise public transport effectiveness, and encourage walking and cycling to daily activities and to provide a recreation resource.</p>		<p>of the site is proposed adjacent to the Brisbane River which has road frontage for its entire length. Therefore, public access to the River will be improved.</p> <p>i. Sufficient room exists to incorporate pedestrian footpaths in the road reserves. In addition, a pedestrian path has been provided to ensure access to the Café from the rear via the secondary loop road.</p>
Lot Layout and Design			
(2)	<p>Lots (including hatchet lots) have the appropriate layout, area and dimensions to –</p> <p>a. Enable the siting and construction of a dwelling and ancillary outbuildings, where for the purpose of residential use;</p> <p>b. Enable the siting and construction of commercial or industrial buildings, where for the purposes of commercial or industrial use;</p> <p>c. Provide for landscaping, including private outdoor recreational space;</p> <p>d. Provide convenient vehicle access and parking;</p> <p>e. Take into account the slope for the land, in particular the desirability of minimising earthworks/retaining walls associated with the building construction;</p> <p>f. Overcome site constraints eg. undermining, flooding, drainage, bushfire risk, buffers to incompatible land uses;</p> <p>g. Conserve natural, cultural or special features (eg. trees, buildings, views etc);</p> <p>h. Provide within residential areas housing diversity and choice and within commercial/industrial areas a variety of choice for the different commercial and industrial development types;</p> <p>i. Avoid large concentrations of cottage lots and courtyard lots in the Low Density Residential Zones or Sub Areas;</p> <p>j. Ensure that cottage lots.....</p> <p>k. Enable lot frontages to be orientated towards the street and open spaces to facilitate personal safety, property security and casual surveillance of footpaths and public open space areas;</p> <p>l. Facilitate within residential areas.....</p> <p>m. Integrate with the surrounding urban environment, and in particular</p>	<p>Lot Layout and Design</p> <p>(2)</p> <p>a. the lot size, frontage and special characteristics for the different residential lot types are as outlined in Appendix A.</p> <p>b. the requirements for access easements for residential lots are to be those applicable for hatchet lots (see probable solution (4) below);</p> <p>c. the lot size, frontage and special characteristics for different commercial and industrial lot types are as outlined in Appendix B.</p> <p>d. the requirements for access easements, for commercial or industrial lots, although undesirable, re to be those applicable for hatchet lots (see Probable Solution (4) below)</p>	<p>Complies.</p> <p>a. Not Applicable – not for residential lots;</p> <p>b. Not Applicable – not for residential lots;</p> <p>c. Complies. The proposed lots have a minimum area of 2,000m² and a frontage of 20m except for proposed Lots 3, 4, 14, 15, 16 and 19. Proposed Lot 3 has an area of 1,150m² and a frontage of approximately 26.6m. The lot size is considered sufficient for the intended purpose ie. Café and Caretaker's Residential. Proposed Lots 4, 14, 15 and 16 all have frontages that exceed the 20m minimum but are all less than 2,000m² in area. Whilst a specific use is not proposed for these particular lots at this stage, based on market research there is a strong need for smaller industrial lots in the locality. Proposed Lot 19 is intended to ultimately amalgamate with the existing lot which it currently adjoins. Hence, its size is irrelevant, as it will be amalgamating with a much larger lot which will exceed the minimum requirement of 2,000m².</p> <p>d. All of the proposed lots have frontage to the new roads, except for proposed Lot 19, which once amalgamated with the lot to the rear will be accessed via the easement arrangements currently in place for that lot.</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>complement existing streetscapes and landscapes, and where possible in residential areas provide connectivity to facilitate shared use of public facilities by adjoining communities;</p> <p>n. Facilitate the integration of commercial and industrial development into its surroundings ensuring minimal impact on the amenity of adjacent or nearby areas;</p> <p>o. Ensure that the layout of commercial or industrial development abutting areas of residential development.....</p>		
<p>(3) A reconfiguration of land may produce one or more hatchet lots, provided –</p> <p>a. it is not likely to prejudice the subsequent reconfiguration or use of adjoining land;</p> <p>b. it is not desirable nor practicable for the subject and adjoining land to be otherwise reconfigured so as to have a frontage to another road which may be subsequently constructed;</p> <p>c. the siting of buildings on a proposed hatchet lot will not be detrimental to the amenity of the area;</p> <p>d. existing development of land in the area will not have a detrimental effect on buildings to be sited on the proposed detrimental effect on buildings to be sited on the proposed hatchet lots; and</p> <p>e. there is no reasonable alternative to the hatchet lot having regard to the site's topography, access, location, shape and size.</p>	<p>(3)</p> <p>a. the following apply in respect of residential lots.....</p> <p>b. the following apply in respect of commercial or industrial lots –</p> <p>(i) any lot having a common boundary with an access strip of a hatchet lot is to have a width of 25m at any point throughout its depth or is capable of providing an area containing a rectangle (suitable for building purposes) measuring 14m by 28m;</p> <p>(ii) hatchet lots are not used for commercial or industrial uses.</p>	<p>Complies.</p> <p>a. Not Applicable – not for a residential use.</p> <p>b. Not Applicable – hatchet lots are not proposed. Each proposed Lot, except for proposed Lot 19 has direct frontage to the new roads proposed. And as addressed above, Lot 19 will be amalgamated with a much bigger lot and access via existing access arrangements.</p>
<p>(4) Hatchet Lots.....</p>		
<p>(5) Designated Roads</p> <p>For major subdivisions, the road network has a clear structure and component roads conform to their function in the system.</p>	<p>Roads link with other roads that are no more than one level higher or lower in the hierarchy.</p>	<p>Complies. The proposed development will be serviced by an Industrial Collector Road as the primary loop road and an Industrial Access road as the secondary loop road. The hierarchy is considered legible.</p>
<p>(6) For major subdivisions, the road system is located so that it provides routes which are more convenient for external traffic than the residential or commercial/industrial street network.</p>	<p>The road network is generally located as outlined in Map 4 of Schedule 7.</p>	<p>Noted. Refer to the Traffic Impact Assessment.</p>
<p>(7) For major subdivisions, the road system has the capability to accommodate public transport services and has capacity to safely and efficiently accommodate projected movements.</p>	<p>The designated road system is provided as outlined in Map 4.</p>	<p>Noted. Refer to the Traffic Impact Assessment.</p>
<p>(8) For major subdivisions, the road network is provided in a manner where it complements the street network, public transport, pedestrians and cycle ways.</p>	<p>Where a Land Use Concept Master Plan, Town Centre Concept Plan or other approved Plan of Development exists, the road network conforms with this plan.</p>	<p>Noted. Refer to the Traffic Impact Assessment.</p>
<p>(9) For major subdivisions, safe and convenient links are provided for pedestrians and cyclists across designated roads.</p>	<p>Pedestrian and cyclist crossings of designated roads adjacent to residential and industrial areas are provided at intervals of not less than</p>	<p>Complies. The proposed development offers ample opportunity for pedestrians and cyclists to cross roads safely. Council can condition this matter.</p>

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
		500m and for commercial areas at intervals of not less than 200m in locations related to movement desire lines.	
(10) Intersections are located to provide safe and efficient connection and traffic interface between the street network and designated roads.		The location of intersections to designated roads is in accordance with the following Austroad publication – Guide to Traffic Engineering Practice	Noted. Refer to the Traffic Impact Assessment.
(11) Access arrangements do not impede the traffic performance of designated roads		<ul style="list-style-type: none"> a. Residential lots..... b. Any vehicle access for a residential lot..... c. Commercial or industrial lots do not have direct vehicle access to the road system unless there are no suitable access alternatives (provided by the street system), in which case vehicle access onto the designated road must be capable of being made in a forward direction using a left turn only. d. Any vehicle access is sited to obtain the maximum visibility. 	Noted. Refer to the Traffic Impact Assessment.
(11A) Road networks in areas within 6km of the RAAF Base Amberley.....		Road networks do not include.....	Not Applicable. The subject site is located approximately 14km east of the RAAF Base (measured as the crow flies).
(12) Residential premises are.....		There are no.....	Not Applicable. The proposed development is not for residential.
(13) Street Networks and Design For major subdivisions, the street network is to – <ul style="list-style-type: none"> a. For residential development.....; b. For commercial and industrial development, provide for the mixed functions of moving traffic, vehicles accessing lots and parked vehicles whilst allowing for the provision of public transport, for pedestrians and cyclists, and for expected vehicle traffic (including heavy vehicles). 		Where a Land Use Concept Master Plan, Town Centre Concept Plan or other approved Plan of Development exists, the road network conforms with this plan.	Noted. Refer to the Traffic Impact Assessment.
(14) For major subdivisions, the street network connects with Designated Roads to maximise movement efficiency on the main traffic routes, whilst at the same time minimising internal traffic volumes.		<ul style="list-style-type: none"> a. Intersections between designated roads and the internal street network are located so as to minimise restriction of movement on the designated roads, and to avoid traffic volumes in excess of 12,000 vpd on industrial avenues, 10,000 	Noted. Refer to the Traffic Impact Assessment.

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
		vpd on trunk collector streets, 5,000 vpd on internal connecting roads and 3,000 vpd on collector streets; b. For residential development..... c. For commercial and industrial development, intersection spacings between commercial/industrial streets and the road system are in accordance with Table 3.3A of Section 3.3 'The Street/Road Interface' of Queensland Streets.	
	(15) The street network has a clear structure and component streets conform to their function in the network.	Streets link with other streets that are no more than one level higher in the hierarchy.	Noted. Refer to the Traffic Impact Assessment.
	(16) The layout of the street network has clear physical distinctions between each type of street, based on function, economy, convenience, traffic volumes, vehicle speeds, public safety, amenity and in the case of commercial or industrial development, parking demand.	The street network reflects the characteristics outlined in Appendix C.	Noted. Refer to the Traffic Impact Assessment.
	(17) The design features of each type of street encourage driver behaviour appropriate to the primary function of the street in the network.	No Solution Provided.	Noted. Refer to the Traffic Impact Assessment.
	(18) Intersections are spaced to create safe and convenient vehicle movements.	Intersections are spaced in accordance with Section 2.11 Intersections of Queensland Streets.	Noted. Refer to the Traffic Impact Assessment.
	(19) The street network provides – a. Convenient movement for residents between their homes and designated roads; and b. For commercial or industrial development, convenient movement for vehicles (including heavy vehicles).	a. For residential development.... b. No more than three intersections are required to be negotiated in order to travel from any home to the most convenient collector street or designated road; c. All precincts of more than 100 lots/dwellings are provided with an alternative street access; d. For industrial development, the subdivision layout should use culdesacs only when unavoidable; e. For both residential and industrial development the culdesac length should be as short as possible and the turning area should provide for a single movement turn (refer to	Noted. Refer to the Traffic Impact Assessment.

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	section 9.12 Turning Areas of Queensland Streets) based on the typical manoeuvring areas for Council's design garbage truck.	
<p>(20) For major subdivisions –</p> <ul style="list-style-type: none"> a. There is provision for bus routes which are direct and safely accessible by foot from all dwellings, activity centres, commercial centres or industrial estates and which provide links with external areas and are efficient to operate. b. Streets carrying bus routes provide for ease of movement of buses between residential neighborhoods..... c. The alignment of the streets that form the bus route allow for efficient and unimpeded movement of buses without facilitating high traffic speeds. d. The street network offers opportunities for cost effective operation of demand responsive public transport services should the need arise, provide for both peak and off peak regular services and the potential future provision of demand responsive services. 	<ul style="list-style-type: none"> a. For major subdivisions, the cycleway network is located and provided as outlined in the Ipswich Cycle Strategy or Ipswich Open Space and Recreation Development Plan Review or where on approved Land Use Concept Master Plan or Town Centre Concept Plan or other Plan of Development exists, pedestrian/cyclist paths are provided in accordance with that plan. b. Footpaths and cycle paths are provided as specified in Appendices D, E, F and G; c. For residential development..... d. For commercial or industrial development pedestrian/cyclist connections are provided from local industrial streets to industrial collectors, to residential streets or to designated roads. 	<p>Noted. Refer to the Traffic Impact Assessment. Council can condition these matters.</p>
<p>(22) The street layout and design –</p> <ul style="list-style-type: none"> a. Takes account of the topography (especially steep land) and significant vegetation; b. Avoids steep slopes ie. greater than 15% so as to minimise landscape disturbance and vegetation loss; c. Avoids penetrating and fragmenting large tracts of remnant vegetation; d. Respects and protects places of cultural significance or streetscape value; e. Takes advantage of opportunities for views and vistas; f. Takes account of streetscapes that may be created or that already exist; 	<p>No Solution Provided</p>	<p>Noted. Refer to the Traffic Impact Assessment.</p> <ul style="list-style-type: none"> a. The part of the site intended to be developed is relatively flat, except for the south portion of the site. b. The part of the site intended to be developed is relatively flat, except for the south portion of the site. c. The riparian buffer zone is to be retained and rehabilitated. d. Not Applicable. Although the wool mills are located to the north of the subject site and the igloos are located to the east, the proposed development does not include these buildings. e. Views toward the river will be available to lots located at the western end of the site. Proposed Lot 3 has been designed to

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<ul style="list-style-type: none"> g. Permits the establishment of streetscapes that blend with existing streetscapes or comply with any approved public streetscape plan; h. Where practical, is oriented to promote efficient solar access for dwellings; i. Takes account of natural drainage and open space systems; j. Avoids crossing drainage features or open space areas particularly for access places and access streets; k. Is located, designed and managed to enhance the habitat and corridor requirements of native wildlife (plants and animals); l. Locates the streets the least environmentally sensitive sites; m. Avoids extensive use of cut and fill; n. Avoids important stands of vegetation to minimise the loss of important trees or ecosystems; o. Maintains interlocking tree canopies over fauna corridors, where possible, to allow for the movement of fauna and birds; p. Narrows the width of the carriageway or provide a wildlife underpass/bridge where it crosses wildlife movement corridors, such as riparian zones; q. At known wildlife crossing points, streets are narrowed and appropriate pavement surfacing, lighting, signage and fencing are provided to reflect the low-speed environment; r. Provides a high level of internal accessibility and good external connections for vehicles (including heavy vehicles in commercial and industrial areas), pedestrian and cycle movements, maintains appropriate traffic speeds, deters through-traffic, creates safe conditions for road users and for major subdivisions, limit the length of time local drivers need to spend in a low speed environment; s. For residential development..... t. For major subdivisions, ensure that traffic generated by a development is within the acceptable environmental capacity of the street network; u. Ensures that where within or abutting bushfire risk areas streets are designed, located and connected to allow safe and efficient movement of fire emergency vehicles; and v. Provides for the cost effective provision of public utilities, including water, sewerage, electricity, telecommunications and gas. 		<p>include a Café for this reason.</p> <ul style="list-style-type: none"> f. The proposed development incorporates significant areas of quality landscaping to assist in establishing streetscapes, in collaboration with the proposed buildings that will offer a pleasant level of amenity. g. The proposed development incorporates significant areas of quality landscaping to assist in establishing streetscapes, in collaboration with the proposed buildings that will offer a pleasant level of amenity. h. Buildings have been designed to incorporate openings and significant amounts of glass to allow for the penetration of natural light. i. Waterway Solutions Consulting Engineers has considered this matter and recommended the installation of local and regional bio retention systems in association with other methods to ensure that water quality and quantity criteria are achieved. j. Complies. k. Complies. The riparian zone is to be retained and rehabilitated. l. Complies. m. Extensive cut and fill is not required. n. Complies. o. Complies as much as practicable. p. Not Applicable. q. Not Applicable. r. Complies. s. Not Applicable. t. Noted – refer to Traffic Impact Assessment. u. Not Applicable. v. Complies – refer to Brown Consulting Engineering Services Report.
(22A) Street networks in areas within 6km of the RAAF Base Amberley.....	Street networks do not.....	Not Applicable. The RAAF Base is located approximately 14km east of the subject site (measured as the crow flies).
(22B) Recessed landscaped areas are to be provided at regular intervals to soften the	a. Where fences are >50m in length, landscaped recesses are to be	Complies. Landscaping is proposed across the site. Refer to Landscape Plan.

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
visual impact of long portions of acoustic or screen fencing along a street or road.	provided. b. These are to be a minimum of 1.5m deep, and comprise 10% of the total length of the fence.	
(23) Streets and lots are located so that dwellings are not subject to unacceptable levels of traffic noise.	a. Traffic noise in residential streets... b. For Large Lot Residential development.....	Not Applicable.
(24) The design of each type of street conveys the street's primary function and the street reserve width is sufficient to cater for all street functions, including – a. Safe and efficient movement of all users, including pedestrians and cyclists; b. Provision for parked vehicles; c. Provision of landscaping; and d. Location, construction and maintenance of public utilities.	a. The following street components for each type of street are as specified in Appendices D, E, F and G – (i) carriageway width; (ii) verge widths; (iii) street reserve widths; (iv) parking within the street reserve; (v) provision for parking lanes; (vi) kerb type; (vii) pedestrian and cyclist facilities; (viii) longitudinal gradients. b. All frontage and street construction works are to be in place or sufficient security provided before the Plan of Subdivision is approved by the local government.	Noted. Refer to the Traffic Impact Assessment.
(25) Provision of on-street carparking to ensure – a. For residential development - b. For commercial or industrial development – (i) sufficient and convenient short term parking to accommodate vehicles not catered for on site; (ii) parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards.	a. For residential development.... b. For industrial development, provision within the carriageway of parking lanes on both sides of all Industrial Streets, with widths as outlined in Appendix G. c. For residential development.... d. For multiple residential uses.... e. For residential development.....	Complies. a. Not Applicable. b. Noted. On site parking is proposed for proposed Lots 1, 3 and 8. Refer to Traffic Impact Assessment for further discussion. c. Not Applicable. d. Not Applicable. e. Not Applicable.
(26) Public Open Space Parks - a. are provided in the general locations as outlined in Map 6.2 of Planning Scheme Policy 5 – Infrastructure and Map 1 in Schedule 7; b. provide opportunities for casual surveillance; c. are, with the exception of linear or waterside parkland, easily visible	a. Where a Land Use Concept Master Plan, Town Centre Concept Plan, Open Space Master Plan or other Plan of Development exists, public open space is provided in accordance with that plan;	Complies. Public open space is proposed for the full length of the site's frontage to the Brisbane River. Approximately 1.624ha of public open space is proposed. Refer to the Ken MacDonald Surveys proposal plan. Whilst it is anticipated that few people will actually seek out the public open space, the buffer provides a pleasant environment for those wishing

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>from the street;</p> <p>d. are located away from excessive noise;</p> <p>e. are located and designed in accordance with the desired standards of service for each recreation setting outlined in Planning Scheme Policy 5 - Infrastructure.</p>	<p>b. In those lot reconfiguration where it is proposed that parkland be secured –</p> <p>(i) land dedications are provided (and are indicated on the Plan of Subdivision); and</p> <p>(ii) the areas of public open space are appropriate for their intended purpose; and</p> <p>(iii) the land is not constrained by encumbrances from providing public recreation uses; and</p> <p>(iv) the edges of the parkland are overlooked by housing or commercial or other development with active frontages that can provide effective informal surveillance, rather than adjoining the rear of the dwellings; and</p> <p>(v) for linear or waterside parkland –</p> <p>a. The lot layout aligns the parkland reserve along the river or creek edge;</p> <p>b. The extent of the parkland correlates with the adopted flood level or is a minimum width of 30m measures from the banks of the watercourse or as much in addition to the 30m to achieve at least a 10m width with slopes less than 1 in 20 (5%) to enable construction of walking/bicycle path and to facilitate maintenance; and</p> <p>c. The land is stable and useable for recreation and pedestrian/cycle movement, within the broader functions of drainage, conservation and visual amenity.</p>	<p>to access the river. The public open space has a continuous road frontage ensuring high levels of accessibility. Active frontages will be encouraged, and proposed Lot 3 and the proposed development of this lot demonstrates this. The proposed width of the open space varies from between 9.0m to 29m from the top of bank for its entire length. A fair amount of the open space will be at a grade able to support paths if considered necessary by Council. Whilst the land will be dedicated open space, its usage is expected to be relatively low primarily due to its locational context ie. within an industrial estate.</p>

12.7.4 Effects of Development - General Commercial and Industrial Provisions

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
Effects on Amenity and Public Utilities		
(1) The establishment of a commercial or industrial use has no significant detrimental effect on the amenity and general well-being of the area and does not impose a load on any public utility beyond its capability to service the use or works.	No Solution Provided	Complies. The proposed development is consistent with the Planning Schemes intention for development in the locality. The proposed development will not result in undue loads being placed on existing infrastructure.
Removal of Dwellings		
(2) An existing dwelling on the site of a commercial or industrial use is removed prior to the commencement of the commercial or industrial use, unless— (a) the building is listed as a Character Place in Schedule 2; or (b) approval has been obtained from the local government to use the building for a non-residential use.	No Solution Provided	Complies. All existing buildings will be removed to facilitate the development.
Site Amalgamation		
(3) Where the site for the proposed development comprises more than one lot, all lots are amalgamated by survey into one parcel prior to the submission of an application for the approval of building works.	No Solution Provided	Not Applicable.
Overshadowing and Wind Turbulence		
(4) The height and placement of buildings is designed to ensure that there is minimal overshadowing and creation of wind turbulence on adjoining properties, particularly where containing public spaces, which would have a detrimental impact upon the amenity of those properties. Note 12.7.4B (1) The local government may require a wind analysis or a shadow analysis. (2) Refer to Planning Scheme Policy 2— Information Local Government May Request	No Solution provided	Complies. The proposed buildings on proposed Lots 1, 3 and 8 do not exceed 8.5m and will not result in undue overshadowing, particularly of the open space alongside the river.
Hazards and Risks		
(5) (a) Hazards are controlled where appropriate by— (i) elimination of hazardous substances and processes which are	No Solution provided	Complies. Hazardous substances and processes are not proposed. Notwithstanding, Council can condition these matters.

