

BNE 2005/15266
BNE

KFM PARTNERSHIP

Built Environment Consultants

Your Ref: 927 Part 1 File No: BNE3112
Our Ref: JD340300.055.doc DGAA: DGAA
Date: 7 October 2005



Keilar Fox & McGhie Pty Ltd
trading as KFM Partnership

ABN 48 010 162 197

Level 3
99 Melbourne Street
South Brisbane
Queensland 4101

PO Box 3916
South Brisbane BC
Queensland 4101

P: (07) 3842 1000
F: (07) 3842 1001

e: info@kfm.com.au
w: www.kfm.com.au

ATTENTION: KAPILA BOGODA
Southern Regional Office (Brisbane)
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Dear Paul,

RE: 1098 LYTTON ROAD, MURRARIE – EPA REF 927 PART 1 FILE NO: BNE3112

To complete the Survey Plan Sealing process with Brisbane City Council we require confirmation from the Environmental Protection Agency that all conditions of development have been complied with. A copy of the EPA conditions is enclosed and we seek your written advice that the Conditions have been complied with.

In support of this, enclosed are copies of SP179371 and SP179372, as lodged with Brisbane City Council, for sealing and the approved Reconfiguration Plans JD3403-00-020c and JD3403-00-020c as amended by BCC following a new approval decision notice from Brisbane City Council, dated 12 May 2005.

Please send the requested compliance letter to the Plan Sealing Unit at Brisbane City Council, BCC Ref DRS/USE/H04-898428 and a copy of the letter to myself at KFM Partnership.

Please call if you require any further information.

Yours sincerely,
KFM PARTNERSHIP

73(2)Irrelevant

73(2)Irrelevant

Encl.



R benchmark
IN QUALITY
AS/NZS ISO 9001



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Kapila Bogoda
Telephone: 3225 8416 E-mail: Kapila.Bogoda@epa.qld.gov.au
Your reference: DRS/USE/HO4-898428
Our reference: 927 Part 1 File No.:BNE3112

CC: 73(2)Irrelevant
Keilar Fox & McGhie Pty Ltd
PO Box 608
SPRING HILL QLD 4004

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr Nathan Wilson

Re: Application (No. DRS/USE/HO4-898428) for development approval for assessable development to be carried out at 55 Paringa Road & 1098 Lytton Road, (Lot 2 on RP813014 & Lot 294 on SP135357).

Pursuant to the following items of Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency is a concurrence agency for the development application:

- ☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998*
(for Environmentally Relevant Activities)
- ☒ Item 8 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided.

73(2)Irrelevant

Signed

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response
Sections 3.3.16 and 3.5.18 Integrated Planning Act 1997

Applicant:	Keilar Fox and McGhie
Council Application Number:	DRS/USE/HO4-898428
EPA Application Number:	927 Part 1
Date application received by EPA:	6/08/2004
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

55 Paringa Road & 1098 Lytton Road,
(Lot 2 on RP813014 & Lot 294 on SP135357)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements;
- ☐ the application must be refused

R

Conditions of the development approval

The following concurrence agency condition(s) is/are to be attached to any development approval issued for this application:

1. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-009 prepared by Keilar Fox McGhie dated 2/7/04.
2. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-012 prepared by Keilar Fox McGhie dated 15/7/04.
3. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plans being endorsed and provide copies of the registered plans to the EPA (Contaminated Land Unit) to enable the EPA to consider the removal or deletion of some of the proposed new lots from the Environmental Management Register (EMR).

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

Not applicable

Additional information for applicants