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>not necessary to the overall functioning of the development;</p> <p>(ii) reduction of quantities of hazardous substances so that potential adverse effects are minimised;</p> <p>(iii) substitution of highly hazardous substances with less hazardous materials to reduce potential effects;</p> <p>(iv) attenuation of hazardous processes by designing operating conditions and procedures to lower potential impacts; and</p> <p>(v) simplification of designs and operating policies to reduce potential for human error.</p> <p>(b) Hazards are controlled by—</p> <p>(i) an appropriate safety management system;</p> <p>(ii) an effective emergency planning program; and</p> <p>(iii) a regular, high quality auditing system.</p> <p>(c) Where there is potential for stored material to escape and pollute nearby waters –</p> <p>(i) storage areas containing chemicals or potential pollutants are sealed and banded;</p> <p>(ii) outdoor storage areas are located above the adopted flood level; and</p> <p>(iii) on-site stormwater detention ponds are used to provide sediment and litter traps as a means of containing accidental spillages and preventing them from entering drainage systems.</p> <p>Note 12.7.4C</p> <p>(1) The local government may require a Hazard and Risk Assessment to be undertaken in response to a development.</p> <p>(2) Refer to Planning Scheme Policy 2 – Information Local Government May Request.</p>		
<p>Lighting</p> <p>Note 12.7.4D</p> <p>(1) The local government may request a lighting plan be prepared in response to a development proposal.</p> <p>(2) Refer to Planning Scheme Policy 2 – Information Local Government May Request.</p> <p>(6)</p> <p>(a) Lighting is –</p> <p>(i) provided in public streets and spaces, along pedestrian and</p>	<p>(7)</p> <p>(a) Illumination levels parallel to and at a distance of 1.5 m outside the boundary of the lot do not exceed 8 lux in either the vertical or horizontal plane for a height of 10 m above ground level.</p> <p>(b) Security lighting is consistent with</p>	<p>Noted. Council can condition this matter.</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>cyclist paths and car parking areas;</p> <p>(ii) located such that mature planting does not reduce its effectiveness;</p> <p>(iii) integrated into the total design with building, landscaping, signage, streetscape and public space design;</p> <p>(iv) used to illuminate buildings, public and communal areas and other areas that may be susceptible to criminal activity but avoids 'light spill' which would detract from the amenity of nearby areas (particularly residential uses) or contribute to hazardous traffic conditions;</p> <p>(v) appropriately placed to avoid shadows and glare which might put pedestrians at risk. (i.e. shielded light at eye level);</p> <p>(vi) not directed onto nearby properties;</p> <p>(vii) downward directed;</p> <p>(viii) appropriately shielded at its source;</p> <p>(ix) provided to vehicular and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night; and</p> <p>(x) provided for entry ways, and includes point-to-point lighting for pedestrian walkways.</p> <p>(xi) Wall mounted light fittings or ground mounted uplights of hidden source, are used to illuminate feature buildings and structures.</p> <p>(xii) Particular attention is given to the lighting of sites which are situated within 6km of the Amberley Air Base runway, so as not to cause distraction or interference with a pilot's visibility while in control of approaching or departing aircraft.</p>	<p>Australian Standard AS 4282 (1997) the Control of Obtrusive Effects of Outdoor Lighting.</p> <p>(c) Principal pedestrian and bicycle movement routes, public spaces and outdoor signage in public spaces is lit to the minimum Australian Standard of AS1158 (Public Lighting Code) so that these areas become the focus of legitimate pedestrian activity after dark.</p> <p>(d) Areas which are heavily used by pedestrians, such as major pedestrian routes, entries to buildings and entries to public toilets are lit with the power of 50 – 100 lux (lumens).</p> <p>(e) (e) Configurations of lights in straight parallel lines 500m – 1000m long, flare plumes, upward shining lights and flashing or sodium (yellow) lighting are avoided within 6km of the RAAF Base Amberley runway.</p> <p>Note 12.7.4F For advice on how to meet aviation safety requirements refer to CASA Guideline - "Lighting in the Vicinity of Aerodromes, Advice to Lighting Designers".</p>	
<p>Noise</p> <p>(8)</p> <p>(a) Noise from activities do not cause an environmental nuisance at noise sensitive places, including existing and future residential areas.</p> <p>(b) A reduction in noise impacts is achieved by—</p> <p>(i) regulating the hours of operation;</p> <p>(ii) locating noisy operations at sufficient distance from noise sensitive areas;</p> <p>(iii) incorporating noise attenuating features into the design and layout of buildings and development sites; and</p> <p>(iv) (iv) enclosing or erecting acoustic screens around machinery,</p>	<p>No Solution Provided</p>	<p>Complies. David Moore & Associates has confirmed that the residential development located on the western side of the Brisbane River will not be noise affected as a result of the proposed development. Refer to the Acoustic Impact Assessment for further details.</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
including air conditioning equipment		
Offensive Odour and Air Pollution		
(9) (a) No odour, air or dust pollutants are emitted which will cause a nuisance to surrounding sensitive areas and land uses. (b) Any activity on land abutting residential or other sensitive receptors which may result in the emission of dust, is carried out within a building or undercover, in a manner so as to prevent the emission of dust beyond the site.	(10) (a) The development complies with the Environmental Protection (Air) Policy 1997, in particular Schedule 1 Air Quality Indicators and Goals. (b) All trafficable areas are sealed. (c) Unsealed areas are treated when required, with application of water or an environmentally friendly chemical to limit dust emissions.	Noted. Council can condition this matter.
Landscaping		
(11) Landscaping for commercial and industrial uses and works is designed, established and maintained to— (A) an appropriate scale relative to the street reserve width, the size and nature of the development and the intended function of the landscaping; (B) incorporate significant existing vegetation, particularly remnant native vegetation, where possible; (C) use appropriate, (desirably) local, native, plant species; (D) be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage; (E) consistently use distinctive vegetation to clearly identify major routes; (F) provide adequate lighting and pedestrian and vehicular safety; (G) effectively screen storage and service areas from views from outside the site; (H) be climatically responsive through maximising summer shade and protection from winter winds, with particular attention to westerly aspects and providing shade within open car parks; and (I) achieve easy and cost effective maintenance, which is not overly dependent on the City's reticulated water supply and utilises stored rainwater and recycled treated wastewater where practicable. Note 12.7.4H (1) The Local Government may require a Landscaping Plan to be prepared. (2) Refer to Planning Scheme Policy 2 – Information Local Government May Request.	No Solution Provided	Complies. Refer to the rehabilitation plan and the landscape plan.
Fences and Walls		

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>(12)</p> <p>(a) Fences and walls are designed, constructed and maintained to—</p> <ul style="list-style-type: none"> (i) be visually attractive and to contribute to or blend with the site's landscaping; (ii) provide visual interest to the streetscape; (iii) comprise materials and colours which are compatible with the buildings and landscaping on the site; (iv) provide effective screening from nearby residential or other incompatible uses; and (v) assist in highlighting entrances and paths in order to increase pedestrian security and safety. <p>(b) Retaining walls are terraced and landscaped, or otherwise detailed, to be visually attractive and not to appear to be overbearing.</p>	<p>No Solution Provided</p>	<p>Noted. Council can condition this matter.</p>
Climatic Design and Energy Efficiency		
<p>(13)</p> <p>(a) Uses and works are sited, designed and constructed to respond to Ipswich's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation.</p> <p>(b) Habitable rooms, occupants, streets and public/communal spaces are capable of receiving adequate daylight and ventilation which maximises access to winter sunshine and summer breezes.</p> <p>(c) Windows and doors in buildings are located, sized and shaded and the building layout and materials chosen to facilitate energy conservation.</p> <p>(d) Building design incorporates architectural features such as extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare and rain.</p>	<p>No Solution Provided</p>	<p>Noted. Climatic design and energy efficiency have been considered in the basic designs as far as can be incorporated in an industrial development. Suitable sun screening has also been incorporated where possible.</p> <p>Council can condition this matter.</p>
Safety and Security		
<p>(14)</p> <p>(a) Overall Design/Legibility</p> <ul style="list-style-type: none"> (i) Uses and works are designed and managed to ensure that users are aware of how to safely gain access to, around and within the premises, with a particular emphasis on vulnerable groups, vulnerable elements and vulnerable settings. (ii) The design increases people's awareness of their environment and potential risks to their safety. The design promotes the use, construction and maintenance of an urban environment which is user friendly and safe to live, work and move in at any time of day or night. 	<p>(15)</p> <p>(a) For sub-section (14 (b) (Surveillance and Sightlines) -</p> <ul style="list-style-type: none"> (i) No blank building facade is presented to any street frontage. (ii) Front fences and walls are no more than 1.2 metre high if solid, or up to 1.8m if the fence has openings or materials which make it not less than 	<p>Complies. Proposed Lots 1, 3 and 8 have been designed to maximise safety and casual surveillance. Lighting will be installed to ensure that areas are well lit, to promote safety and security. Fencing details have not yet been provided, notwithstanding, Council can condition this matter.</p> <p>With regards to the open space provided along the banks of the Brisbane River, as the proposed lots that directly overlook this area are developed, opportunities for casual surveillance will increase with buildings orientated towards this area.</p> <p>As the estate develops over time it will be important to ensure that areas of concealment are not created, that uses are considered with regards to</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>(iii) Where possible, the use or works improves the opportunities to be seen through reduction in isolation, improved mix and intensity of land use and increased legitimate use of spaces.</p> <p>(iv) Buildings, spaces and infrastructure are designed to assist legibility (i.e. orientation and navigation through a site or area) reducing the need to depend on signs in order for a person to find their way around.</p> <p>(v) The layout minimises the potential for crime, vandalism and fear and enhances personal safety and the individual's perception of personal safety.</p> <p>(vi) An easy to understand pedestrian network is provided so that people can easily find their way through, and connections to, important destinations.</p> <p>(vii) The design of areas, buildings, accessways and spaces enables people to find building entrances and exits as well as services such as public transport, phones and public toilets without undue signage.</p> <p>(b) Surveillance and Sightlines</p> <p>(i) The development provides unimpeded sightlines, particularly along pedestrian/bicycle routes.</p> <p>(ii) The development encourages informal surveillance from surrounding buildings and land uses.</p> <p>(iii) Front fences and walls enable some outlook from buildings to the street to achieve safety and surveillance.</p> <p>(iv) Visibility is provided into spaces where risk to personal safety is perceived to be high, including stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.</p> <p>(v) The design of the use or works avoids—</p> <p>(A) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted);</p> <p>(B) sudden changes of grade on pathways which reduce sightlines;</p> <p>(C) concealment points (unless they can be secured after hours); and</p> <p>(D) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, hardware (such as security mirrors)</p>	<p>50% transparent.</p>	<p>safety, that direct sightlines are not obstructed, that signage is installed and that the estate is overall, developed in a legible manner. Council will have the opportunity for input regarding these matters as development applications are made to Council to develop the remaining lots.</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>and good lighting is provided to restore visibility.</p> <p>(vi) All barriers (including landscaping features) along principal bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through) to reduce concealment points.</p> <p>(vii) Windows, verandahs, balconies and activities in buildings are directed (where possible) to overlook pedestrian routes, open space areas and car parks.</p> <p>(viii) Signposted emergency telephones or alarms are provided along identified vulnerable or isolated bicycle and pedestrian routes.</p> <p>(ix) Street level windows and ground level uses (e.g. cafes or shops) are provided in buildings fronting onto public spaces and movement routes.</p> <p>Note 12.7.4J</p> <p>(1) Organised or mechanical surveillance may be appropriate in some circumstances as an adjunct to (but not as a substitute for) inform surveillance.</p> <p>(2) Organised or mechanical surveillance would generally only be considered appropriate in connection with vulnerable uses, features or areas as defined in this planning scheme.</p> <p>(c) Laneways</p> <p>(i) The design, location and management of laneways and alleyways promotes community safety.</p> <p>(ii) Laneways are straight and have more than one entrance.</p> <p>(iii) Where practical, laneways are transformed into pedestrian streets or linear parks.</p> <p>(iv) Unnecessary access to buildings from laneways is avoided.</p> <p>(v) Non preferred routes and laneways remain unlit and are locked at night to discourage use.</p> <p>(d) Signage</p> <p>(i) Adequate, legible signage is provided to assist pedestrians, particularly older people and people with disabilities, to find their way safely.</p> <p>(ii) Signage is legible and uses strong colours, clear contrast, standard international pictograms and symbols and simple graphics</p> <p>(iii) Where appropriate, signage is provided that indicates where to go</p>		

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>for assistance and the location of telephones, taxis and bus stops.</p> <p>(iv) Clearly visible street numbers and the name of businesses are provided.</p> <p>(v) Signs are located at entrances and near activity nodes and so that they are not obscured by growing vegetation.</p> <p>(vi) Clear, recognisable signage is provided at bus stops, taxi ranks and other public facilities.</p> <p>(vii) Signs intended for night use are illuminated.</p> <p>(viii) Maps are provided in large, public open space areas and public buildings, to assist with way finding.</p> <p>(e) Clear Definition of Ownership/Boundaries</p> <p>(i) Development promotes the security of property by clearly defining ownership, boundaries and legitimate use of private, public and community space.</p> <p>(ii) Landscaping, building features, changes of level and low to medium height fencing are used to delineate ownership boundaries.</p> <p>(iii) Street names and building identification (e.g. numbers) are clearly displayed using reflective materials, with numbers clearly located on the kerb, and building frontage.</p> <p>(iv) Identification is maintained free from foliage and other obstructions and is large enough to be read from the street after dark.</p> <p>(f) Activity Mix and Generation</p> <p>(i) Where possible, round-the clock informal surveillance is promoted through a mix of uses which are compatible with neighbouring land uses.</p> <p>(ii) Development promotes uses that are activity generators, especially at ground level.</p> <p>(iii) Potential crime generating activities (e.g. automatic teller machines and hotels) are balanced with other uses, such as restaurants and entertainment facilities for a range of age and user groups.</p> <p>(iv) Concentrations of vulnerable uses are avoided.</p> <p>(v) Ground level facades to buildings are highly interactive and provide interest through windows, displays and visible indoor activity.</p> <p>(vi) Street facades to buildings are designed—</p> <p>(A) to discourage passive frontages;</p> <p>(B) with high quality materials and refined details;</p> <p>(C) with depth and relief in the building surface; and</p> <p>(D) with a range of functions.</p> <p>(g) Concealment Reduction</p>		

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<ul style="list-style-type: none"> (i) Potential concealment points adjacent to main pedestrian routes are eliminated. (ii) Where a concealment point is unavoidable, aids to visibility such as convex mirrors and good lighting are provided. (iii) The design of the development avoids the creation of concealment points such as— <ul style="list-style-type: none"> (A) dark areas adjacent to a main/designated pedestrian route; (B) dead-end alleyways; (C) indentation in fencing or walls; (D) gaps in the streets such as entrances to interior courtyards and recessed doorways; and (E) areas that are isolated after dark. (iv) Security lighting is provided along principal movement routes, in building entrances, site entries, car parking areas and other movement areas used after dark. (v) Access to loading docks, storage areas and other restricted areas is controlled by— <ul style="list-style-type: none"> (A) solid, secure materials; and (B) locking the facilities after hours. (h) Streetscape Design <ul style="list-style-type: none"> (i) Streetscape design – <ul style="list-style-type: none"> (A) creates safe public places; (B) encourages pedestrian flow; and (C) designates safe resting places. (ii) Paving materials, surfaces and spaces are free of trip hazards and obstructions for the safe movement of the elderly people with mobility difficulties. (iii) Where appropriate, street furniture is provided which – <ul style="list-style-type: none"> (A) does not obstruct the views of users, obstruct sightlines along the street or provide opportunities for concealment; and (B) provides shade and encourages use and informal surveillance. 		
<ul style="list-style-type: none"> (i) Building Design for Public Safety <ul style="list-style-type: none"> (i) Building design removes, as much as is possible, the opportunity and incentive to commit crime and improves personal perception and the physical reality of a useable, comfortable and safe 	<ul style="list-style-type: none"> (15) <ul style="list-style-type: none"> (a) For sub-section (14) (b) (Surveillance and Sightlines) – <ul style="list-style-type: none"> (i) No blank building façade is presented to any street 	<p>Complies. At the moment, only proposed Lots 1, 3 and 8 are proposed to be developed. The remaining lots will require separate Council approval. Notwithstanding, the proposed buildings have been designed to:</p> <ul style="list-style-type: none"> • ensure overlooking and casual surveillance is achieved,

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>environment.</p> <p>(ii) Buildings are designed and constructed, including through the location of windows, verandahs and balconies to support informal surveillance of the street reserve, nearby open space and other vulnerable areas.</p> <p>(iii) Building entrances are designed so that they—</p> <p>(A) are clearly defined;</p> <p>(B) well lit and face the street;</p> <p>(C) do not create concealment points;</p> <p>(D) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building;</p> <p>(E) have lobbies visible from the exterior; and</p> <p>(F) have staff entrances, if separate, which are well lit and maximise opportunities for informal surveillance and for clear sightlines.</p> <p>(iv) Ramps and elevator entrances are provided in areas which are not isolated.</p> <p>(v) Windows at street level, are secured.</p> <p>Note 12.7.4K Security measures should be incorporated into the design of buildings and sites but should not be over in creating a 'fortress-like' appearance.</p>	<p>frontage.</p> <p>(ii) Front fences and walls are no more than 1.2 metres high if solid, or up to 1.8m if the fence has openings or materials which make it not less than 50% transparent.</p> <p>(b) For sub-section (14) (c) (Laneways) – Where only one entrance can be provided, the laneway is locked after hours.</p> <p>(c) For sub-section (14) (d) (Signage) – Signage is provided in accordance with the provisions of Australian Standard AS1428.1 – Design and Access and Mobility.</p> <p>(d) For sub-section (14) (g) (Concealment Reduction) – Potential concealment areas (i.e. dead-end alleys) are locked after hours.</p>	<ul style="list-style-type: none"> • ensure blank walls do not present to streets; • to include significant amount of glass to aid in improving opportunities for casual surveillance to occur; • to reduce opportunities for concealment; and • to promote high levels of access and mobility.
<p>Waste Storage and Removal</p> <p>(16) Areas and receptacles for the storage and removal of waste are –</p> <p>(a) designed, located and screened, where necessary, so as not to present an unsightly appearance, when viewed from a street or public 'right of way';</p> <p>(b) designed and located to facilitate access by the Local Government's waste removal vehicles; and</p> <p>(c) covered, contained and managed so as not to create an attraction for wildlife, particularly where the site is within 8km of the Amberley Air Base runway and the use may attract birds.</p> <p>Note 12.7.4L Refer to –</p> <p>(a) Map OV7B;</p>	<p>No Solution Provided</p>	<p>Complies. Refuse storage areas have been designated for proposed Lots 1, 3 and 8. These areas will be screened from direct sunlight and to ensure they are not visible. They have been located in areas that are able to be accessed by refuse collection vehicles.</p>

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
(b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.		
Putrescible Waste Disposal or Processing (17) Putrescible waste disposal or processing is managed to avoid creating an attraction for wildlife that may interfere with the operational airspace within 13km of RAAF Base Amberley and Archerfield Aerodrome. Note 12.7.4M Refer to – (a) Map OV7B; (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.		
Airborne Particulates and Gaseous Plumes (18) Uses and works do not emit airborne particulates (e.g. smoke, dust, ash, steam or gaseous plumes) that could impair the visual or flying conditions and affect a pilot's visibility or aircraft operations within the operational airspace of RAAF Base Amberley as identified on Map OV7A. Note 12.7.4N Refer to – (a) Map OV7B; (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.		
	No Solution Provided	Not Applicable.

12.7.7 Effects of Development - General Industrial Provisions

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
	<p>Density and Character</p> <p>(1) Uses and works maintain the amenity of nearby residential areas and adjoining business premises and protect and enhance important townscape and landscape elements, having regard to –</p> <ol style="list-style-type: none"> Boundary clearances and the provision of space around buildings; Access to natural light and ventilation; Privacy; Noise attenuation; Vegetation protection within buffer areas; Appropriate landscape treatment of buffer areas and street frontage areas; and The form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings. 	<p>No Solution Provided.</p>	<p>Complies. The proposed development is located approximately 380m from the nearest residence located on the other side of the Brisbane River at Landings Place. A noise impact assessment has determined that noise mitigation measures are not required. The reader is referred to the Report for further detail.</p> <ol style="list-style-type: none"> Proposed Lots 1, 3 and 8 have each been designed to maximise the efficient use of space, whilst ensuring that each site is able to accommodate recreation areas for the benefit of staff. Each site incorporates zero lot lining where possible (<i>Refer to plans prepared by John Marsson & Associates Pty Ltd</i>). Each of the buildings on proposed Lots 1, 3 and 8 incorporate the use of glass as much as practicable to ensure maximum sunlight penetration into the buildings. Ventilation will be assisted through the use of windows and roller doors. Each of the buildings offer separate external access and each offers relatively high levels of privacy given the nature of the proposed development. The nature of the construction ie. tilt up slabs will offer some level of noise attenuation. Additional noise attenuation measures can be employed if considered necessary at a later date. The riparian buffer area is proposed to be rehabilitated as detailed in Orogen Pty Ltd's rehabilitation plan and Jeremy Ferrier's landscape plan. The proposed treatment of the riparian buffer is considered to further the purpose of the Regional Business and Industry Buffer zone. Refer to Jeremy Ferrier's landscape plan. The buildings will be largely constructed from tilt up slabs. However, through the use of light weight finishes, varying roof forms and pitches, varying window types and shapes and a modern colour scheme the built form will appear less bulky than traditionally seen in industrial developments.

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
	<p>Streetscape and Visual/Aesthetic Considerations</p> <p>a. New uses and works –</p> <p>i) Avoid large expanses of blank walls, particularly where visually prominent;</p> <p>ii) Are designed and located in a manner which is sympathetic and respectful of places of cultural significance or streetscape value;</p> <p>iii) Provide high quality, attractive street facades, which incorporate appropriate materials, colours and architectural details of a high standard;</p> <p>iv) Provide appropriate landscaped treatment, including street trees; and</p> <p>v) Conserve existing large/mature vegetation, where possible.</p> <p>b. Landscaping is designed, constructed and maintained to –</p> <p>i) Soften the view of large areas of hard paving when viewed from adjoining streets; and</p> <p>ii) Soften or screen the view into unsightly storage or work areas; and</p> <p>iii) Incorporate shade planting to parking areas; and</p> <p>iv) Provide buffers to improve amenity or environmental impacts particularly where industrial uses adjoin residential areas or riparian corridors</p>	<p>2(a) Street facades of buildings are constructed of brick or painted masonry, non-reflective glass, or a combination of these materials;</p> <p>2(b)</p> <p>(i) a minimum 10 metre wide densely planted landscaped buffer is provided where the use abuts land included in a zone in which the use is listed as an inconsistent use.</p> <p>(ii) a screen fence is provided to a height of 2 metres along all common property boundaries to an adjoining site which is zoned or used for residential purposes.</p>	<p>Complies.</p> <p>a. The buildings will be largely constructed from tilt up slabs. However, through the use of light weight finishes, varying roof forms and pitches, varying window types and shapes and a modern colour scheme the built form will appear less bulky than traditionally seen in industrial developments. With regards to landscaping, the reader is referred to Orogen Pty Ltd's rehabilitation plan and Jeremy Ferrier's landscape plan. The site has been designed to ensure the retention and rehabilitation of the riparian buffer zone. Furthermore, proposed Lots 1, 3 and 8 incorporate on site recreation areas for the benefit of staff.</p> <p>b. (i) Not Applicable. (ii) Not Applicable.</p>
	<p>Building Setbacks</p> <p>(4) Buildings are designed and located –</p> <p>c. To provide a spacious/transitional character between sensitive uses eg. residential and high impact uses eg. industrial;</p> <p>d. To ensure that the use has no significant amenity or environmental impacts of the Zone.</p>	<p>a. Building setbacks for industrial uses and works conform to those, as specified for the relevant zone, sub Area or precinct.</p> <p>b. Where no setback provisions are specified –</p> <p>(i) the frontage setback of building is –</p> <p>a. Consistent with that of buildings on adjoining sites; or</p> <p>b. Where there is no obvious setback reference, the frontage setback is six (6) metres or half the height of the building, whichever is the greater;</p> <p>(ii) where new uses and works do not have a detrimental impact on the amenity and character of adjacent land uses, buildings are either built up to the side and rear boundaries</p>	<p>Complies. As per the requirements of the Regional Business and Industry Zone Code.</p> <p>As the area is characterised by dilapidated buildings and ancillary structures – except for the wool mills, a clear setback is not readily definable.</p> <p>Therefore, proposed Lot 1 has been designed with a zero lot lined boundary on the western and southern side boundaries and a minimum of 6.0m setback on the northern and eastern boundaries.</p> <p>Proposed Lot 3 has been designed with a zero lot lined boundary on the northern side boundary and a minimum setback of 6.0m to the frontage. The setbacks to the southern and eastern boundaries range from between 4.0m and in excess of 6.0m.</p> <p>Proposed Lot 8 has been designed with a zero lot lined boundary on the northern side boundary and a minimum of a 6.0m setback on all other boundaries. Proposed Lot 8 also incorporates a regional bio retention basin which is located between the building and the frontage on the western boundary.</p>

	COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
		or have a minimum setback of four (4) metres. (iii) a minimum ten (10) metre wide densely planted landscaped buffer is provided where the use abuts land included in a zone in which the use is listed as an inconsistent use.	
Building Height			
(6)	a. The height of buildings and other structures for industrial uses and works conform to those, as specified for the relevant zone, Sub Area of precinct; b. Where no height provisions are specified, buildings and other structures are generally to be no more than one storey, unless appropriate with – (i) the scale of adjoining development; and (ii) the extent of fall across the site; and (iii) the character and amenity of the area and the overall townscape; and (iv) the operational airspace of RAFF Base Amberley and Archerfield Aerodrome.	No Solution Provided	Complies. All of the buildings proposed on proposed Lots 1, 3 and 8 have a maximum height of 8.5m above ground level.
Building Orientation			
(7)	a. Buildings generally address the street frontage or frontages by – (i) being aligned parallel to the street, rather than at an angle to the street; and (ii) providing clear, legible entry points. b. Buildings are designed so that overlooking and opportunities for casual surveillance of public spaces, car parking areas and pedestrian paths are provided.	No Solution Provided	Complies. The buildings proposed for proposed Lots 1, 3 and 8 are orientated toward the new roads which they front as much as practicable. Each of the buildings have legible entry points that are clearly visible from the streets which they front. Overlooking opportunities are available for buildings as they are constructed on the lots overtime.
Skyline Elements/Rooftop Design			
(8)	The design of roof forms ensure that plant rooms and equipment – a. Are appropriately concealed; and b. Do not detract from the overall character and amenity of the area.	No Solution Provided.	Complies. Council can condition this matter.
Safety and Security			
(9)	The site layout contributes to the safety and security of people and property by design incorporating – a. Movement within and through industrial areas that is safe for workers and visitors and security for property in industrial areas; b. Lighting which is focused to illuminate concealment areas, such as	No Solution Provided.	Complies. This matter has been addressed extensively in previous codes. Notwithstanding the following comments are provided: a. The development has been designed to promote legibility and high levels of pedestrian and motorists accessibility and surveillance. b. Lighting will be installed in accordance with the relevant standards.

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
<p>entrances to loading docks;</p> <p>c. Loading docks and parking areas which are overlooked by office or work area windows;</p> <p>d. Parking areas that are visible from the street;</p> <p>e. Parking areas and pedestrian routes to parking areas and public transport stops that are visible from industrial buildings and public areas;</p> <p>f. Landscaping that does not inhibit sight lines at frontages, property boundaries and parking areas;</p> <p>g. After hours staff parking which is well lit and in close proximity to staff access points; and</p> <p>h. Enhanced visibility by open fencing, lighting and building design which allows surveillance of main thoroughfares.</p>		<p>c. Loading areas (for proposed Lots 1, 3 and 8) are proposed to be located in highly visible areas.</p> <p>d. Parking areas are visible from the streets and the buildings which they service.</p> <p>e. Parking areas and pedestrian routes are as visible as practicable.</p> <p>f. Landscaping will be planted so as not to obscure sight lines at frontages, property boundaries and parking areas. Council can condition this matter.</p> <p>g. Parking areas will be lit in accordance with the relevant standards. Council can condition this matter.</p> <p>h. Council can condition this matter.</p>
<p>Recreation Space</p> <p>(10) Recreation space is provided for the use and benefit of employees and visitors as part of the overall design of industrial sites.</p>	<p>1. Where the development comprises 5 or more factory units or tenancies or the proposed number of employees is 20 or more, recreation space is provided as outlined below –</p> <p>(i) has a minimum area of 2 metres per employee and minimum dimensions of five metres;</p> <p>(ii) is available for the recreational use of all employees on the site and may be covered or uncovered;</p> <p>(iii) is accessible via properly constructed pathways or covered walkways from all factory units or tenancies on the site; and</p> <p>(iv) where possible, has a northerly aspect.</p> <p>2. Recreation space is provided separately to landscaped areas as required in this code.</p>	<p>Noted. Proposed Lots 1, 3 and 8 all include recreation which forms an integral part of the development.</p>

RESIDENTIAL CODE (CARETAKER'S RESIDENTIAL COMPONENT ONLY)

COLUMN 1 SPECIFIC OUTCOMES	COLUMN 2 PROBABLE SOLUTIONS	COLUMN 3 APPLICANT'S RESPONSE
Caretaker Residential The premises are (i) used for bona fide caretaker purposes relating to the security, maintenance or management of on site buildings or activities; and (ii) provided with recreation space this is useable, adequately screened from the primary activities on the site, and directly accessible from the caretaker's dwelling.	The caretaker's premises – (i) is occupied only by the proprietor, manager or caretaker, together with any immediate family of that person; (ii) has a gross floor area of not more than 200m ² ; (iii) does not have a land title separate from the balance area of the site; and (iv) is provided with recreation space which meets the criteria set out in section 12.6.4 (23) of this division.	Complies. The Caretaker's Residence will be occupied by a caretaker responsible for the day to day operation of the estate. The gross floor area of the dwelling does not exceed 200m ² . The titling can be conditioned by Council. Pursuant to Section 12.6.4(23) a total of 75m ² of open space is required. The site includes ample opportunity for the Caretaker to recreate. Should Council require a larger private recreation area than that proposed to be required, then Council can condition this matter.

The proposed development is for the Reconfiguration of an existing site into 19 new lots, plus new road and open space. The proposed development incorporates the development of three of the proposed lots (for the purposes of General Industry, Business Use (Café) and Caretaker's Residential) and seeks to achieve a high standard of design to set the standard of development for the entire estate. An additional application will be made to establish use rights for a communal carpark and additional General Industry tenancies in due course on proposed Lot 9.

Each of the proposed Lots to be built on by the Applicant (ie. proposed Lots 1, 3 and 8) are strategically located throughout the development and are considered paramount to the overall success of the estate. The proposed development has been designed in accordance with Council's requirements and in line with the marketing advice provided by independent advisors. The development seeks to offer a range of lot sizes and tenancies to various industrial users wishing to establish in the locality.

The importance of the interface of the site with the Brisbane River is recognised and further strengthened through the intention to retain and rehabilitate this area of land. The riparian buffer zone will be improved as set out in Orogen Pty Ltd' rehabilitation plan and Jeremy Ferrier Landscape Architect's landscape plan. The Applicant recognises that the riparian buffer adds value to the overall development of the estate and offers locational advantages, both physically and aesthetically to the overall development. Therefore, it is proposed to dedicate this area, approximately 1.624ha of the overall estate as public open space. This significant dedication constitutes 15% of the entire site. In addition, the Applicant intends to provide meaningful landscaping on proposed Lots 1, 3 and 8 and at the entrance to the estate.

The subject site is able to be serviced by existing infrastructure with only extensions and minor works required. Brown Consulting addresses these matters further in the Engineering Servicing Report.

Stormwater is proposed to be managed by both local and regional measures in line with Council's requirements. Waterway Solution Consulting Engineers has assessed the subject site and proposal and provides recommendations in its reports. Ultimately the Council's stormwater quality and quantity criteria are able to be achieved.

The subject site is remote from sensitive receiving environments with the nearest residence being located on the western side of the Brisbane River, approximately 380m away from the subject site at Landing Place. Notwithstanding, David Moore & Associates has undertaken a Noise Assessment and has confirmed that the existing residential development will not be noise affected by the proposed development.

It is acknowledged that the site's contamination issues will be further assessed by the Environmental Protection Agency. However, it is anticipated that this area will be able to be treated to reduce its impact on the overall development of the site.

It is also noted that the following additional referrals are required:

- Environmental Protection Agency (for Coastal Management Districts designation);
- Queensland Transport; and
- Department of Main Roads.

Whilst consultation has not been undertaken with these agencies to date, it is not expected that they will have significant concerns.

In summary, the proposal generally complies with the relevant requirements of the Ipswich City Planning Scheme, and therefore, the proposal is recommended for approval, subject to reasonable and relevant Conditions.

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RTI Act 2009

ANNEX A

Easement Documentation

Published on DES Disclosure Log
RTI Act 2009

FORM 9 Version 2

Land Title Act 1994 and Land Act 1994

EASEMENT

QUEENSLAND LAND REGISTRY

Page 1 of 4



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QLD STAMP DUTY - BNE

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\$1.50 TRFR

\$0.00 GST

\$1.50 LODGER TOT

1. Grantor

MAKIVALE PTY LTD ACN 096 258 605

Lodger Name, address & phone number
JOHN M. O'CONNOR & COMPANY Code
Solicitors
Level 22/288 Edward Street 342
BRISBANE Q 4000
PH: (07) 3229 5916

2. Description of Easement/Lot
Servient Tenement (burdened land)

EASEMENT B in LOT 129 on SP
123302 on SP150104

County

STANLEY

Parish

GOODNA

Title Reference

50287665

*Dominant Tenement (benefited land)
LOT 105 on SP 123302

STANLEY

GOODNA

50287554

* not applicable if easement in gross

3. Interest being burdened

FEE SIMPLE

*4. Interest being benefited

FEE SIMPLE

* not applicable if easement in gross

5. Grantee

Given names

Surname/Company name and number

(include tenancy if more than one)

LANDMARK PROPERTY SYNDICATES
LTD ACN 061 586 202

6. Consideration

\$1.00

7. Purpose of easement

DRAINAGE

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of -

the attached schedule

the attached schedule and standard terms document no.

standard terms document no.

delete inapplicable words

Witnessing Officer

Execution Date

Grantor's Signature

.....signature

31/5/2002

.....full name

.....qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Witnessing Officer

Execution Date

Grantee's Signature

.....signature

1/7/2002

.....full name

.....qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)



sch4p4(6) Personal information



sch4p4(6) Personal information

TITLE REFERENCE 50287665

1. Definitions and Interpretations

1.1 Definitions

Unless the context otherwise requires:

- (1) "the Dominant Tenement" means the land described in Item 2 of the Form 9 in this Easement and includes any part of that land having the benefit of this Easement;
- (2) "this Easement" means this Schedule and the Form 9 to which this Schedule is attached, including any schedule or annexure to this Easement;
- (3) "the Easement Plan" means the registered easement plan referred to in Item 2 of the Form 9 in this Easement;
- (4) "Easement P" means the drainage route shown as Easement P on the Easement Plan;
- (5) "the Grantee" means the person named in Item 5 of the Form 9 in this Easement and includes persons authorised by the Grantee;
- (6) "the Grantor" means the person named in Item 1 of the Form 9 in this Easement; and
- (7) "the Servient Tenement" means the land described in Item 2 of the Form 9 in this Easement.

1.2 Interpretation

- (1) Reference to:
 - (a) one gender includes each other gender;
 - (b) the singular includes the plural and the plural includes the singular;
 - (c) a person includes a body corporate;
 - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
 - (e) a statute, regulation or provision of a statute or regulation ("Statutory Provision") includes:
 - (i) that Statutory Provision as amended or re-enacted from time to time; and
 - (ii) a statute, regulation or provision annotated in replacement of that Statutory Provision.
- (2) If a party consists of more than one person, this Easement binds them jointly and each of them severally.
- (3) Headings are for convenience only and do not form part of this Easement or affect its interpretation.
- (4) A party which is a trustee is bound both personally and in its capacity as Trustee.
- (5) Where a word or expression is given in a particular meaning, other parts of speech or grammatical forms of that word or expression have a corresponding meaning.

2. Grant of Easements

TITLE REFERENCE 50287665

2.1 The Grantor grants to the Grantee:

- (1) Full right and liberty as appurtenant to the Dominant Tenement for the Grantee and the owners and occupiers for the time being of the Dominant Tenement and all persons authorised by the Grantee and the said owners and occupiers and all times to:

- (a) use any underground channels, pipes, conduit or pits which are now laid or exist beneath the surface of the Servient Tenement,

to allow for the passage or conveyance within the Servient Tenement of sullage water together with all associated drainage for the use and benefit of the Dominant Tenement but not for any other purpose.

- (2) Full right and liberty as appurtenant to the Dominant Tenement for the Grantee and the owners and occupiers for the time being of the Dominant Tenement and all persons authorised by the Grantee and the said owners and occupiers to enter upon the Servient Tenement between the hours of 9.00 am and 5.00 pm between Monday and Friday, after 48 hours prior written notice delivered to the Grantor, except in the case of emergency, with or without materials and machinery for the purpose of maintaining, renewing, relaying, removing or inspecting the underground pipes, conduit, drains or pits or connecting to the underground pipes, conduit, drains or pits that are there to ensure the continued use and enjoyment of the rights conferred by this clause.

3. Grantee to Make Good

- 3.1 The Grantee covenants with the Grantor to exercise the rights conferred upon the Grantee pursuant to clause 2 with reasonable precaution to ensure as little disturbance or inconvenience as possible in doing so and immediately restore the Servient Tenement as nearly as practicable to its original condition.

4. Maintenance and Contribution

- 4.1 The Grantor and the Grantee covenant with each other on behalf of themselves and their successors in title and as a condition of this Easement for the duration of this Easement.

- (1) that the Grantor and its successors in title will keep and maintain such underground pipes, conduit, drains or pits on any part of Easement P in good repair and condition and keep them cleaned and unobstructed at all times.

5. Grantor shall not disrupt

- 5.1 The Grantor covenants with the Grantee that it shall not at anytime disrupt nor suffer or permit the disruption of the underground pipes, conduit, drains or pits as to disrupt or reduce flow or lawful dispersal thereof and shall indemnify and keep indemnified the Grantee and the owners and occupiers from time to time of the Dominant Tenement against any loss or damage suffered by the Grantee and the owners and occupiers from time to time of the Dominant Tenement as a result of subcontractors, invitees or licensees which has the effect of:

- (1) destroying the underground pipes, conduit, drains and pits or any section of them;
- (2) interrupting the flow of water in the underground pipes, conduit, drains or pits within the Servient Tenement;
- (3) preventing access to the underground pipes, conduit, drains or pits for the purpose specified in clause 2.1(2).

6. Indemnity by Grantee

TITLE REFERENCE 50287665

6.1 The Grantee agrees with the Grantor that the Grantee shall indemnify and keep indemnified the Grantor against any costs, expenses, claims, demands or actions arising out of:

- (1) personal injury or property damage to any third party, the Grantor or any of the Grantee's servants, agents, contractors or subcontractors;
- (2) any damage or destruction to the Servient Tenement except as is deemed necessary to carry out the work under Clause 2 of this Schedule.

arising directly or indirectly out of the acts or omissions of the Grantee or the Grantee's servants, agents, contractors or subcontractors in exercising the rights conferred by the Easement.

7. Resolution of Disputes

7.1 In the Event that any dispute or difference should arise between the Grantor and the Grantee concerning the interpretation or operation of any other provision or provisions of this document, then the matter should be referred for decision by a solicitor ("mediator") to be nominated by mutual agreement between the parties and in the absence of such mutual agreement then by a nominee of the President for the time being of the Queensland Law Society Incorporated and it is expressly agreed and acknowledged that the decision of the mediator shall be that of an expert and not an arbitrator and final and binding upon the Grantor and Grantee with costs of such expert determination to be paid in accordance with the order of the mediator in that regard.

8. Title Deed

8.1 The Grantor covenants with the Grantee that it shall without charge or expenses to the Grantee produce the certificate of title (if one exists) encompassing the Servient Tenement in order to enable registration of this document at the Department of Natural Resources and Mines, Brisbane.

9. Covenant to enure

9.1 Subject to clause 10 the Grantor and the Grantee mutually covenant that the benefits and burdens pursuant to the covenants contained in this document shall enure for the benefit of and be binding on any and all persons deriving title to the Servient and Dominant Tenements from the Grantor or Grantee, respectively.

10. Release

10.1 The Grantor and the Grantee do hereby mutually covenant that upon ceasing to be the registered proprietors of the Servient and Dominant Tenements respectively ("relevant date") the party so ceasing shall be under no further liability to the other, or to the successors in title of the other, for any event, occurrence, matter or thing connected with this document arising subsequent to the relevant date.

11. Government Law and Jurisdiction

11.1 The law of Queensland governs this Easement.

11.2 The parties submit to the non-exclusive jurisdiction of the courts of Queensland and the Federal Courts of Australia.

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
LOT 129 on SP 123302	STANLEY	GOODNA	50287665

2. Instrument being consented to

Instrument type EASEMENT.....

Dated 01.07.2002.....

Names of parties MAKIVALE PTY LTD ACN 096 258 605 & LANDMARK PROPERTY SYNDICATES LTD ACN 061 586 202

3. Instrument under which consent required

Dealing Type—MORTGAGE.....

Dealing No. 704973532

Name of consenting party ASSURED MANAGEMENT LIMITED ACN 088 868 393.....

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer

Execution Date

.....signature
.....full name
.....qualification
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

10/7/02

Consenting Party's Signature

sch4p4(6) Personal informati

sch4p4(6) Personal in



Director

FORM 9 Version 2

Land Title Act 1994 and Land Act 1994

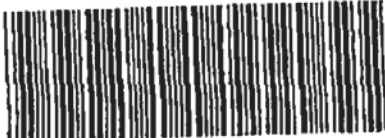
EASEMENT

QUEENSLAND LAND REGISTRY

Page 1 of 2

Dealing No

Stamp Duty Imprint



703669857

\$87.00

03/11/1999 09:08

BE 600

QLD STAMP DUTY - BNE

1160027850-1

02/11/1999 10:49:48

\$1.50 CONV

1. Grantor

HILLDON PTY LTD ACN 073 248 389

TRUSTEE UNDER INSTRUMENT 701450709

Lodger Name, address & phone number Lodger Code

R.Praeger & Associates

5/243 Edward Street, Brisbane

Ph 07 32292688

460

2. Description of Easement/Lot

County

Parish

Title Reference

Servient Tenement (burdened land)

Easement N in Lot 129 on SP 123302

Stanley

Goodna

TO ISSUE

*Dominant Tenement (benefited land)

Lot 105 on SP 123302

Stanley

Goodna

* not applicable if easement in gross

3. Interest being burdened

*4. Interest being benefited

Fee Simple

Fee Simple

* not applicable if easement in gross

5. Grantee

Given names

Surname/Company name and number

(include tenancy if more than one)

HILLDON PTY LTD ACN 073 248 389

TRUSTEE UNDER
INSTRUMENT 701450709

6. Consideration

\$1.00

7. Purpose of easement

ACCESS and SERVICES

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule.

Witnessing Officer

Execution Date

signature

1 11 1999

full name

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Witnessing Officer

Execution Date

signature

1 11 1999

full name

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)



sch4p4(6) Personal information



Grantee's Signature

sch4p4(6) Personal information

Title Reference

This is the Schedule referred to in the Grant of Easement dated the 1 day of NOVEMBER 1999 comprising one (1) page.

1. **SUBJECT ALWAYS** to the terms hereof the Grantor **GRANTS AND CONFIRMS** to the Grantee full and free right and liberty (in common with the Grantor and other persons or parties to whom the Grantor may grant a like right) for all purposes whatsoever connected with:
 - a. access to and from the benefited land by foot or by vehicle including to enter upon, to go and return, pass and repossess over, onto and along the burdened land; and
 - b. the use of the Easement to lay, construct, repair, maintain and from time to time replace any services including water, sewerage, telephone and power supply purposes and in so doing the Grantor must allow the Grantee uninterrupted access to the Easement for that purpose.
2. Vehicular traffic using the burdened land shall be restricted to:
 - (a) the use of those areas of the burdened land which are properly constructed and available for use as roadway or parking areas **PROVIDED ALWAYS** that vehicles shall only be left stationary in designated parking bays;
 - (b) vehicles not exceeding the maximum weight reasonably nominated by the Grantor from time to time;
 - (c) use for the purpose of reasonable access and egress which will be effected at all times in a quiet and reasonable manner so as not to cause annoyance, disturbance or nuisance to other persons or parties having a like right.
3. Neither the Grantor nor the Grantee will at any time obstruct or permit to be obstructed the burdened land or the entrances or exits to any part thereof or place any property on the burdened land or do anything which will or may at any time or from time to time prevent or restrict unnecessarily the Grantor or the Grantee or any other person for the time being entitled to exercise the right of way and passage over and the right to use and enjoy the burdened land.
4. The Grantor shall be responsible for maintaining the burdened land and the improvements thereon, provided the Grantee must reinstate the land and improvements where it undertakes any works and indemnifies the Grantor against any claims brought against the Grantor as a result of the construction, maintenance or use of the services in the Easement.
5. The Grantor will use its best endeavours to ensure that any works carried out by it from time to time on the burdened land (whether or not it is obliged by this instrument to do the same) cause little interruption to the liberties hereby granted as may in the circumstances be practicable.
6. The benefit and the burden of the covenants, agreements and stipulations of this instrument shall pass with and bind the benefited land and the burdened land respectively so as to ensure to and bind all persons deriving title thereto from and under the Grantor and the Grantee respectively to have and to hold the same as an easement appurtenant to the benefited land in common with but without let or hindrance of any kind from the Grantor, persons claiming under the Grantor and all other persons now or hereafter having the same or a like right or grant.
7. This instrument shall be construed as provided in this clause and the words and expressions set out below shall have the meanings assigned to them respectively unless the context otherwise requires:

"Grantor" includes:

 - (a) the successors in title and assigns of the Grantor;
 - (b) the registered proprietor for the time being of the burdened land or the land of which it forms part from time to time

"Grantee" includes:

 - (a) the successors in title and assigns, servants, agents, licensees, (sub)contractors, consultants of the Grantee and any statutory or other body requiring relevant services to be provided and any other persons necessarily involved in exercising the above powers;
 - (b) the registered proprietor for the time being of the benefited land or the land of which it forms part from time to time

1. Description of Lot	County	Parish	Title Reference
Lot 129 on SP 123302	Stanley	Goodna	

2. Instrument being consented to

Instrument type	Easement N in Favour of Lot 105 on SP 123302
Dated	
Names of parties	Hildon Pty Ltd ACN 073 248 389

TO ISSUE

3. Instrument under which consent required

Dealing Type	Bill of Mortgage
Dealing No.	702602910
Name of consenting party	National Australia Bank

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

sch4p4(6) Personal informa

Witnessing Officer

sch4p4(6) Personal inform

Execution Date

26 / 01 / 99

Consenting Party's Signature

sch4p4(6) Personal informati

sch4p4(6)

KEVIN MARTIN MATTHEWS

signature

full name

JULIE OF PERS

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

MANAGER
by its Attorney
No. 4616743M

QUEENSLAND LAND REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

37.50

Form 9 Version 3
Page 1 of 1



707039672

BE 600

\$102.50
01/10/2003 10:00

OLD DUTY - BNE

1060207527-9

29/09/2003 11:16:49
\$37.50 TRFO
\$0.00 UTI
\$37.50 TOT

1. **Grantor**
Makivale Pty Ltd ACN 096 258 605

Lodger (Name, address & phone number)
John M. O'Connor & Company
Solicitors
Level 22, 288 Edward Street
BRISBANE QLD 4000
Ph: (07) 3229 5916

Lodger Code
342

2. Description of Easement/Lot on Plan	County	Parish	Title Reference
Servient Tenement (burdened land)			
Easement P in Lot 7 on SP 133329	Stanley	Goodna	50287665
*Dominant Tenement (benefited land)			
Lot 1 on SP 133329 (parcel 1)	Stanley	Goodna	
Lot 2 on SP 133329 (parcel 2)	Stanley	Goodna	
Lot 3 on SP 133329 (parcel 3)	Stanley	Goodna	
Lot 4 on SP 133329 (parcel 4)	Stanley	Goodna	
Lot 5 on SP 133329 (parcel 5)	Stanley	Goodna	
Lot 6 on SP 133329 (parcel 6)	Stanley	Goodna	

* not applicable if easement in gross

3. **Interest being burdened**
Fee Simple

*4. **Interest being benefited**
Fee Simple

5. **Grantee** Given names Surname/Company name and number (include tenancy if more than one)
Makivale Pty Ltd ACN 096 258 605 (parcels 1-6)

6. **Consideration**
\$2500.00 per annum to be increased annually per the Consumer Price Index (all groups) Brisbane

7. **Purpose of easement**
Access and Services

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule

Witnessing officer must be aware of his/her obligations under section 161 of the Land Title Act 1994

Witnessing Officer

Execution Date

Grantor's Signature

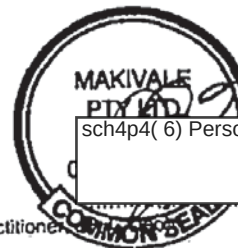
signature

15/9/03

full name

qualification

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner)



sch4p4(6) Personal information

RECTOR

DIRECTOR

Witnessing Officer

Execution Date

Grantee's Signature

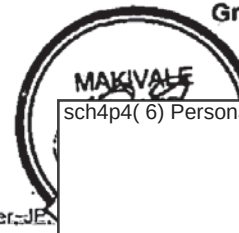
signature

15/9/03

full name

qualification

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner)



sch4p4(6) Personal information

Title Reference

This is the Schedule referred to in Item 8 the Easement dated the 15 day of *September*, 2003.

The Grantor and the Grantee do hereby covenant and agree with each other in the following terms:-

1. PARTIES

In this document:-

- 1.1 "Grantor" means the Grantor named at Item 1 of the Form 9.
- 1.2 "Grantee" means the Grantee named at Item 5 of the Form 9.

2. RIGHT OF ACCESS AND SERVICES

The Grantor hereby grants to the Grantee and the registered proprietor, owner and occupier for the time being of the Dominant Tenement or any part thereof:

- 2.1 Full and free licence, right, liberty and privilege for itself and its tenants, servants, agents, workers, visitors and licensees in common with the Grantor and all others having the like right at all times hereafter by day or night with or without vehicle or machinery of any and every description laden or unladen and however propelled for all lawful purposes connected with the use and enjoyment of the Dominant Tenement and every part or parts thereof for which the Dominant Tenement may from time to time be lawfully used and enjoyed but not for any other purpose than to enter into, remain upon, pass and re-pass over and upon and across the Servient Tenement ("the Easement");
- 2.2 At all times and in all manner hereafter full right to convey water, sewerage, storm water, electricity, telecommunications and other communications cabling of whatsoever nature or kind and such other utility or other services as may be required by the Grantee from time to time howsoever the same may be conveyed ("the Services") by any such means as may be appropriate and the Grantor hereby authorises the Grantee to the extent permitted by law by its employees, agents, workmen, linesmen, contractors and other authorised by it to construct, inspect, maintain, repair, renew, re-construct, replace, add-to, lay, install such appropriate means under or through the Servient Tenement or remove such appropriate means and reinstall the same upon the Servient Tenement PROVIDED THAT the Grantee shall meet the costs and expense of any such installation of Services.
- 2.3 The aforesaid grant is on the condition that the Servient Tenement may be used by the Grantor for any purpose not inconsistent with the rights of the Grantee herein provided such use does not cause interference with or damage to the Servient Tenement or otherwise impede the Grantee's right of access pursuant to Clause 2.1.
- 2.4 The aforesaid grant is on the condition that neither party shall have the right at any time to erect a gate across the Servient Tenement without the prior written agreement of the other and if such agreement is reached the costs and expense of such construction and its maintenance operation and repair shall be jointly the responsibility of the Grantor and the Grantee and the party not

Title Reference

supervising such construction will be supplied by the other with keys or operating devices to the gate. For the purposes of this clause "gate" includes any gate, door, grill, shutter or device which secures any means of entrance to or exit from the Servient Tenement whether electrically or otherwise powered. For the purposes of this clause "keys" means implements or instruments necessary for the purposes of fastening or unfastening the lock on any gate and includes electronic devices, written records of all codes and combinations necessary for the purposes of fastening or unfastening such lock.

3. MAINTENANCE OF SERVIENT TENEMENT

- 3.1 The Grantor shall at all times keep and maintain the Servient Tenement in good and substantial repair, order and condition. In effecting any such maintenance, replacement and repair in and about the Servient Tenement, the Grantor shall use its best endeavours to minimise so far as is possible any interruption to the right of access to the Grantee.
- 3.2 If either party or any person claiming under either party shall cause any damage to the Servient Tenement, its surface or any part of the same, then notwithstanding Clause 3.1 that party shall be solely liable for the damage caused and shall forthwith repair the damage and shall indemnify and keep indemnified the other party in respect of that damage.
- 3.3 Either party may, but shall not be obliged to, remedy at any time after first giving fourteen (14) days notice to the other, any default by the other ("other") under this Easement at the cost of the other and upon such remedy the other's share shall be a debt immediately due and payable.

4. RESERVE RIGHTS OF THE GRANTOR

The Grantor reserves the right to construct, use or provide for any improvements or mechanisms (of whatsoever nature or kind) to be constructed, maintained, repaired, placed and upgraded as the Grantor deems fit from time to time provided the same comply with the law and are not inconsistent with this Grant. Nothing herein contained shall in any manner preclude the rights of the Grantor to grant any lease, licence to occupy or otherwise use or be upon the Servient Tenement to any other person, firm or corporation upon such terms and conditions as the Grantor may deem fit.

5. FURTHER ASSURANCES

- 5.1 The benefit and burden of this Easement attached to the land comprised in the Easement so as to enure to and bind all persons deriving title from and under the Grantor and the Grantee. Each of them must, whenever so required by the other or a successor in title, do all things and give all assurances reasonably required for the proper and effective securing of the rights conferred hereunder.
- 5.2 The benefits of this Easement are conferred on the basis that all rights be exercised by either party hereto shall be subject to compliance with the law.

Title Reference

- 5.3 The parties shall exercise their rights under this Easement in a reasonable manner such that they shall not make or allow any noise, nuisance or disturbance likely to interfere in any way with the peaceful enjoyment by the other of their respective rights hereunder and shall, without limiting the generality of the foregoing, ensure that all vehicles and devices passing over the Servient Tenement travel at a safe and reasonable speed so as not to cause or create excessive or unnecessary noise and so as not to cause any damage to the Servient Tenement and shall ensure that the Servient Tenement is kept free of all obstructions except in connection with the normal use thereof and shall not cause or permit any hindrance or do or cause to be done anything thereon such as might obstruct the Servient Tenement or permit any rubbish, water, matter, goods, articles or things to be deposited or remain thereon which impede the lawful rights of the other hereunder.

6. SURRENDER OF EASEMENT

In the event that as a condition of registration of the Easement the Department of Natural Resources requires any amendment or variation to be made to the same as a condition of the registration of the same the Grantor and the Grantee shall make do and execute all such further acts, matters, documents and things as may be necessary or requisite to comply with such conditions including without limitation registering any instrument of amendment thereof. In the event that in order to comply with any requirements of the Department of Natural Resources it is considered by the parties appropriate to execute a further Easement document to contain the terms and conditions hereof together with those required by the Department of Natural Resources then the parties agree to make do and execute all such further acts, matters, documents and things as may be necessary to surrender this Easement and execute the replacement Easement.

7. RESOLUTION OF DISPUTES

Should any dispute or difference arise between the Grantor and the Grantee concerning this Grant of Easement or the interpretation hereof or any matter or thing arising hereunder then and in any such case such dispute or difference shall be referred to the decision of a referee nominated by the president for the time being of the Queensland Law Society Incorporated and the decision of such referee shall be deemed to be that of an Expert and not that of any Arbitrator and once given shall be final and binding upon the Grantor and Grantee and the cost of such reference shall be paid in the amount and manner determined by the referee.

8. GENERAL

- 8.1 In this Easement unless the contrary intention appears, any reference to:-
8.1.1 A clause or schedule is to a clause or schedule in this Easement;
8.1.2 The singular improves the plural and vice versa;
8.1.3 Any gender includes all other genders;

Title Reference

8.1.4 A person includes a corporation and an association whether incorporated or not and vice versa.

8.2 The clause headings in this Easement are inserted for convenience of reference and shall not effect the construction thereof.

8.3 Notwithstanding the residence or domicile of any person to this Easement this Easement shall be governed by and construed in all respects in accordance with the law of Queensland.

8.4 In this Easement an obligation incurred by two (2) or more persons will be construed as an obligation incurred jointly and severally by each of such persons.

8.5 This Easement may only be varied or replaced by an Easement duly executed by the parties.

8.6 If any term or condition of this Easement or its application to any person or circumstances is or becomes invalid or unenforceable the remaining terms and conditions shall not be effected thereby and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

8.7 References to any authority, association or other body where the statutory or otherwise shall be deemed to refer respectfully to the authority, association or other body (as the case may be) which may, in the sole opinion of the Grantor, be or become established or constituted in lieu of or in succession to the same.

9. ANY NOTICES

Any notice to be given by the Grantee to the Grantor hereunder shall be deemed to be sufficiently given if the same shall be in writing and signed for and on behalf of the Grantee by a Director of the same or its Solicitor to be delivered personally to the Grantor or left or sent by pre-paid registered post addressed to the Grantor at its registered office and any notice to be given by the Grantor to the Grantee hereunder shall be deemed to be sufficiently given if the same shall be in writing and signed for and on behalf of the Grantor addressed to the Grantee or its Solicitor, care of its postal address from time to time and any notice given or sent by post pursuant to this clause shall be deemed to have been received at the time when the letter containing such notice would in the ordinary course of post be delivered.

FORM 1

Queensland REAL PROPERTY ACT 1861-1985 REAL PROPERTY REGULATIONS 1986 BACKING SHEET

J543202P**\$67.00****19 JUL 1988**
3:12 PM**5500 EASEMENT****Easement.****\$67**

U/CODE

21-10-88

ENTERED IN THE REGISTER BOOK

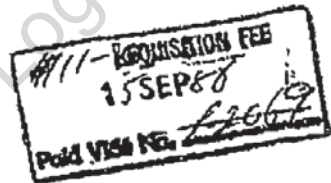
VOLUME **6337** **7211**
FOLIO **87** **19-20**
AT **10:04 AM/PM**
-9 NOV 1988
REGISTRAR OF TITLES

sch4p4

CORRESPONDENCE NUMBER

REQUISITIONS

As the existing easement C cannot be a part of this survey in its original identity consideration should be given to the manner in which the easement is to be transferred to the requirements of the regulations and survey and the documents accordingly. Each amendment may require the sale of a parcel with the attendant other costs being incurred.

22
89

sch4p4(6) Pers

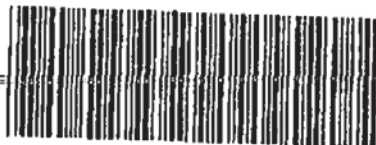
C.M.T.W.**Received****Vol: 7211****Fol: 20****CHAMBERS McNAB TULLY & WILSON**

sch4p4(6) Personal information

Sols. for Grantor.
11-11-88

BELOW THIS LINE TO BE COMPLETED BY LODGER		LOGGER CODE
LODGED BY: FEEZ PUTHING		
ADDRESS: 123 F... STREET BRISBANE, Q.4000		
CERTIFICATES OF TITLE, DEEDS OF GRANT, DECLARATIONS ETC. LODGED WITH THIS DOCUMENT (TO BE COMPLETED BY LODGING PARTIES)		
1 CT	LODGED BY J539769J	
2	Plan 221176	
3		
BELOW THIS LINE FOR DELIVERY NOTATIONS		
RECEIPT NOTATIONS	OFFICE USE	
ITEMS RECEIVED DEED 7211/19		
FIRM NAME FEEZ PUTHING		
PER: sch4p4(6) Personal in		
AUTHORITY: Sols. for Grantor		
DATE: 10/11/88		
ITEMS DELIVERED BY POST		
FORWARDED TO LODGER OF THIS DOCUMENT ON		

Jackson & O'Sullivan Pty Ltd Brisbane

**J543202P****601182245****EASEMENT**

By Authority—L...

FORM 10
Queensland
Real Property Act 1861-1986
Real Property Regulations 1986

GRANT OF EASEMENT

GRANTOR (1) (full name) SUNROCK PROPERTY HOLDINGS PTY LTD

ESTATE OR INTEREST BEING BURDENED (2) FEE SIMPLE

HOW ESTATE OR INTEREST BEING BURDENED IS HELD (3) (if more than one grantor) NOT APPLICABLE

GRANTEE (4) (full name) RIVERVIEW COAL TERMINAL PTY LTD (INCORPORATED IN QUEENSLAND)

ESTATE OR INTEREST BEING BENEFITTED (5) FEE SIMPLE

HOW ESTATE OR INTEREST BEING BENEFITTED IS HELD (6) (if more than one Grantee) NOT APPLICABLE

DESCRIPTION OF SERVIENT TENEMENT (burdened land) (7)

Volume	Folio	County	Parish	Description
Part of 6337	97	Stanley	Goodna	Easement G in Lot 2 on R.P. 221176
Part of 6337	97	Stanley	Goodna	Easement W in Lot 2 on R.P. 221176
7211	20			

Handwritten notes: B30343, B30344, B30345, B226693, Easement B303350

MORTGAGES, ENCUMBRANCES, ETC. (8) *sch4p4* *Part Easement Nos B30343, B30344, B30345, B226693 and B303350*

CONSIDERATION (9) ONE DOLLAR (\$1.00)

DESCRIPTION OF DOMINANT TENEMENT (benefitted land) (10)

Volume	Folio	County	Parish	Description
Part of 6337	97	Stanley	Goodna	Lot 1 on R.P. 221176
7211	19			

SHORT GENERAL DESCRIPTION OF PURPOSE OF EASEMENT (11) ACCESS

(12) THE GRANTOR FOR THE ABOVE CONSIDERATION HEREBY GRANTS TO THE GRANTEE THE EASEMENT HEREIN DESCRIBED AND THE GRANTOR AND THE GRANTEE HEREBY COVENANT WITH EACH OTHER IN TERMS OF THE SCHEDULE HERETO.

EXECUTION

(13) SIGNED THIS 26th DAY OF May, 1988.
(14) BY GRANTOR

THE COMMON SEAL of SUNROCK
PROPERTY HOLDINGS PTY LTD was
hereunto affixed by resolution of
the Board of Directors in the
presence of a Director and
Secretary who certify that they
are the proper officers of the
company to affix the seal

[Redacted] sch4p4(6) Personal information

DIRECTOR Common Seal

[Redacted] sch4p4(6) Personal information

WITNESS

(15) IN MY PRESENCE (signature) [Redacted] sch4p4(6) Personal information
Justice of the Peace/Solicitor
(full name to be printed) Julie Patricia Pharo

GRANTEE MUST
ACCEPT
PERSONALLY

(16) ACCEPTED BY GRANTEE [Redacted] sch4p4(6) Personal information

THE COMMON SEAL of RIVERVIEW COAL
TERMINAL PTY LTD was hereunto
affixed by resolution of the
Board of Directors in the
presence of a Director and the
Secretary who certify that they
are the proper officers of the
company to affix the seal

[Redacted] sch4p4(6) Personal information

CERTIFIED CORRECT FOR THE PURPOSE OF REGISTRATION BY -

GRANTEE (signature) [Redacted]

OR

[Redacted] sch4p4(6) Personal information

his/her SOLICITOR (signature)
(full name of Solicitor
to be printed) [Redacted]

PAUL GEOFFREY NEWMAN
SOLICITOR - QUEENSLAND

45920/1-2

FORM 33
Queensland
Real Property Act 1861 - 1986
Real Property Regulations 1986

SCHEDULE

This is the Schedule referred to in the Grant of Easement dated
the 26th day of May 1988 comprising 2 pages.

1. The Grantor (which expression shall include the successors and assigns of the Grantor where the context permits or requires) does hereby grant, assign, set over and transfer to the Grantee (which expression shall include the successors and assigns of the Grantee wherever the context permits or requires) and the owner or owners and occupiers for the time being and from time to time of the Dominant Tenement (which expression shall include each and every part of the Dominant Tenement and as it may be subdivided from time to time) full and free right and liberty as appurtenant to the Dominant Tenement for the Grantee and its tenants and the Grantee's and the Tenants' servants workmen agents nominees licencees invitees and others in common with the Grantor and all persons now or hereafter authorised by the Grantor at all times hereafter by day and by night without animals but with vehicles of every description whether laden or unladen to go pass and repass to over or from the Servient Tenement for all purposes connected with the following:-

(a) the construction of storage facilities upon the Dominant Tenement to enable the bringing upon the Dominant Tenement of coal by methods satisfactory to the Grantee;

(b) the construction of facilities upon the Dominant Tenement to enable the distribution and transport of coal from the Dominant Tenement;

(c) maintenance replacement or refurbishing of any such facilities as aforesaid;

PROVIDED HOWEVER that the Grantee shall not be entitled or permitted at any time to bring distribute or transport over across or along the Servient Tenement coal or any other substance the product or the subject of any commercial or other activity which may at any time be carried on upon the Dominant Tenement.

2. The Grantor will not at any time or times obstruct the right of way hereby granted or do any thing which will or may at any time or from time to time prevent or restrict the Grantee and the other persons for the time being entitled to use the said right of way from going passing and re-passing to over or from the Servient Tenement or any part thereof.
3. The Grantee shall not suffer permit or allow and shall ensure that the Grantee's tenants and the Grantee's and the tenants' servants workmen agents nominees licencees invitees and visitors shall not suffer permit or allow any vehicle of any description or any obstruction of any kind to stand or remain in or upon the Servient Tenement in such a way that it may delay or interfere with the rights of other users thereof including the Grantor and all persons now or hereafter authorised by the Grantor.
4. The benefit of this Grant of Easement and of the covenants agreements and stipulations contained herein shall pass with and bind the Dominant Tenement so as to enure for the benefit of and bind all person deriving title thereto from or under the Grantor and the Grantee respectively and that on ceasing to be the registered

proprietor of the Dominant Tenement the Grantor shall be under no further liability for any event or occurrence thereafter but without prejudice to the rights and obligations of either party in respect of any antecedent breach.

- 5.1 The Grantee acknowledges that the Grantor may wish to relocate the Servient Tenement to give the Dominant Tenement access to a dedicated road by an alternative route.
- 5.2 The Grantee agrees that upon registration of an easement of right of way on the same terms and conditions as are herein contained granting such access to the Grantee to the reasonable satisfaction in all respects of the Grantee and provided that such new Easement shall be of a standard of construction similar to that of the within Easement at that time then the Grantee shall deliver to the Grantor a duly executed Surrender of the within Easement.
- 5.3 All costs of and incidentals to the preparation negotiation execution stamping and registration of the said Surrender and the new Easement shall be borne by the Grantor.
6. The Grantee shall maintain the Servient Tenement at its sole cost and without limiting the generality of the foregoing shall promptly comply with the lawful requirements and directions of any competent Federal State or Local authority or instrumentality with respect to the maintenance grading and/or surfacing of the Servient Tenement.
7. The Grantee shall indemnify and keep indemnified the Grantor from and against all actions proceedings claims demands losses damages costs expenses and liabilities which may be brought against or made upon the Grantor or which the Grantor may sustain or incur or be or become legally liable to pay directly or indirectly by reason of or in consequence of or in connection with the use of the Servient Tenement by the Grantee and the Grantee's tenants and the Grantee's and the tenants' servants workmen agents nominees licencees invitees and visitors or by any breach of the terms hereof by the Grantee save except to the extent only that any of such actions proceedings claims demands losses damages costs expenses and liabilities may have been occasioned or contributed to by the wilful act or neglect of the Grantor.
8. The costs charges and expenses of and incidental to the preparation of these presents including stamp duty and registration fees thereon shall be borne and paid by the Grantor.
9. The Grantee hereby authorises the solicitor for the Grantor to sign this Grant of Easement correct for the purpose of registration.

4592Q/3-4

FORM 35
Queensland
Real Property Act 1861-1986
Real Property Regulations 1986

GENERAL CONSENT

Item (1) Type of Instrument: Grant of Easement
Dealing number:)
OR)
Name of Parties:)
Date of Instrument: THE 16th DAY OF May 1988

(Instrument to which this consent is to be bound)

Item (2) Title Reference: Vol: 6337 Fol: 97

Item (3) I, Council of the City of Ipswich being the local authority under hereby consent to the registration of the instrument specified in Item (1) above.

(full name of party consenting) (status)

(type of dealing number of instrument on which authority to consent is based) (nature of consent)

Item (4) Signed this 16th day of June 1988

sch4p4(6) Personal information

sch4p4(6) Personal information

Party consenting

Town Clerk

sch4p4(6) Person

(signature of witness)

(qualification) JUSTICE OF THE PEACE

(full name to be printed) PETER GIBBS

45920/5

ANNEX B

Site Management Plan

Published on DES Disclosure Log
RTI Act 2009

Received 03/09/2007

- Agency

ANNEXURE 1 - SITE MANAGEMENT PLAN

DATE PRINTED: 01/02/2000

LOT : 129 PLAN : SP123302 FILE REF : 900109

DATE OF EFFECT : 01/02/2000

SUMMARY OF CONTAMINATION

Lot 129 on SP 123302, was formerly used for wool weaving, fabric production and wool scouring until its decommissioning in 1980's. The site is located on level ground which is elevated above the east bank of the Brisbane River on River Road, Redbank.

An isolated area (approximately 160m²) of mainly copper and zinc heavy metal contamination as a result of past landfilling operations, was found as shown in area A on the attached figure 1. The former settling ponds were emptied of sludge and filled in during 1996. No soil contamination investigations have been conducted on site since this filling operation, as such the presence of contamination in this area is unknown, this area is indicated as area B on the attached figure 1.

OBJECTIVE OF SITE MANAGEMENT PLAN

The objective of this Site Management Plan (SMP) is to manage contamination remaining on site in a manner which protects human health and the environment. This objective will be achieved through:

- the application of controls on site excavation works;
- the placement and maintenance of a barrier which safely separates users of the site and contamination; and
- the implementation of a monitoring program.

ACHIEVEMENT AND MANAGEMENT OBJECTIVES

It is the responsibility of the property owner to ensure that the following conditions are complied with:

Areas A and B as identified in Figure 1 are to be capped with an impermeable layer such as concrete, bitumen/asphalt paving, compacted clay to a minimum depth of 0.5 m and/or other equivalent impermeable cover to maintain a barrier between contamination and site users. The impervious layer is to be maintained in good condition and prevent the infiltration of water. The capping material is to be immediately reinstated upon the completion of any excavation work carried out in this area.

A Workplace Health and Safety Plan which satisfies relevant obligations of the *Workplace Health and Safety Act 1989* subordinate legislation or its equivalent is to be developed for all site work involving excavation of the capped areas.

Contaminated soil must not be removed from the site without adequate sampling and prior approval from the Administering Authority under Section 118ZZF of the *Environmental Protection Act 1994* or equivalent.

Site works relating to excavation, removal and/or disposal of soil from the capped area (figure 1, area A and B) must include provisions which ensure that the environment is protected eg preventing spread of contamination by controlling site runoff, dust generation and spillage from haulage trucks or improper disposal of contaminated stormwater seepage. All contamination safety and excavation processes are to be documented and records kept which demonstrate site management compliance.

MONITORING AND REPORTING CONDITIONS

The owner is to undertake and document a biennial inspection of the site to ensure that the capping of areas A and B remain in good condition. Records are to be kept of the inspections, any contaminated soil disposal and site management plan compliance for review by the Administering Authority. The Administering Authority may undertake periodic site inspections. The biennial period is to commence from the effective date of this plan.

NOTE: This Site Management Plan (SMP) has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This Site Management Plan supersedes the Site Contamination Report dated 26 March 1996 issued for Lot 2 on RP866872 and the Site Contamination Report dated 29 April 1992 for Lot 1 on RP49631.

This SMP makes reference to a plan attachment that is available from the EPA if required.

01 February 2000

Site ID: 28402
File Number: 900109
Enquiries to: Contaminated Land Unit
Telephone: (07) 3227 6870

HILLDON PTY LTD
17 RIVER ROAD
REDBANK
QLD 4301

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register. A copy of the suitability statement and the site management plan is attached.

Lot: 129 Plan: SP123302
IPSWICH CITY COUNCIL

17 RIVER ROAD
REDBANK 4301

The owner may apply to the Environmental Protection Agency to amend the site management plan in accordance with section 118ZZ of the *Environmental Protection Act 1994*.

Under section 118ZY of the *Environmental Protection Act 1994*, a person must not contravene a site management plan.

The owner may apply for a review of, and appeal against, the decision to approve the site management plan within 14 days of receipt of this notice in accordance with sections 202 and 204 of the *Environmental Protection Act 1994*.

In accordance with the land being recorded on the Environmental Management Register, the following requirements apply under section 118ZZC of the *Environmental Protection Act 1994* -

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer -
if the particulars of the land are recorded in the Environmental Management Register - that the particulars are recorded in the register and, if the land is subject to a site management plan, details of the plan.

For further information regarding this notice, please contact the Contaminated Land Unit, Environmental Protection Agency on telephone (07) 3227 6870.

sch4p4(6) Personal information

Delegate of Administering Authority
Environmental Protection Act 1994

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RTI Act 2009

ANNEX C

**South East Queensland Coastal
Management District
Sheet 13.20 Mount Crosby**

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 SP133329	Regional Business and Industry	OV Character Places
2		(Low Impact Sub Area)	OV5 - Flood Development Line 1 in 20
3		Regional Business and Industry	OV5 - Flood Line 1 in 100
4		Buffer	OV3 - Mining Influence Area

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)
General Industry	General Industry	22	Mon-Sat 6-6	0

- (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)

- (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	4060.4m ²
Proposed site cover	52.8%
Proposed maximum number of storeys	1
Proposed maximum height above natural ground level	8.5m

(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	40
Proposed area of landscaping	Refer to plans
Proposed type of vehicle cross-over (for other than residential uses)	Refer to plans
Proposed maximum vehicular servicing arrangement (for other than residential uses)	Others

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)
Cafe and Caretaker Residential	Business Use & Caretaker Residential	2	Mon-Sat 6-6	0

(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)

(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	366.3m ²
Proposed site cover	31.8%
Proposed maximum number of storeys	2
Proposed maximum height above natural ground level	8.5m

(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	7
Proposed area of landscaping	Refer to plans
Proposed type of vehicle cross-over (for other than residential uses)	Refer to plans
Proposed maximum vehicular servicing arrangement (for other than residential uses)	Small Rigid Vehicle

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)
General Industry	General Industry	5	Mon-Sat 6-6	0

(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)

(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	3210.1m ²
Proposed site cover	49.6%
Proposed maximum number of storeys	2
Proposed maximum height above natural ground level	8.5m

(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	17
Proposed area of landscaping	Refer to plans
Proposed type of vehicle cross-over (for other than residential uses)	Refer to plans
Proposed maximum vehicular servicing arrangement (for other than residential uses)	Others

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	
When the application involves new building work		
(iii) Plans showing the size and location of the proposed new building work	☒ Confirmed	over the counter
	☐ Not applicable	
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	
When the application involves new operational work		
(v) Plans showing the nature and location of the proposed new operational works	☒ Confirmed	over the counter
	☐ Not applicable	

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

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Part F**Reconfiguring a lot****Nature of the lot reconfiguration**

1. What is the nature of the lot reconfiguration? (Tick applicable box/es)

- ☒ (i) Creating lots by subdividing another lot or lots
- ☐ (ii) Rearranging the boundaries of a lot or lots
- ☐ (iii) Creating an easement giving access to a lot from a constructed road
- ☐ (iv) Dividing land into parts by agreement and rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by either -
- ☐ (a) a lease for a term, including renewal options, not exceeding 10 years; or
- ☐ (b) an agreement for the exclusive use of part of the common property for a community title scheme under the *Body Corporate and Community Management Act 1997*

The subject land

2. How is the premises identified in the planning scheme?

List of applicable zone/precincts/areas		List of applicable overlays
1	Regional Business and Industry (Low Impact Sub Area)	OV Character Places - Identified Places of Interest,
2	Regional Business and Industry Buffer	OV5 - Flood Development Line 1 in 20 Overlay
3		OV5 - Flood Line 1 in 100 Overlay
4		OV3 - Mining Influence Area Overlay

3. What is the total number of lots making up the premises?

1

4. What is the total area of the premises?

10,636.00	Square metres (m ²)
10.64	Hectares

When creating lots by subdivision

5. Will the proposal involve more than 1 stage?

- ☒ No - Complete Table A
- ☐ Yes - Complete a new Table B for each stage

Table A

(i) What is the number of additional lots being created and what is their intended final use?

Intended final use of new lots		Additional number of lots created
☐ (i)	Residential	
☐ (ii)	Commercial	
☒ (iii)	Industrial	19
☐ (iv)	Other - Specify	

(ii) What is the type of approval being sought?

- ☐ Preliminary approval
☒ Development Permit

(ii)(a) Does the Development Permit being sought include additional residential lots?

- ☒ No
☐ Yes - Complete Table A(a)

(iii) Has a Preliminary Approval been issued with respect to this proposal?

- ☒ No
☐ Yes - Complete Table A(b)

(iv) What is the total length of new road to be constructed?

1.32 Kilometres

(v) What is the total area of land to be contributed for community purposes?

1.624ha

(vi) Does the proposal involve the construction of a canal or other artificial waterway?

- ☒ No
☐ Yes

When rearranging boundaries

6. What are the current and proposed dimensions for each lot forming the premises?

	Current Lots			Proposed Lots		
	Lot on plan description	Area	Length of road frontage	Lot on plan description	Area	Length of road frontage
1						

When creating an easement

7. What are the dimensions and nature of the proposed easement?

Width (metres)	Length (metres)	Purpose of the easement (e.g. pedestrian access)	Entity favoured by the easement

When dividing land by agreement

8. What is the number of parts being created and what is their intended final use?

Intended final use of parts created		Number of parts
☐ (i)	Residential	
☐ (ii)	Commercial	
☐ (iii)	Industrial	
☐ (iv)	Other - Specify	

Mandatory information

9. Confirm the following mandatory information accompanies this application

	Confirmation of lodgement	Method of lodgement
When creating lots by subdivision or rearranging boundaries		
Plans showing the proposed lot reconfiguration, including -	☒ Confirmed	mail
(i) Existing lot configuration	☒ Confirmed	mail
(ii) Dimensions of lots	☒ Confirmed	mail
(iii) Existing and proposed new roads <i>(if applicable)</i>	☒ Confirmed	mail
(iv) Existing and proposed easements <i>(if applicable)</i>	☒ Confirmed	mail
(v) The location and dimensions of land to be dedicated for community purposes <i>(if applicable)</i>	☒ Confirmed	mail
(vi) The final intended use of the new lots or parts	☒ Confirmed	mail
(vii) The lot reconfiguration in relation to the surrounding land	☒ Confirmed	mail

OFFICE USE ONLY

Date Received

Reference Numbers

Advice for completing Part F**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.

Q5

- 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.
- Questions in relation to the area and number of proposed lots and stages of the subdivision are required for statistical and planning purposes.

Proposal ID

A large black rectangular redaction box covering the content of the form.

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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 <i>Fisheries Act 1994</i> ? 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 <i>Building Act 1975</i> ? 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 completion of 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 listed² 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, Cooloolia, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirum Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday

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 1,000m² ☐ 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 1,000m² ☒ 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

*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

If yes, does one or more of the following apply?

- A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -
 - the fit-out of a building on the land; or ☒ No ☐ Yes
 - minor site excavation, including for example, post holes for open-sided non-habitable structures
- There is currently a notifiable activity on the land and the activity is continuing ☒ No ☐ Yes
- The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures) ☒ No ☐ Yes
- The land is used for a mining activity or petroleum activity ☒ No ☐ Yes

If no to all - (Complete Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

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)?

- ☐ No
☒ Yes

If yes, is the proposed use for child care, educational, recreational or residential purposes (including a caretaker residence on industrial land)?

- ☐ No
☒ Yes - (Complete Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, it has jurisdiction as Concurrence Agency.

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)?

- ☒ 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*?

- ☒ 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*?

- ☒ 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
☒ Yes

If yes, are the premises within one or more of the following areas?

- | | | |
|--|--|---|
| • A Major Development Area in the Urban Footprint | ☒ No | ☐ Yes - (Answer (a) to (c) below) |
| • The Regional Landscape and Rural Production Area | ☒ No | ☐ Yes - (Answer (d) below) |
| • The Rural Living Area | ☒ No | ☐ Yes - (Answer (e) below) |
| • The Investigation Area | ☒ 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
☒ 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

SECTION 3 - Section 3 must be completed when the application seeks approval to reconfiguring a lot.

IPA, schedule 8, part 1, table 3

STATE-CONTROLLED ROAD

3.1 Is any part of the premises within 100m of a State-controlled road, or part of a future State-controlled road?

- ☒ No
☐ Yes

If no, is the proposed reconfiguration listed in *Integrated Planning Regulation 1998*, schedule 5 and does it exceed the threshold?

- ☒ No
☐ Yes - The application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 3

IP Regulation, schedule 2, table 2, item 2

COASTAL MANAGEMENT DISTRICT

3.2 Is any part of the premises within a coastal management district?

- ☐ No
☒ Yes - (Complete Part M) This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 13(a)

VEGETATION CLEARING

3.3 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 2, item 4

EASEMENTS

3.4 Is any part of the premises subject to an easement?

☐ No

☒ Yes - Answer both (a) and (b) below

(a) Is there an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* for a transmission grid or supply network under that Act?

☒ No

☐ Yes - This application must be referred to the entity as Advice Agency.

(b) Is there an easement in favour of the holder of Pipeline Licence Number 1 issued under the *Petroleum Act 1923* for the construction or operation of the Moonie to Brisbane strategic pipeline under that Act?

☒ No

☐ Yes - This application must be referred to the licence holder as Advice Agency.

IP Regulation, schedule 2, table 2, item 20(a) (electricity easement)

IP Regulation, schedule 2, table 2, item 32 (pipeline easement)

ELECTRICITY SUBSTATIONS

3.5 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 2, item 20(b)

CONTAMINATED LAND - REGISTERED LAND

3.6 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

If yes, does one or more of the following apply?

- A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -

- the fit-out of a building on the land; or

- minor site excavation, including for example, post holes for open-sided non-habitable structures

☒ No

☐ Yes

- There is currently a notifiable activity on the land and the activity is continuing

☒ No

☐ Yes

- The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures)

☒ No

☐ Yes

If no to all - (Complete Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 21(a)

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

3.7 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

IP Regulation, schedule 2, table 2, item 21(a)

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

3.8 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)?

☐ No

☒ Yes

If yes, is the proposed use for child care, educational, recreational or residential purposes (including a caretaker residence on industrial land)?

☐ No

☒ Yes - (Complete Part N) This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 21(a)

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)

3.9 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)?

☒ No

☐ Yes

IP Regulation, schedule 2, table 2, item 21(a)

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (UNEXPLODED ORDNANCE)

3.10 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

☒ No

☐ Yes - (Complete Part N) This application must be referred the Environmental Protection Agency (EPA) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 21(b)

SEQ REGIONAL PLAN

3.11 Is any part of the premises within the South East Queensland (SEQ) Regional Plan area?

☐ No

☒ Yes

If yes, is the application seeking approval for subdivision?

☐ No

☒ Yes - Answer both (a) and (b) below.

(a) Is any part of the premises located within a Major Development Area and not included in a structure plan as defined under the SEQ Regional Plan Regulatory Provisions?

☒ No

☐ Yes

(b) Is any part of the premises within the Regional Landscape and Rural Production Area or in the Investigation Area?

☒ No

☐ Yes - Answer (i) - (iii)

IP Regulation, schedule 2, table 2, item 35

KOALA CONSERVATION

3.12 Is any part of the premises in a koala conservation area or koala sustainability area?

☒ No

☐ Yes

IP Regulation, schedule 2, table 2, item 33

CANAL DEVELOPMENT

3.13 Is the proposed reconfiguration in connection with the construction of a canal?

☒ No

☐ Yes - (Complete Part M) This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 13(b)

DECLARED CATCHMENT AREA

3.14 Is the proposed reconfiguration in an area declared to be a catchment area under the Water Act 2000?

☒ No

☐ Yes

IP Regulation, schedule 2, table 2, item 19

PUBLIC PASSENGER TRANSPORT

3.15 Is the proposed reconfiguration listed in schedule 13A of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- ☒ Yes - This application must be referred to QueenslandTransport (QT) as Concurrence Agency.
☐ No

IP Regulation, schedule 2, table 2, item 30

IP Regulation, schedule 13A

RAIL TRANSPORT

3.16 Is the proposed reconfiguration listed in schedule 13B of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- ☒ Yes - This application must be referred to QueenslandTransport (QT) as Concurrence Agency.
☐ No

IP Regulation, schedule 2, table 2, item 31

IP Regulation, schedule 13B

WETLAND CONSERVATION ESTATE

3.17 Does the proposed reconfiguration result in more than 10 lots or any lot less than 5ha in area?

- ☐ No
☒ Yes - (Answer (a) and (b) below)

(a) Does the proposed reconfiguration involve 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 EPA as Advice Agency.

(b) Does the reconfiguration involve a lot situated in, or within 100m of, the following?

- | | | |
|--|--|------------------------------|
| • A protected area, forest reserve, critical habitat or area of major interest under the <i>Nature Conservation Act 1992</i> | ☒ No | ☐ Yes |
| • A State forest or timber reserve under the <i>Forestry Act 1959</i> | ☒ No | ☐ Yes |
| • A marine park under the <i>Marine Parks Act 2004</i> | ☒ No | ☐ Yes |
| • A recreation area under the <i>Recreation Area Management Act 1988</i> | ☒ No | ☐ Yes |
| • A world heritage area listed under the World Heritage Convention | ☒ No | ☐ Yes |
| • Brisbane forest park under the <i>Brisbane Forest Park Act 1977</i> | ☒ No | ☐ Yes |

If yes to any one - this application must be referred to the Queensland Government department administering the relevant Act mentioned as Advice Agency

IP Regulation, schedule 2, table 2, items 38 and 39

HERITAGE

3.18 Does the proposed reconfiguration involve 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 2, item 41

WILD RIVER AREA - Although legislation provides for assessment of lot reconfiguration for the purposes of the *Wild Rivers Act 2005*, currently no declarations for any of the wild river areas apply the Wild Rivers code to that type of development.

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.

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Proposal ID



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Section 78B(2)(c) - Unreasonably invade an

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ABN 25 775 758 241

**Environmental Noise Level Study for Proposed Industrial and Commercial
Development, 61 River Road, Redbank**

conducted for

Redbank River Precinct Pty Ltd

Report No: R07221/D1968/Rev.0/31.01.08

Report prepared for:

Redbank River Precinct Pty Ltd
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(PO Box 276)
CLEVELAND QLD 4163

Telephone: 07 3821 2699
Fax: 07 3821 6799

Authorised by:

[sch4p4(6) Personal information]

Development Manager

Town Planner:

Ms M Vouros
Melissa Vouros Town Planner

Telephone: [sch4p4(6) Personal information]

Dates of assessment:

Thursday 29 November to Thursday 6 December 2007

Consultants:

David Moore & Associates Pty Ltd

[Section 78B(2)(c) - Unreasonably invade an individual's privacy]

Telephone: 07 3848 7924
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[sch4p4(6) Personal information]

David Moore, B App Sc, MAAS

Our reference:

R07221/D1968/Rev.0/31.01.08

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INTRODUCTION

It is proposed to develop the subject site at 61 River Road, Redbank (Lot 7 on SP 123302, Parish of Goodna, County of Stanley) for industrial and commercial use. This site is adjoined by other industrial uses to the north and north-east, with a railway line and Ipswich Road to the south and Brisbane River to the west. On the opposite side of the Brisbane River is residential, which could be noise impacted by the proposed development.

For the purposes of this noise assessment it has been assumed that the basic construction of the industrial buildings will be concrete tilt slab or similar, with metal roof over and concrete floor slabs.

To establish the existing ambient noise levels a 7-day ambient noise assessment was conducted from the residential area on the opposite side of the Brisbane River to the subject site – Landing Place, Moggill. These ambient noise levels were used to establish appropriate noise limits. Source noise level measurements were based on previous noise assessments conducted by the consultant at similar premises.

This report details the results of the ambient noise level measurements, average ambient noise levels, noise limits, source noise levels, source noise levels calculated to the closest residences to the proposed industrial and commercial development, noise level impact and any required noise control measures.

In preparing this report the concept layout plan prepared by John Marsson & Associates Pty Ltd was referenced.

Refer Figure 1 for locality plan and monitoring location A and Figure 2 for proposed site plan.

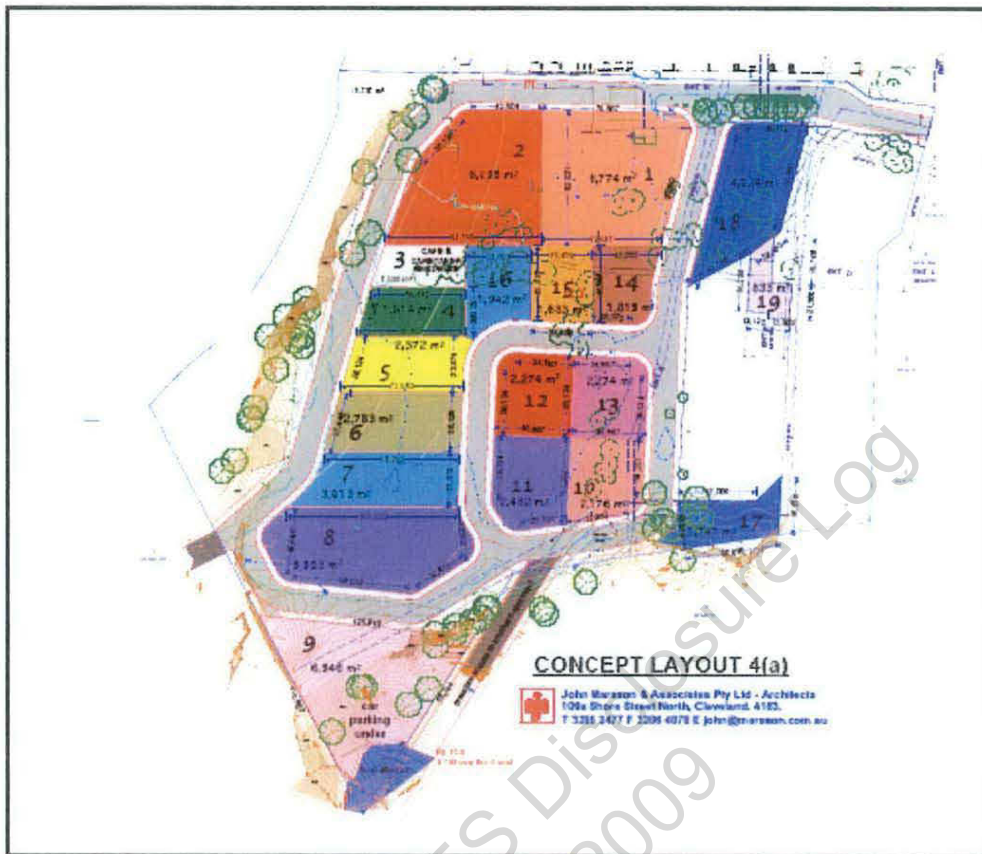


Figure 2
Proposed Site Plan

CRITERIA

Noise Level Measurements

All noise level measurements were conducted in accordance with the following:

- general requirements of the Queensland environmental protection legislation;
- Environmental Protection (Noise) Policy 1997;
- *Noise Measurement Manual*, Queensland Government – Environmental Protection Agency, 3rd Edition, March 2000;
- Australian Standard AS 1055.1-1997, *Acoustics – Description and Measurement of Environmental Noise*, Part 1, *General Procedures*.

Noise Limits

Noises from the proposed industrial and commercial development are either steady state (eg noise of airconditioning units or compressors) or time-varying (eg noise of vehicle movements, industrial activities such as hammering, grinding, etc).

For time-varying noise sources, Ipswich City Council adopt a "like parameter" criteria during the daytime and evening.

With respect to the Queensland environmental protection legislation, the following extracts should be noted from the Environmental Protection (Noise) Policy 1997:

"... Environmental values to be enhanced or protected

10. *The environmental values to be enhanced or protected under this policy are the qualities of the acoustic environment that are conducive to –*
 - (a) *the wellbeing of the community or a part of the community, including its social and economic amenity; or*
 - (b) *the wellbeing of an individual, including the individual's opportunity to have sleep, relaxation and conversation without unreasonable interference from intrusive noise. ..."*

Acoustic quality objective

- 11.(1) *The "acoustic quality objective" is the objective of achieving an ambient level of 55 dB(A) or less for most of Queensland's population living in residential areas.*
- (2) *It is intended that the acoustic quality objective be achieved as part of progressively achieving the object of this policy over the long term.*
- (3) *It is not intended that, in achieving the acoustic quality objective, any part of the existing acoustic environment be allowed to significantly deteriorate.*
- (4) *For subsection (1), the ambient level in a residential area is measured over 24 hours as the long-term Leq outside a dwelling in the area. ..."*

The most important part of the quality objective, with respect to the residences on the opposite side of the Brisbane River to the proposed industrial and commercial development, is that the existing acoustic environment should not be allowed to significantly deteriorate.

For time-varying noise sources and the criteria adopted by Ipswich City Council, with respect to the above acoustic quality objective, the most salient points are the preservation of an individual's (and a community's) right to have sleep, relaxation and conversation without unreasonable interference from intrusive noise, and that the noise source should not result in significant deterioration of the existing acoustic amenity, relative to the closest residences.

In accordance with Hassall, J R & Zaveri, K, *Acoustic Noise Measurements*, Bruel & Kjaer, Denmark, January 1979:

"... The following short table shows the subjective effects of changes in noise levels.

<i>Change in Noise Level</i>	<i>Subjective Response</i>
3	<i>just perceptible</i>
5	<i>clearly perceptible</i>
10	<i>twice as loud ..."</i>

For time-varying noise sources the selected noise limit criteria should ensure that the existing acoustic amenity does not significantly deteriorate. From the above reference, a change in noise level of 5 dB(A) is clearly perceptible, whereas a change of 3 dB(A) is only just perceptible. On this basis, the noise limit for time-varying noise is that, for like parameters, the source noise level combined with the ambient noise level should not exceed the ambient noise level by more than 3 dB(A), after due consideration of tonality and impulsiveness. This is equivalent to the source noise level alone, for the stated parameter, not exceeding the ambient noise level, after due consideration of tonality and impulsiveness.

Therefore, for time-varying noise, the noise limit is that the adjusted source noise should not exceed the ambient noise, for the daytime and evening.

For steady state noise sources associated with the proposed industrial development the most appropriate noise limits are as follows:

- daytime (0700 to 1800 hours): background + 5 dB(A)
- evening (1800 to 2200 hours): background + 5 dB(A)
- night-time (2200 to 0700 hours): background + 3 dB(A),

with the noise limit expressed as the $L_{Amax,adj,T}$, which is approximated by the $L_{A10,adj,T}$ – the A-weighted sound pressure level, adjusted for tonality and/or impulsiveness, and exceeded for 10% of the sample period T.

AMBIENT NOISE LEVELS

Table 1 details the results of the ambient noise level measurements. Refer Appendix A for details of measurement equipment, equipment settings, calibration, monitoring location and atmospheric conditions. Figure 3 is a graphical presentation of the key parameters of the ambient noise assessment.

Table 1 Results of Ambient Noise Measurements, Eastern Side of Landing Place, Moggill, Thursday 29 November to Thursday 6 December, 2007								
Day	Date	Time Period	Ambient Noise Level, dB(A)					
			L _{Aeq}		L _{A10}		L _{A90}	
			Range	Average	Range	Average	Range	Average
Thursday	29.11.07	Evening	46.2-61.5	53.6	47.5-63.9	56.1	43.3-52.3	46.1
Thursday/ Friday	29/ 30.11.07	Night-time	41.9-55.7	47.7	43.8-54.9	49.5	39.0-46.1	43.4
Friday	30.11.07	Daytime	43.1-60.9	53.2	44.7-65.6	57.4	40.2-43.7	42.1
Friday	30.11.07	Evening	46.9-81.6	70.7	47.3-83.0	73.9	43.0-72.3	60.4
Friday/ Saturday	30.11/ 1.12.07	Night-time	42.8-53.8	47.6	44.3-54.8	49.5	39.6-47.6	43.8
Saturday	1.12.07	Daytime	46.1-60.4	53.9	46.6-66.9	57.8	41.7-46.7	44.1
Saturday	1.12.07	Evening	45.1-64.9	56.4	46.3-65.5	58.3	42.3-63.8	52.6
Saturday/ Sunday	1/2.12.07	Night-time	39.4-54.3	48.2	40.4-55.8	48.6	36.6-44.7	40.6
Sunday	2.12.07	Daytime	44.6-54.5	50.7	44.5-60.7	54.2	40.0-46.6	43.7
Sunday	2.12.07	Evening	46.4-63.7	55.8	47.4-64.6	57.8	43.4-62.3	51.2
Sunday/ Monday	2/3.12.07	Night-time	44.0-53.7	49.0	46.6-55.8	50.8	39.2-48.0	44.1
Monday	3.12.07	Daytime	44.9-60.5	54.4	46.5-64.4	58.3	40.7-47.5	44.3
Monday	3.12.07	Evening	45.2-61.4	53.4	46.1-64.3	55.6	43.0-58.9	49.1
Monday/ Tuesday	3/4.12.07	Night-time	42.9-62.3	50.9	44.9-64.6	52.7	37.6-47.6	42.9
Tuesday	4.12.07	Daytime	45.1-59.6	53.5	45.4-63.1	56.7	39.0-55.1	44.5
Tuesday	13.12.07	Evening	43.4-60.9	54.3	44.4-61.7	56.5	40.9-59.7	51.0
Tuesday/ Wednesday	4/5.12.07	Night-time	41.9-58.3	49.1	42.8-59.5	50.8	38.3-48.7	44.7
Wednesday	5.12.07	Daytime	43.7-64.1	55.0	46.8-67.5	58.5	38.6-53.6	45.4
Wednesday	5.12.07	Evening	47.7-65.1	57.1	49.0-67.6	59.2	44.5-58.9	51.8
Wednesday/ Thursday	5/6.12.07	Night-time	43.2-57.5	49.1	44.3-62.1	52.4	40.9-48.8	44.4
Thursday	6.12.07	Daytime	44.7-68.8	56.1	44.6-66.0	57.2	40.3-47.9	43.5

From Table 1, the following average ambient noise levels should be noted:

- average L_{Aeq}
 - daytime: 53.2, 53.9, 50.7, 54.4, 53.5, 55.0, 56.1 Average = 53.8 dB(A)
 - evening: 53.6, 70.7^A, 56.4, 55.8, 53.4, 54.3, 57.1 Average = 55.1 dB(A)
 - night-time: 47.7, 47.6, 48.2, 49.0, 50.9, 49.1, 49.1 Average = 48.8 dB(A)
- average L_{A10}
 - daytime: 57.4, 57.8, 54.2, 58.3, 56.7, 58.5, 57.2 Average = 57.2 dB(A)
 - evening: 56.1, 73.9^A, 58.3, 57.8, 55.6, 56.5, 59.2 Average = 57.3 dB(A)
 - night-time: 49.5, 49.5, 48.6, 50.8, 52.7, 50.8, 52.4 Average = 50.6 dB(A)

- average L_{A90}
 - daytime: 42.1, 44.1, 43.7, 44.3, 44.5, 45.4, 43.5 Average = 43.9 dB(A)
 - evening: 46.1, 60.4^A, 52.6, 51.2, 49.1, 51.0, 51.8 Average = 50.3 dB(A)
 - night-time: 43.4, 43.8, 40.6, 44.1, 42.9, 44.7, 44.4 Average = 43.4 dB(A)

With respect to the above average noise levels those evening noise levels with the 'A' were not included in the average, due to the fact that they were significantly elevated compared to the other noise levels.

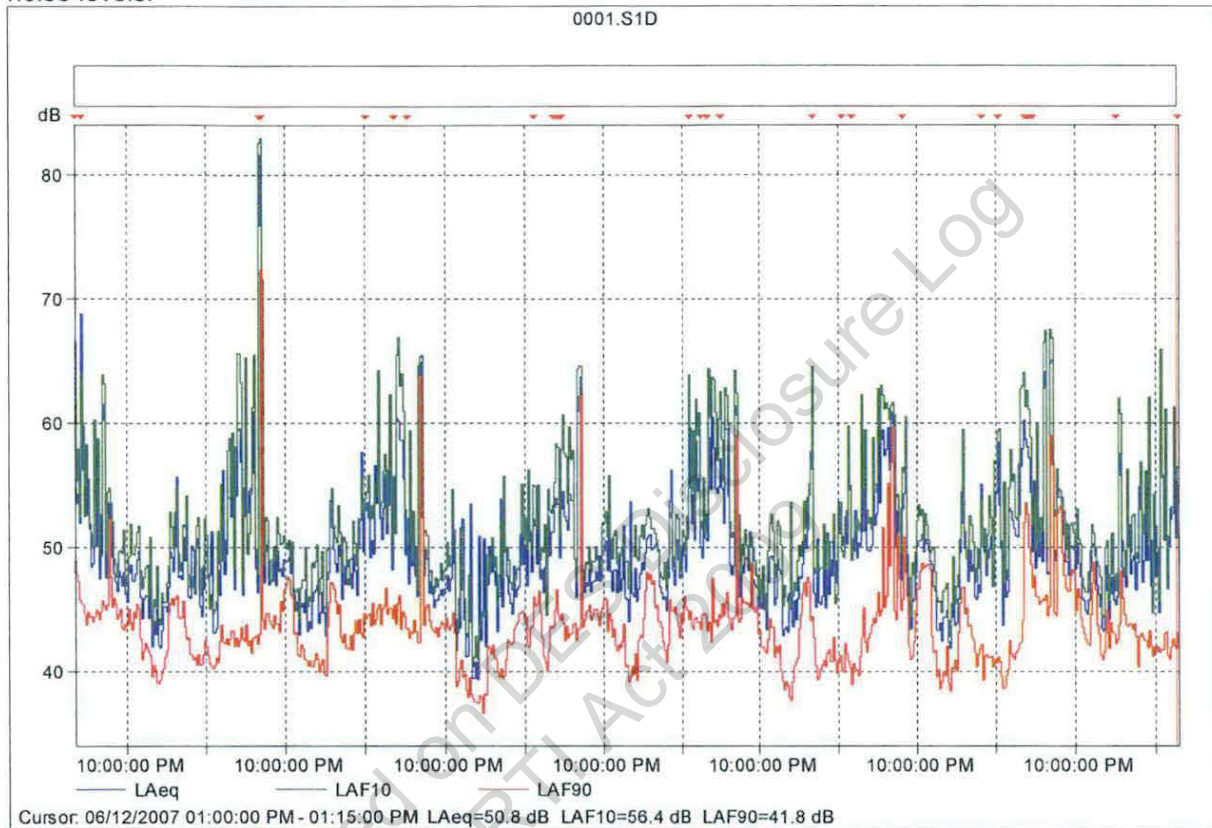


Figure 3
Graphical Presentation of Ambient Noise Key Parameters, Monitoring Location A

Based on the above ambient noise levels the noise limits for time varying noise sources are:

- daytime (0700 to 1800 hours): 57 dB(A) $L_{A10,T}$
- evening (1800 to 2200 hours): 57 dB(A) $L_{A10,T}$
- night-time (2200 to 0700 hours): 45 dB(A) $L_{Amax,T}$ inside, which is equivalent to 50 dB(A) outside with external openings open.

These are the noise limits that have been applied in this report for time varying noise.

The noise limits for steady state noise are:

- daytime: $44 + 5 = 49$ dB(A) $L_{A10,adj,T}$
- evening: $50 + 5 = 55$ dB(A) $L_{A10,adj,T}$
- night-time: $43 + 3 = 46$ dB(A) $L_{A10,adj,T}$

SOURCE NOISE LEVELS

From noise level measurements conducted by the consultant at other similar locations representative source noise levels are detailed in Table 2.

Table 2 Typical Industrial Source Noise Levels				
Activity	Distance (m)	Noise Level, dB(A)		
		L _{Aeq,T}	L _{A10,adj,T}	L _{Amax}
METAL FABRICATION				
• reciprocating compressor:	1.5	90	91	93
• metal pipe banging after being cut:	1	95	99	102
• metal cut-off saw, with coolant fluid over saw blade:	1	94	96	97
• 9" electric angle grinder:	1	100	102	105
• forklift at normal revs:	5	75	76	78
• forklift at maximum revs:	5	82	84	86
TIMBER JOINERY				
• panel saw (with dedicated dust collector):	1.5	85	87	88
• Makita router:	1	88	90	91
• Makita 100 mm wide belt sander:	1	88	91	93
• Kity thicknesser dressing softwood:	1	84	86	88
• hinge press for cupboard doors:	1	80	83	85
• edge binder:	1	75	77	78
• blowing down with compressed air:	1	86	90	93
• bench grinder sharpening chisel:	1	76	79	83
• nailing gun:	1	85	89	93
• table saw (12"):	1	90	92	95
VEHICLE NOISE				
Forklift loading truck/unloading truck	10	75	78	80
Truck air brakes	10	77	80	80
Forklift working in warehouse	10	75	78	80
Car driving in carpark	8	47	50	55
Car door closing	30	50	52	55
Car engine starting	30	50	52	55
Medium truck driving past	8	62	65	70
Semi trailer driving past	8	67	70	75

In addition to the above the estimated noise level of an airconditioning unit for an office area would be 65 dB(A) L_{A10,adj,T} @ 1 metre.

Of all of the above internal noise sources the 9" electric angle grinder has the highest noise level. Therefore compliance with this internal noise source at the closest residences would also result in compliance with all other internal noise sources, at all of the closest residences.

NOISE LEVEL IMPACT

Noise from the proposed industrial development could be steady state or time varying. For steady state noise sources eg airconditioning units and compressors, the noise limits are:

- daytime: $44 + 5 = 49 \text{ dB(A)} L_{A10,adj,T}$
- evening: $50 + 5 = 55 \text{ dB(A)} L_{A10,adj,T}$
- night-time: $43 + 3 = 46 \text{ dB(A)} L_{A10,adj,T}$

For time varying noise sources the noise limits are:

- daytime (0700 to 1800 hours): $57 \text{ dB(A)} L_{A10,T}$
- evening (1800 to 2200 hours): $57 \text{ dB(A)} L_{A10,T}$
- night-time (2200 to 0700 hours): $45 \text{ dB(A)} L_{Amax,T}$ inside, which is equivalent to 50 dB(A) outside with external openings open.

The closest residences to the proposed industrial and commercial development are to the west of the subject site on the opposite side of the Brisbane River, approximately 380 metres from the closest future industrial buildings on the subject site. At these closest residences the noise impact would be:

- 9" electric angle grinder inside: $102 \text{ dB(A)} L_{A10,adj,T} @ 1\text{m} - 52 \text{ (separation distance)} - 10 \text{ (inside to outside building via open doors)} = 40 \text{ dB(A)}$;
 $105 \text{ dB(A)} L_{Amax,T} @ 1\text{m} - 52 \text{ (separation distance)} - 10 \text{ (inside to outside building via open doors)} - 5 \text{ (outside to inside dwelling via open windows and doors)} = 38 \text{ dB(A)}$;
- medium truck driving in/out: $65 \text{ dB(A)} L_{A10,adj,T} @ 8\text{m} - 34 \text{ (increased separation distance)} = 38 \text{ dB(A)}$;
 $70 \text{ dB(A)} L_{Amax,T} @ 8\text{m} - 34 \text{ (separation distance)} - 5 \text{ (outside to inside dwelling via open windows and doors)} = 31 \text{ dB(A)}$;
- semi trailer driving in/out: $70 \text{ dB(A)} L_{A10,adj,T} @ 8\text{m} - 34 \text{ (increased separation distance)} = 36 \text{ dB(A)}$;
 $75 \text{ dB(A)} L_{Amax,T} @ 8\text{m} - 34 \text{ (separation distance)} - 5 \text{ (outside to inside dwelling via open windows and doors)} = 36 \text{ dB(A)}$;
- truck air brakes: $80 \text{ dB(A)} L_{A10,adj,T} @ 10\text{m} - 32 \text{ (increased separation distance)} = 56 \text{ dB(A)}$;
 $80 \text{ dB(A)} L_{Amax,T} @ 10\text{m} - 32 \text{ (separation distance)} - 5 \text{ (outside to inside dwelling via open windows and doors)} = 43 \text{ dB(A)}$;
- forklift loading truck outside: $78 \text{ dB(A)} L_{A10,adj,T} @ 10\text{m} - 32 \text{ (increased separation distance)} = 46 \text{ dB(A)}$;
 ~~$80 \text{ dB(A)} L_{Amax,T} @ 10\text{m} - 32 \text{ (separation distance)} - 5 \text{ (outside to inside dwelling via open windows and doors)} = 43 \text{ dB(A)}$~~

- car door closing: 52 dB(A) $L_{A10,adj,T}$ @ 30m – 22 (increased separation distance) = 30 dB(A);
55 dB(A) $L_{Amax,T}$ @ 30m – 22 (separation distance) – 5 (outside to inside dwelling via open windows and doors) = 28 dB(A);
- car engine starting: 52 dB(A) $L_{A10,adj,T}$ @ 30m – 22 (increased separation distance) = 30 dB(A);
55 dB(A) $L_{Amax,T}$ @ 30m – 22 (separation distance) – 5 (outside to inside dwelling via open windows and doors) = 28 dB(A);
- office airconditioning units: 65 dB(A) $L_{A10,adj,T}$ @ 1m + 10 (multiple airconditioning units) – 52 (increased separation distance) – 5 (outside to inside dwelling via open windows and doors) = 18 dB(A).

The noise of the airconditioning units are steady state, and with all airconditioning units (at least 10 units) operating at the same time the noise limits are complied with at the closest residences to the west, for the complete 24-hour day. Therefore, for steady state noise, no noise control measures are required relative to the closest residences to the west.

For time varying noise sources the daytime and evening noise limits are 57 dB(A) $L_{A10,adj,T}$ and the night-time noise limit is 45 dB(A) $L_{Amax,T}$ inside a bedroom, which equates to 50 dB(A) $L_{Amax,T}$ outside the bedroom with windows open. All remaining noise sources detailed above are time varying, and all of these noise sources comply with the noise limits for the complete 24-hour day, with no noise control measures required.

CONCLUSIONS

The subject site is located at 61 River Road, Redbank (Lot 7 on SP 123302, Parish of Goodna, County of Stanley), and it is proposed to use this site for industrial and commercial use. Noise from this proposed development has the potential to noise impact the closest residential, which is located on the opposite side of the Brisbane River. Immediately surrounding the subject site is other industrial uses, including railway workshops.

An ambient noise assessment was conducted from adjacent the closest residential boundary on the opposite side of the Brisbane River to the subject site, for a one-week period. These closest residences are located in Landing Place, Moggill. The results of these ambient noise level measurements were used to establish appropriate noise limits. Source noise level measurements were based on previous noise assessments conducted by the consultant at similar premises.

Source noise levels from the proposed industrial and commercial development were calculated to the closest residences to the west. Part of these calculations takes account of the materials of construction of the proposed commercial and industrial buildings. For the purposes of these calculations it has been assumed that the construction of the commercial and industrial buildings will be concrete tilt slab or similar, with metal roof over and concrete floor slabs.

At the closest residences to the proposed industrial and commercial development, all steady state and time varying noise sources nominated in this report comply with the respective noise limits for the complete 24-hour day, with no noise control measures required.

RECOMMENDATION

It is recommended that, from an environmental noise perspective, the proposed industrial and commercial development be approved, with no noise control measures required.

APPENDIX A: AMBIENT NOISE LEVEL MEASUREMENT EQUIPMENT

Measurement Equipment

The following equipment was used to conduct the ambient noise level study on the subject site:

- Bruel and Kjaer Type 2260I Modular Precision Sound Analyzer – Observer – Serial No. 2409372, with Type BZ 7220 Software and Prepolarised free-field ½" microphone, Type 4189, Serial No. 2395446;
- Bruel and Kjaer Type 3592 outdoor microphone kit, including Type UA1404 outdoor microphone;
- Bruel and Kjaer Type AO 0442 ten metre microphone extension cable; and
- Bruel and Kjaer Type 4231 Sound Level Calibrator, Serial No. 2292747.

All of the above equipment is Type 1 in accordance with the requirements of Australian Standard AS 1259-1990, *Acoustics – Sound Level Meters*, as required by Australian Standard AS 1055.1-1997.

Measurement Equipment Settings

The above equipment was used with the following settings:

- Detector: RMS
- Time Weighting: FAST
- Frequency Weighting: A
- Sound Incidence: FRONTAL
- Microphone sensitivity: -26.8 dB
- Range: 10-90 dB.

Calibration

The sound level meter was calibrated to the required value of 93.8 dB at 1000 Hz immediately before and after the noise level measurements were conducted. At no time was an adjustment of more than ± 0.5 dB required. This complies with the requirements of the Australian Standard.

Monitoring Location

Monitoring Location A was on the closest residential property to the subject site on the opposite side of the Brisbane River, on the eastern side of Landing Place, with the microphone elevated 2.0 metres. Refer Figure 2 for further details.

Atmospheric Conditions

Throughout the ambient noise level study, atmospheric conditions were believed to have complied with the requirements of the Australian Standard.

Rehabilitation Plan

Proposed Development of 61 River Road,
Redbank QLD
(Lot 7 on SP133329)



Prepared For
Redbank River
Precinct Pty Ltd

5 March 2008



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Rehabilitation Plan

Proposed Development of 61 River Road, Redbank QLD

Lot 7 SP133329

Prepared For:

Redbank River Precinct Pty Ltd

5 March 2008

407117_REO_001_V3



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Report Title:	Rehabilitation Plan
Project:	Proposed Development of 61 River Road, Redbank QLD (Lot 7 SP133329)
Client:	Redbank River Precinct Pty Ltd
Report No.:	407117_REO_001_v3
Draft/Final:	Final

Orogen Pty Ltd and the authors responsible for the preparation and compilation of this report declare that we do not have, nor expect to have a beneficial interest in the study area of this project and will not benefit from any of the recommendations outlined in this report.

The preparation of this report has been in accordance with the project brief provided by the client and has relied upon the information, data and results provided or collected from the sources and under the conditions outlined in the report.

All maps, plans and cadastral information contained within this report are prepared for the exclusive use of Redbank River Precinct Pty Ltd to accompany this report for the land described herein and are not to be used for any other purpose or by any other person or entity. No reliance should be placed on the information contained in this report for any purposes apart from those stated therein.

Orogen Pty Ltd accepts no responsibility for any loss, damage suffered or inconveniences arising from, any person or entity using the plans or information in this study for purposes other than those stated above.

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Introduction

1.1 Background

It is understood that Redbank River Precinct Pty Ltd intend to submit a Development Application to Ipswich City Council for a proposed subdivision at a site located at 61 River Road, Redbank, Qld (Lot 7 SP133329) (refer **Figure 1.1** for Site Locality Map). Preliminary advice received from Ipswich City Council indicated that a Rehabilitation Plan be prepared and submitted as part of the DA documentation for revegetation works on the eastern bank of the Brisbane River in the far western section of the site (refer **Figure 1.2** showing areas subject to proposed rehabilitation works).

1.2 Contents of this Report

The contents of each of the following two (2) components of this report are summarised below.

Description of Existing Site Vegetation (Chapter 2)

In order to provide an appropriate rehabilitation and management strategy, it was necessary to initially identify the plant communities and floristics occurring in the site's riparian zone on the eastern bank of the Brisbane River in the area proposed for rehabilitation. Chapter 2 of this Rehabilitation Plan provides a summary of a ground truthing survey that was previously undertaken on the site by Orogen.

Rehabilitation Objective and Methodology (Chapter 3)

Chapter 3 of the Plan outlines the overall objective and specific methodologies for site rehabilitation, including weed control, revegetation techniques, monitoring and maintenance.



Source: Google Earth

LEGEND

 Subject Site



Figure 1.1 - Locality Plan

Source: Development Layout - John Marsson & Associates Pty Ltd (2008) Composite Site Plan; Lots 1, 3, 8 & 9 (07-04-21) John Marsson & Associates, Cleveland QLD
Satellite Image: Google Earth (2007) Google Earth webservice.



LEGEND

- Subject Site
- Rehabilitation Area
- Landscaped Park Area

Note: Landscaped Park Area to be landscaped in accordance with Jeremy Ferrier Landscape Architects (2008) Landscape Plan.

Figure Indicative Only

Scale 1:1000
0 100 m

Description of Site Vegetation

2.1 Vegetation Types

The following is a summary description of the existing vegetation recorded on site during a previous community-based vegetation survey conducted by Orogen on 26 November 2007.

The site is essentially cleared of vegetation with the exception of an 80-100 metre wide (approximate) strip of riparian vegetation on the banks and alluvial flats of the Brisbane River in the far western section of the site. The riparian strip is comprised of a 30-40 m wide alluvial flat (including the top of the riverbank) and a steeply sloping, 50 m wide riverbank face (from the top of the bank to the mean high water mark). The riparian zone supports Open Woodland of Queensland Blue Gum (*Eucalyptus tereticornis*) and Coastal Grey Box (*Eucalyptus moluccana*) with a grassy understorey dominated by the introduced grass, Winter Grass (*Poa annua*). The site is predicted to be close to the limit of tidal inundation of the Brisbane River.

Riparian Vegetation (Brisbane Riverbank and alluvial flats)

Major Upper Canopy: Forest Red Gum (*Eucalyptus tereticornis*), Gum-topped box (*Eucalyptus moluccana*)

Ground Layer: Winter Grass (*Poa annua*)

The banks and alluvial flats of the Brisbane River in the vicinity of the subject site would likely have once supported a mosaic of EPA Remnant Ecosystems 12.3.3 and 12.3.11 prior to European settlement.

Other Site Vegetation

Remaining vegetation situated outside the proposed Rehabilitation Area comprised mature native/introduced trees scattered throughout the site's north-eastern, central and south-eastern sections.

Rehabilitation Objectives and Methods

3.1 Objectives

No specific rehabilitation objectives for the site's riparian zone have been prescribed by Ipswich City Council in relation to the proposed subdivision. Orogen has subsequently negotiated a rehabilitation outcome for the site with Council, comprising the establishment of a plant community that resembles the vegetative structure and floristics of Qld EPA Remnant Ecosystems 12.3.3/12.3.11, representative of floodplain alluvial ecosystems. The rehabilitation proposed for the subdivision development would be restricted to the riparian zone, defined as the area occurring between the edge of the proposed subdivision's ring road west to the mean high water mark of the Brisbane Riverbank, incorporating the alluvial flats, top, face and toe of the riverbank. The Rehabilitation Area is shown in **Figure 1.2**.

3.2 Rehabilitation Methods

The rehabilitation approach proposed in this Plan consists of planting an initial cover crop of indigenous tree tubestock in the Rehabilitation Area in order to achieve a 'threshold' canopy coverage of between 10 and 30% Projected Foliage Cover within 5 years of planting. The importance of achieving a threshold canopy coverage is twofold: such a coverage typically acts to outshade and outcompete the dense carpet of exotic Winter Grass on the site (which would gradually senesce) and secondly, would facilitate, over time, natural native shrub and groundcover recruitment (through a variety of mechanisms, including native seed dispersal by birds and germination of soil seedbank). Ultimately, the Rehabilitation Area would be expected to achieve a structure and species composition similar to a naturally occurring floodplain alluvial ecosystem.

A 12 month monitoring and maintenance planting program is proposed following the planting of the initial cover crop of tree tubes.

The rehabilitation program is outlined below.

3.2.1 Tubestock Planting

Site Preparation

- If soils in the riparian zone require disturbance from clearing activity, topsoils (100 mm depth) should be stripped (after vegetation clearing), stockpiled and redistributed prior to outplanting of tubestock;

- The dense cover of introduced grasses recorded by Orogen within the Rehabilitation Area will require control to increase the chance of success of native plant community establishment. To this end, a grass fire (as hot as possible) is proposed for the Rehabilitation Area and should be managed and undertaken by the Qld Rural Fire Service immediately prior to outplanting (autumn is preferred planting season) of native tree tubestock. The objective of the grass fire is to reduce aboveground weed biomass, enhance the nutrient/ash soil bed and facilitate the germination of dormant, native groundcover seed; and
- Should a grass fire not be practical, localised spot spraying with an appropriate registered herbicide prior to tubestock outplanting would be warranted in areas of high weed infestation (eg. >50-60% cover).

Tubestock Purchase/Propagation

- Out planting of tubestock will be undertaken by specialist contractor prior to commencement of subdivision construction and would be sourced from local nurseries, where possible (eg. Ipswich City Council nursery). Collection of local seed provenance (by a specialist contractor) from the site and locality (10 km radius) during the 2008/2009 summer fruiting season for subsequent tubestock propagation for non rainforest taxa (at a local nursery) may be required to supplement nursery-obtained stock (depending on stock availability). Seed will be collected by hand and would be limited to 10% of the available reproductive material for each plant. A four (4) month germination period (January-April) is required to propagate standard 150-160 mm tubestock. A specialist contractor will undertake supervision of tubestock/virotube propagation at the appointed nurseries. Supervision will involve a total of four (4) inspections over the propagation period (at germination, at pricking out, growing on and pre delivery);
- Nominated tubestock planting densities are **0.1 trees/m²** to achieve a woodland/open forest structure (corresponding to a 10-30 % Projected Foliage Cover). Based on nominated planting densities and areal extent of the Rehabilitation Area (approx. 1.3 hectares), required tubestock quantities total **1300 tree tubes** evenly distributed across the Rehabilitation Area;
- Seed should be harvested from locally occurring rainforest taxa during the 2009 summer fruiting season (eg. Figs) and sown fresh with minimal storage times to augment tubestock planting (at similar 0.1 rainforest tube/m² density);
- The preferred pot size for tree taxa is a forestry tube (50 mm x 50 mm x 165 mm); and
- Plant stock for the Rehabilitation Area is to be as per **Appendix A**.

Outplanting

- Out planting of tubestock and virotubes is recommended for autumn (2009) to coincide with typically good seasonal rainfall. Autumn out planting often reduces the need for supplementary irrigation. Planted tubestock would be irrigated at time of out planting and thereafter by water tanker on a monthly basis for a 12 month establishment period, depending on climate conditions (and season of planting), until seedlings are well established;
- Plastic tree guards and/or rabbit guards are recommended to protect seedlings against damage from fauna, wind and from competition with exotic grasses;
- It is recommended that the eastern boundary of the Rehabilitation Area be fenced from the adjoining subdivision during subdivision construction activity. The exclusion fencing shall prevent the Rehabilitation Area from being used for vehicular access and unauthorised material stockpiling and dumping;
- Subdivision design shall ensure that adequate drainage is provided such that the downslope Rehabilitation Area is not subject to ponding or significant changes to existing hydrology; and
- The re-establishment of native riparian overstorey taxa should assist in gradually shading out introduced groundcover which presently dominates the Rehabilitation Area. Native grasses and herbs associated with previously occurring floodplain forest are known to persist and remain viable for long periods in the soil seedbank and will germinate upon favourable conditions in the Rehabilitation Area to augment tubestock plantings.

Monitoring and Maintenance Planting

As part of the Rehabilitation Plan for the proposed subdivision, Redbank River Precinct Pty Ltd is committed to a 12 month monitoring and maintenance program to increase the chances of a threshold canopy coverage being reached. Monitoring would be undertaken within 6 months of outplanting to identify natural attrition rates for the initial cover crop. In order to achieve the threshold canopy coverage, maintenance (supplementary) planting would be triggered should tubestock attrition rates exceed 30% (that is, if greater than 390 tree tubes do not survive establishment). Maintenance plantings, where required, would be subject to similar methodologies as that proposed for the initial cover crop. Maintenance planting ratios would be 1 supplementary tree tube for each initial tube that did not survive (1:1 ratio).

A Rehabilitation Report describing the results of the revegetation works, monitoring and maintenance planting (where required) would be prepared by a suitably qualified botanist/horticulturalist (following either the monitoring session or maintenance outplanting, if required) and would be in a format suitable for submission to Ipswich City Council.

3.2.2 Weed Control

All Declared Weed Species (Land Protection (Pest and Stock Route Management) Act 2003 (Qld)) are to be removed from the designated Rehabilitation Area. Information with regard to a weed's status and recommended control techniques may be obtained from the Department of Natural Resources and Mines (NR&M), Qld Department of Primary Industries (DPI) and from Weeds Australia at <http://www.weeds.org.au/natsig.htm>.

The following points outline the recommended method of weed removal for the subject area:

- All weed control is to undertaken by a qualified bush regeneration contractor;
- Remove all Declared weeds, minimising the use of herbicides by removing weeds manually where possible;
- Undertake weeding in Winter prior to the onset of flowering/fruiting season and when the growth and vigour of the weeds will be at their slowest. Primary weeding is proposed for winter 2008 where required;
- Remove all weed waste material off site to prevent dispersal and propagation of new seed; and
- Protect cleared areas from erosion and regrowth of weeds by covering immediately with mulch.

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Appendix A

RECOMMENDED PLANT SPECIES LIST FOR REVEGETATION

Table A.1 - Indigenous Flora Recommended for Rehabilitation of Brisbane riverbank and flats at Redbank.

Growth Form	Scientific Name	Common Name
Tall Trees (to 30 m high)		
	<i>Eucalyptus tereticornis</i>	Forest Red Gum
	<i>Eucalyptus tessellaris</i>	Moreton Bay Ash
	<i>Lophostemon confertus</i>	Brush Box
	<i>Lophostemon suaveolens</i>	Swamp Turpentine
	<i>Eucalyptus moluccana</i>	Coastal Grey Box
	<i>Eucalyptus crebra</i>	Narrow leaved Ironbark
	<i>Corymbia intermedia</i>	Pink Bloodwood
	<i>Eucalyptus siderophloia</i>	Ironbark
	<i>Angophora floribunda</i>	Rough barked Apple
	<i>Casuarina cunninghamiana</i>	River She-Oak
	<i>Melaleuca quinquenervia</i>	Broad leaved Paperbark
Small Trees (to 10 m height)		
	<i>Allocasuarina littoralis</i>	Black She-Oak
	<i>Allocasuarina torulosa</i>	Forest She-Oak
	<i>Callistemon viminalis</i>	Weeping Bottlebrush
	<i>Alphitonia excelsa</i>	Red Ash
	<i>Acacia disparrima</i>	Brush Ironbark Wattle
	<i>Syzygium australe</i>	Brush Cherry
	<i>Glochidion ferdinandi</i>	Cheese Tree
	<i>Melaleuca bracteata</i>	Black Tea Tree
	<i>Acronychia oblongifolia</i>	Common Acronychia
	<i>Alectryon tomentosus</i>	Hairy Alectryon
	<i>Backhousia citriodora</i>	Lemon Myrtle

Source: Development Layout - John Marsson & Associates Pty Ltd (2008) Composite Site Plan; Lots 1, 3, 8 & 9 (07-04-21) John Marsson & Associates, Cleveland QLD
Satellite Image: Google Earth (2007) Google Earth web service.
Survey Plan: Ken McDonald Surveys (2007) River Road - Redbank Lot 7 on SP133329, Rev A, Survey Plan October 2007



Table 1 - Vegetation Management Procedures (to be implemented during construction activities):

- ◆ The vegetation clearance contractor is to be provided with a copy of this plan;
- ◆ A Spotter Catcher (involving a QPWS licensed spotter catcher) will be present during clearing activities;
- ◆ Vegetation to be retained is to be clearly demarcated using surveyors flagging tape and star pickets prior to clearing. The flagging tape and star pickets is to be installed at the drip line of retained trees to avoid damage to the root zone;
- ◆ The contractor should be directed to avoid pushing trees into these flagged zones to minimise damage of retained vegetation;
- ◆ No construction activity or storage of materials/machinery is to be undertaken within the flagged zones;
- ◆ All cleared vegetation (apart from invasive species) is to be chipped and utilised as mulch onsite where needed. Millable timber should be recycled appropriately;
- ◆ Appropriate sediment control devices are to be erected around areas of clearing to prevent the transport of sediment into nearby natural drainage lines and/or stormwater infrastructure;
- ◆ Any hollow branches/logs are to be transported to Brisbane River riparian corridor; and
- ◆ Future tree pruning works are to be in accordance with AS4373/96.

LEGEND

- Site Boundary
- - - Protective Temporary Fencing for Protection of Vegetation and Riparian Zone
- Area Susceptible to Vegetation Clearing
- Proposed Cleared Vegetation/Mulch Storage Area
- Vegetation to be Retained
- ④ Survey Trees and Tree Number
(Refer to Page 2, Table 2 for Tree Data)
- Existing Trees outside of Development Area

Figure Indicative Only

Scale 1:1000
0 100 m

Table 2 - Surveyed Trees of Development Area

Tree No.	Species	DBH (m) (approx)	Height (m) (approx)	Canopy Spread (m) (approx)	Other
1	Eucalyptus moluccana	0.2	15-20	6	
2	E. argentea	0.2	10-15	12	
3	E. moluccana	0.5	15-20	6	
4	E. tereticornis	0.4	15-20	6	
5	E. siderophloia	0.6	15-20	10	
6	E. moluccana	0.5	10-15	10	
7	E. moluccana	0.5	15-20	8	
8	E. moluccana	0.7	20-25	25	
9	E. moluccana	0.5	20-25	15	
10	E. siderophloia	0.9	15-20	15	
11	E. siderophloia	0.8	10-15	8	
12	Syagrus romanzoffiana	0.4	10-15	6	
13	S. romanzoffiana	0.4	10-15	6	
14	E. tereticornis	0.9	25-30	15	Possum scratches
15	E. tereticornis	2.8	25-30	15	
16	Corymba tessellaris	0.4	10-15	8	Possum scratches
17	E. tereticornis	0.5	15-20	8	Potential koala scratches
18	E. tereticornis	0.6	20-25	8	
19	E. tereticornis	0.7	20-25	10	Possum scratches
20	E. tereticornis	0.6	20-25	12	
21	E. tereticornis	0.6	20-25	6	Possum scratches
22	E. tereticornis	0.3	20-25	10	Possum scratches
23	E. siderophloia	0.3	10-15	8	Stressed, spool stockpiled at base
24	C. tessellaris	0.3	10-15	6	Stressed, defoliated
25	E. tereticornis	0.3	10-15	6	Stressed, defoliated
26	E. tereticornis	0.3	10-15	6	Stressed, defoliated
27	E. moluccana	0.7	20-25	10	
28	Ficus spp.	0.9	20-25	30	Potential flying fox foraging resource
29	E. tereticornis	1.6	30-35	25	
30	E. tereticornis	1.1	25-30	20	Possum scratches
31	E. tereticornis	0.2	5-10	8	
32	Senina spp.	0.2	5-10	8	
33	E. tereticornis	0.5	15-20	10	Possum/potential koala scratches
34	E. tereticornis	0.4	15-20	6	Possum/potential koala scratches and possum scats
35	E. tereticornis	0.7	15-20	12	Possum/potential koala scratches
36	C. tessellaris	0.3	15-20	10	
37	C. tessellaris	0.3	15-20	8	
38	E. moluccana	1.1	20-25	35	
39	S. romanzoffiana	0.2	20-25	4	
40	Livistonia spp.	0.9	20-25	4	
41	Eucalyptus spp.	1.1	25-30	30	
42	Livistonia spp.	0.9	20-25	4	
43	S. romanzoffiana	0.2	20-25	4	
44	E. tereticornis	1.6	20-25	10	
45	E. tereticornis	0.2	25-30	10	
46	S. romanzoffiana	0.2	15-20	6	
47	E. tereticornis	0.4	20-25	10	
48	E. tereticornis	0.6	25-30	14	
49	C. intermedia	0.6	20-25	12	
50	E. tereticornis	0.3	15-20	8	
51	C. tessellaris	0.4	20-25	8	
52	E. tereticornis	0.3	15-20	6	
53	E. tereticornis	0.4	15-20	20	
54	E. tereticornis	0.4	15-20	15	Possum scratches
55	E. tereticornis	0.5	15-20	19	Potential koala scratches
56	E. tereticornis	0.5	10-15	6	Possum/potential koala scratches (old)
57	E. tereticornis	0.5	15-20	10	Possum scratches
58	E. tereticornis	0.6	15-20	20	Possum scratches
59	E. tereticornis	0.8	20-25	15	Possum scratches
60	E. tereticornis	0.5	20-25	10	Possum scratches
61	E. tereticornis	0.4	20-25	8	
62	E. tereticornis	0.6	20-25	10	Possum/potential koala scratches (old)
63	E. tereticornis	0.9	20-25	15	Possum scats
64	E. tereticornis	0.3	15-20	10	Possum/potential koala scratches (old)
65	E. tereticornis	1.1	20-25	15	Possum/potential koala scratches (old)
66	E. moluccana	0.8	20-25	22	Possum scats
67	E. tereticornis	0.6	20-25	12	Possum scratches/ possum scats
68	E. tereticornis	0.3	15-20	10	Possum scratches
69	E. tereticornis	1.1	25-30	25	Potential koala scratches
70	E. tereticornis	0.3	15-20	15	Possum scratches
71	E. tereticornis	0.6	20-25	12	Possum scratches
72	E. tereticornis	0.4	15-20	8	
73	E. tereticornis	1.2	25-30	20	
74	E. tereticornis	1	25-30	12	

Tree No.	Species	DBH (m) (approx)	Height (m) (approx)	Canopy Spread (m) (approx)	Other
75	E. tereticornis	0.9	25-30	12	
76	E. tereticornis	0.3	15-20	6	
77	E. tereticornis	0.5	20-25	8	
78	E. tereticornis	0.9	25-30	15	
79	E. tereticornis	0.9	25-30	20	
80	E. tereticornis	0.6	25-30	12	
81	E. tereticornis	0.5	20-25	6	
82	E. tereticornis	0.4	20-25	15	
83	E. tereticornis	1	25-30	30	
84	E. tereticornis	0.5	15-20	20	
85	E. tereticornis	0.6	20-25	20	
86	E. tereticornis	0.5	20-25	15	
87	E. tereticornis	0.4	15-20	10	Possum scratches
88	E. tereticornis	0.5	20-25	20	Possum scratches
89	E. tereticornis	0.4	15-20	12	
90	E. tereticornis	1	25-30	25	
91	E. tereticornis	0.8	25-30	20	Possum scratches
92	E. tereticornis	0.9	20-25	20	Possum scratches
93	E. tereticornis	0.6	25-30	15	Possum scratches
94	stag	0.2	10-15	6	No hollows noted
95	E. tereticornis	0.8	20-25	10	Possum scratches
96	E. moluccana	1	20-25	20	
97	E. tereticornis	1	25-30	20	
98	E. tereticornis	0.2	25-30	20	
99	E. tereticornis	0.3	15-20	15	
100	E. moluccana	0.4	15-20	20	
101	E. tereticornis	0.8	20-25	20	
102	E. tereticornis	0.3	15-20	15	Possum scratches
103	E. tereticornis	0.4	15-20	15	
104	C. tessellaris	0.4	20-25	15	
105	E. tereticornis	0.6	25-30	20	
106	C. tessellaris	0.3	15-20	20	
107	C. crinitiora	0.4	25-30	15	Possum scats
108	E. tereticornis	0.4	25-30	20	
109	E. tereticornis	0.6	25-30	25	
110	E. moluccana	0.3	15-20	20	
111	E. siderophloia	0.4	15-20	10	
112	E. tereticornis	0.6	15-20	15	
113	E. tereticornis	0.4	15-20	20	
114	E. tereticornis	0.8	20-25	30	
115	E. tereticornis	0.4	15-20	20	
116	E. tereticornis	0.6	20-25	15	
117	E. tereticornis	1	25-30	30	
118	E. tereticornis	0.5	20-25	25	
119	E. tereticornis	0.5	20-25	25	
120	E. tereticornis	0.5	15-20	20	
121	E. tereticornis	0.4	10-15	8	
122	E. tereticornis	0.4	15-20	15	
123	E. tereticornis	0.4	15-20	10	
124	E. tereticornis	0.5	15-20	20	
125	E. tereticornis	0.4	15-20	20	
126	E. tereticornis	1.1	30-35	25	Hollow-bearing
127	E. siderophloia	1	30-35	30	Potential hollows - unconfirmed
128	E. tereticornis	0.7	20-25	30	
129	E. tereticornis	0.5	20-25	15	
130	E. tereticornis	1	20-25	25	

Notes for Table 2

All trees were searched for cues of ecological significance (hollows, koala scats, glider runs, foraging cues)

No evidence of recent koala activity (scats) was observed onsite

Identification of trees tentative where reproductive material not available

DBH - Diameter at Breast Height

Trees outside of development area (to be retained) not surveyed by Orogen

Source: Survey Plan Ken McDonald Surveys (2007) River Road - Redbank
Lot 7 on SP133329, Rev A. Survey Plan October 2007.

Engineering Services Report

Development Application

Proposed Industrial Subdivision
61 River Road, Redbank
Lot 7 on SPI33329

Redbank River Precinct Pty Ltd

N07140CER02B
24 January 2008



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1. INTRODUCTION

This report was prepared for Redbank River Precinct Pty Ltd to support the DA application. The DA is for Reconfiguration of a Lot (1 into 19) and a Material Change of Use for General Industry over proposed Lots 1, 8 and 9, Business Use (Café) and Caretaker Residential over proposed Lot 3 and Ancillary Advertising Device.

2. EARTHWORKS

Generally the site falls gently from north to south. There is a slightly elevated portion of land around the middle of the site. The southern corner of the site falls away steeply to the south.

Very little earthworks will be required on the site. The road box excavation and sediment basins will constitute the majority of earthworks required on the site. At the southern end of the site a suspended building is proposed with off street parking under.

3. STORMWATER DRAINAGE

The site is located above the designated Brisbane River flood levels so no floodplain filling is required. No local overland flowpaths traverse the site, so there will be no possible impact to upstream properties. Management of stormwater peak flow runoff rates (i.e. stormwater quantity) involves additional ponding on the bioretention basins and temporary storage within the adjacent landscape areas.

Stormwater quality management will involve the use of bioretention devices, both within proposed individual lots, as well as regional bioretention devices within proposed road reserves. Devices within private lots will not be required to treat runoff from proposed road reserve, and this is consistent with Council's standard requirements. Proposed lots will also include rainwater tanks for internal re-use. MUSIC modelling was undertaken to demonstrate that the treatment train achieves the Council's required the pollutant reductions.

4. SEWERAGE RETICULATION

This site is within areas currently sewered by Council. Sewer will connect into the existing manhole SMH 12889. A connection will be provided to service an existing lot north of the subject site which presently is being serviced by manhole SMH 33028. In addition, there will be a requirement to take up and remove existing lines which will now occur in proposed allotments and pavements. There is sufficient fall in the proposed system to negate the need for a pump station. Advice from prelodgement meeting which occurred on 31 October 2007, suggested that a sewer network analysis will not be required. Please refer to Brown Consulting plan N07140-DA05.

5. ACCESS

Access to and around the proposed development can be easily achieved. An industrial collector (20m reserve) is proposed for the primary loop road and an industrial access street (18m reserve) has been proposed as a secondary loop road. Please refer to Brown Consulting plan N07140-DA03.

6. WATER RETICULATION

A 150mm diameter exists in River Road. The main terminates at the north east corner of the site. It is proposed to extend the main on both sides of the road for the length of the 20m road reserve with a 100mm diameter main proposed on both sides in the 18m reserve.

Advice from prelodgement meeting which occurred 31 October 2007 suggested that a water network analysis will not be required. Please refer to Brown Consulting plan N07140-DA06.

7. CONCLUSION

This report is based on information at hand. We believe the site can be satisfactorily serviced and request Council find in favour of the development with respect to the provision of infrastructure services.

sch4p4(6) Personal information

Signed:

Date:

4/2/08

BROWN CONSULTING (QLD) PTY LTD

ATTACHMENTS

Code Responses

and

Plans N07140-DA01 to DA06

IPSWICH CITY COUNCIL – ENGINEERING CODES

Division 15 – Earthworks Code (including Lot Filling)

12.15.1. Earthworks Code

(1) The provisions in this division comprise the Earthworks Code.

(2) They are:

- Compliance with the Earthworks Code (Section 12.15.2);
- Overall outcomes for the Earthworks Code (Section 12.15.3) and;
- Specific outcomes and probable solutions as follows:
 - Effects of development – general (section 12.15.4).

12.15.2. Compliance with the Earthworks Code

Development that, in the local government's opinion is consistent with the specific outcomes in Section 12.15.4 complies with the Earthworks Code.

12.15.3. Overall Outcomes for the Earthworks Code

(1) The overall outcomes are the purpose of the Earthworks Code.

Note 12.15.3A: Sub-section (1) provides the link between the overall outcomes sought for the code and the IPA code assessment rules which refer to the "purpose" of the code [see IPA s.3.5.13(2)].

(2) The overall outcomes sought for the Earthworks Code are the following:

a) Earthworks ensure:

- i. There is no adverse impact to adjoining properties;
- ii. There is no adverse impact on flooding upstream, downstream and adjoining land;
- iii. The visual character and amenity of the site and the surrounding area is not adversely affected;
- iv. There is no adverse impact to infrastructure or public utilities easements;
- v. Natural landforms and drainage lines are maintained, where possible;
- vi. That land or water is not contaminated;
- vii. That the site is stable;
- viii. Appropriate site access is provided from the road reserve to existing or future building envelopes; and
- ix. There is no environmental harm or nuisance created by way of the release of air pollutants, noise or removal of significant vegetation.

12.15.4. Effects of Development - General

Note 12.15.4A: The specific outcomes which are sought to apply generally to earthworks are set out below.

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
<p>1. Effects on Surrounding Land:</p> <p>(a) Earthworks do not have an adverse impact on the visual amenity or privacy of surrounding land.</p> <p>(b) Earthworks are appropriately placed, retained and treated.</p> <p>(c) Earthworks activity does not cause vibrations which could damage nearby structures whether directly (owing to vibration transmitted to the structure), or indirectly (e.g. by causing settlement of the foundations).</p> <p>(d) Retaining structures are constructed of materials that are of a high quality appearance and compatible with that of surrounding uses and works.</p> <p>(e) Where fencing occurs above the retaining structure, it is designed where possible to:</p> <ol style="list-style-type: none"> Reduce the bulk of the entire structure;; and Use appropriate materials and colours to provide visual compatibility. <p>(f) Earthworks do not extend onto adjoining land or a road reserve, unless the prior approval of the respective owner or responsible government entity has been obtained.</p>	<p>No solution provided.</p>	<p>Earthworks will be undertaken with all the consideration to adjoining property owners and existing infrastructure.</p> <p>Earthworks extents will be restricted to the subject site.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
<p>2. Stability</p> <p>(a) Batters are provided to ensure the stability of the earthworks.</p> <p>(b) Retaining structures are stable and structurally sound.</p>	<p>(a) The proposed cut or fill is no deeper than 1m in relation to natural ground level.</p> <p>(b) Any cut embankment is not steeper than:</p> <p>(i) For sand – 2 horizontal to 1 vertical; (ii) For silt – 4 horizontal to 1 vertical; (iii) For firm clay – 1 horizontal to 1 vertical; (iv) For soft clay – 3 horizontal to 2 vertical.</p> <p>(c) Any fill embankment is not steeper than 4 horizontal to 1 vertical.</p> <p>(d) Any compacted fill embankment is no steeper than:</p> <p>(i) For sand – 3 horizontal to 2 vertical; (ii) For silt – 4 horizontal to 1 vertical; (iii) For firm clay – 2 horizontal to 1 vertical.</p> <p>(e) Where earthworks involve cut or fill deeper than 1.0m, a retaining structure is provided, in accordance with the requirements of the Standard Building Regulation.</p> <p>(f) If the earthworks include a retaining wall greater than 1000mm in height, the retaining wall is to be certified by a Registered Professional Engineering as being structurally sound.</p>	<p>If required, cut embankments will be suitably graded to ensure stability. This grade will be determined by guidelines based on material in question.</p> <p>Unlikely to require >1.0m. If retaining wall is required, it will be provided in accordance with requirements of building regulations.</p>
<p>3. Nature of Fill</p> <p>Earthworks do not result in land of water contamination, or the harbourage of vermin.</p>	<p>Earthworks involve only the controlled use of clean, dry, solid, inert building material as per Section 4 (Materials) of AS 3798-1996, "Guidelines on earthworks for commercial and residential developments".</p>	<p>Not applicable.</p>
<p>4. Degree of Compaction</p> <p>Earthworks are appropriately compacted.</p>	<p>(a) The degree of compaction accords with Section 5 (Compaction Criteria) of AS3798 – 1996 ("Guidelines on earthworks for commercial and residential developments").</p>	<p>Filling works if required will be compacted in accordance with the relevant Australian Standards.</p>

	Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
		<p>(b) Geotechnical testing:</p> <p>(i) Commercial, Industrial or Multiple Residential Uses:</p> <p>(A) Geotechnical testing is undertaken in accordance with Appendix B of AS3798.</p> <p>(B) If building works are proposed for commercial, industrial or multiple residential uses, geotechnical testing takes place to the equivalent of Level 1, which involves a full-time inspection service and testing of all earthworks by a geotechnical testing authority, including determination of the location and timing of the sampling and testing operations.</p> <p>(C) Upon completion, a report is prepared by the testing authority setting out the inspections, location, sampling and testing and the results.</p> <p>(D) The testing authority is to provide an opinion in respect to compliance of the earthworks with the specified requirements.</p> <p>(ii) Reconfiguration of a lot for Single Residential, Dual Occupancy or Multiple Residential Uses:</p> <p>(A) Geotechnical testing is undertaken to determine the site classification for each lot in accordance with AS2870 "Residential Slabs and Footings – Construction".</p> <p>(B) Site classification in the Category of "E" or "P" (E – subject to extreme soil movement, P – Problem sites including poorly compacted fill), is generally not acceptable.</p> <p>(C) Where such site classification of "E" or "P" occurs, further detailed analysis demonstrating site suitability for the intended use is to be undertaken.</p> <p>(D) Controlled filling to satisfy Level 1 testing in accordance with AS3798 may be required in order to achieve an appropriate site classification.</p>	

	Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
		<p>(iii) Single Residential, Dual Occupancy or Multiple Residential Uses on an Existing Lot:</p> <p>(A) Level 1 testing is not required for building works for the purpose of a Single Residential, Dual Occupancy or Multiple Residential use on an existing lot.</p> <p>(B) In these situations, where a site classification has not been established at the time of creation of the lot, the site is treated and tested to achieve a site classification of A, S, M or H, in accordance with AS2870 – "Residential Slabs and Footings – Construction".</p> <p>(C) Site classification in the Category of "E" or "P" (E – Subject to extreme soil movement; P- Problem sites including poorly compacted fill) is generally not acceptable.</p> <p>(D) Where such site classification of "E" or "P" occurs, further detailed analysis demonstrating site suitability for the intended use is to be undertaken.</p>	
	<p>Flooding and Drainage</p> <p>(a) Earthworks are avoided below the adopted flood level.</p> <p>(b) Earthworks:</p> <p>(i) Do not cause any increase in flooding or drainage problems;</p> <p>(ii) Do not cause an impediment to flood waters; or</p> <p>(iii) Do not adversely impact adjoining, upstream or downstream properties.</p> <p>(c) Earthworks are avoided in natural gullies and overland flow paths.</p>	<p>No solutions provided.</p>	<p>Earthworks will not be performed below flood level or in overland flow paths.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
Sediment and Erosion Control		
Earthworks do not result in sediment runoff or erosion of property.	<p>(a) Drainage, erosion and sedimentation control measures are installed to control erosion and sediment run off from the site (e.g. siltation, retention devices such as earth bunds, hay bales and silt fences).</p> <p>(b) Earthworks are avoided within 100 metres of any waterway or wetland.</p>	
Site Access		
The grade of slope between the road reserve and any existing or future building envelope enables convenient physical access to the building envelope.	<p>Where earthworks affect access to the site, the grades of slope between the road reserve and any existing or future building envelope, following the earthworks, do not exceed:</p> <p>(a) 1 in 6 (with an absolute maximum of 1 in 4) for residential use; or</p> <p>(b) 1 in 10 (with an absolute maximum of 1 in 6) for commercial or industrial uses:</p>	No such issues exist. Site exhibits minimal grades.
Air Pollutants		
Air pollutants, particularly dust and odour, do not cause significant environmental harm or nuisance.	No solutions provided.	Water trucks will be used to control dust. If required, clean fill will be used to avoid causing environmental harm/nuisance.
Noise Emissions		
Noise emissions do not cause significant environmental harm or nuisance.	<p>(a) Hours of construction are Monday to Saturday from 6.30 am to 6.30 pm.</p> <p>(b) Work or business is not conducted from or on the premises outside the above hours or on Sundays and Public Holidays.</p>	Construction will occur within Council's allowable hours of operation.
Traffic		
<p>(a) Traffic generated by earthworks activity does not adversely affect the amenity of the surrounding area, particularly residences and other sensitive receptors.</p> <p>(b) Where possible, trucks avoid residential streets and use major roads.</p>	No solutions provided.	Site is in an industrial area, close to Ipswich Motorway. Traffic will not pass through residential areas.

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
(c) Temporary access is provided to the site to avoid residential areas.		
Vegetation		
(a) The location and treatment of earthworks maximises the practicable retention of significant vegetation. (b) Cleared vegetation is not burnt on the site and is removed to an approved off-site location.	No solutions provided	Site contains minimal vegetation which will be removed to an appropriate off-site location. Please refer to relevant sub-consultant's report.
Easements and Infrastructure		
Where earthworks occur: (a) Within a public utilities easement; or (b) Within 3 metres of Local Government infrastructure (e.g. stormwater, sewerage, water mains). It does not: (c) Cause damage to the integrity of the infrastructure; (d) Impede access to the infrastructure for maintenance purposes; or (e) Prejudice the functioning of the easement for its intended purpose.	No solutions provided.	Not applicable.
Notification of Adjoining Owners		
Affected property owners are notified in writing if earthworks are: (a) Within 3 metres of an adjoining property boundary; or (b) Greater than 2 metres in height; or	No solutions provided.	Not applicable.

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
(c) Likely to cause drainage or flooding impacts on adjoining land.		

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IPSWICH CITY COUNCIL – ENGINEERING CODES

Part 12 – Moderate and Major Subdivisions (In Part)

Table 12.15.2: Specific Outcomes and Probable Solutions for Moderate and Major Subdivisions Code (In Part)

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
Utilities:		
(27) Cost effective and environmentally sustainable utilities (including effluent treatment and disposal, water, electricity, gas, street lighting and communication services) are provided to each lot.	<p>27 (a) Provision is made for the –</p> <ul style="list-style-type: none"> (i) Reticulation of water supply to each lot; (ii) Reticulation of sewerage to each lot. For Homestead or Township lots (including unsewered township commercial or industrial lots), measures to treat and dispose of effluent on-site in compliance with the Standard Sewerage Law and the On-Site Sewerage Code; (iii) Supply of electricity (and where applicable the supply of natural gas) to each lot; (iv) Supply of telecommunication services to each lot; (v) Installation of street lighting on that side of the street or road as the existing or planned location of the footpath. <p>(b) All utilities are to be in place or sufficient security provided before the Plan of Subdivision is approved by the local government.</p>	<p>(a) Provision will be made for:</p> <ul style="list-style-type: none"> (i) Reticulation of water supply to each lot – refer to drawing N07140-DA06; (ii) Reticulation of sewerage to each lot – refer to drawing N07140-DA05; (iii) Supply of electricity to each lot; (iv) Supply of telecommunication services to each lot. (v) Street lighting will be designed to Council's requirements at operational works stage. <p>(b) All utilities will be in place or sufficient securities provided prior to approval at Plan of Subdivision.</p>
Stormwater:		
<p>(28) The major stormwater drainage system -</p> <p>(a) Has the capacity to safely convey stormwater flows resulting from the adopted design storm under normal operating conditions;</p>	<p>(28) (a) The design of the major stormwater drainage system is:</p> <ul style="list-style-type: none"> (i) In accordance with the individual adopted Drainage Master Plans or where no Drainage Master Plan exists the major drainage system is designed to safely convey stormwater flows under normal operating conditions for ARI = 100 years. 	<p>Please refer to the Stormwater Management Report by Waterway Solutions.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
<p>(b) Is located and designed to ensure that there are no flow paths that would increase risk to public safety and property; and</p> <p>(c) Is to maximise community benefit through the retention of natural streams and vegetation wherever practicable, the incorporation of parks and other less flood-sensitive land uses into the drainage corridor and the placement of detention basins for amenity and function.</p>	<p>(ii) Matched to the conditions which occurred before development;</p> <p>(iii) To be sufficient to hydraulically convey this design flow (ARI 100) through the subdivision to the lawful point of discharge; and</p> <p>(b) The width of the drainage path is:</p> <p>(i) Sufficient to contain design flows; and</p> <p>(ii) Allow maintenance access.</p>	
<p>(29) All lots are located above the adopted flood level to provide protection of property in accordance with the accepted level of risk.</p>	<p>(29) (a) All Cottage lots, Courtyard Lots, Traditional Lots, Hillside Lots and Dual Occupancy lots are located above the adopted flood level.</p> <p>(b) For Homestead or Township Lots, an area which is suitable for a building platform comprising at least 600m² of each lot is to be located above the 1 in 100 Average Recurrence Interval (ARI). Also, an additional area is to be available on each lot that is suitable to treat and dispose of effluent on site in compliance with the Standard Sewerage Law and On-Site Sewerage Code.</p> <p>(c) All multiple residential lots, commercial lots, mixed business and industry lots and industrial lots are located above the adopted flood level for the respective zone or Sub Area.</p>	<p>Please refer to the Stormwater Management Report by Waterway Solutions.</p>
<p>(30) Design of the lot layout provides for:</p> <p>(a) Drainage which does not cause damage or nuisance flows to adjoining properties;</p> <p>(b) A drainage system that can be economically maintained;</p> <p>(c) Maximum use of on-site infiltration;</p> <p>(d) The safety and convenience of people using the site; and</p> <p>(e) For homestead lots or township lots, any dams are to be wholly located within lot boundaries.</p>	<p>(30) (a) Lot drainage is to be directed into the street drainage system.</p> <p>(b) For Homestead lots or township lots, the high water level of any dam and the top and toe of all dam walls and embankments are not be closer than 2 metres to any lot boundary.</p>	<p>Please refer to the Stormwater Management Report by Waterway Solutions.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions	Assessment
<p>(31) The stormwater drainage system –</p> <p>(a) Minimises the environmental impact of urban run-off on surface receiving water quality and on other aspects of the natural environment;</p> <p>(b) Optimises the interception, retention and removal of water-borne pollutants throughout the use of appropriate "fitness for use" criteria, prior to stormwater's discharge to receiving waters;</p> <p>(c) Ensures the continuation, in healthy condition, of a wide diversity of wetland environments in the urban landscape;</p> <p>(d) Ensure that "first flush" diversion or treatment systems are able to be installed to lessen the impact of shock pollution loadings to receiving waters;</p> <p>(e) Optimises the integration of stormwater infrastructure with open space management objectives.</p>	<p>(31) (a) The design and proposed implementation of the water quality control systems are in accordance with an adopted Drainage Master Plan or Catchment Management Strategy.</p> <p>(b) If there is no adopted Drainage Master Plan or Catchment Management Strategy, there are no recommended probable solutions for this specific outcome as each situation requires an individual approach.</p>	<p>Please refer to the Stormwater Management Report by Waterway Solutions.</p>
<p>Fire Fighting:</p>		
<p>(32) Lots are designed with adequate water supply and access for fire fighting purposes.</p>		<p>Water reticulation including valves and hydrants will be designed to Council's Standards at Operational Works stage. Please refer to drawing N07140-DA06 for preliminary layout.</p>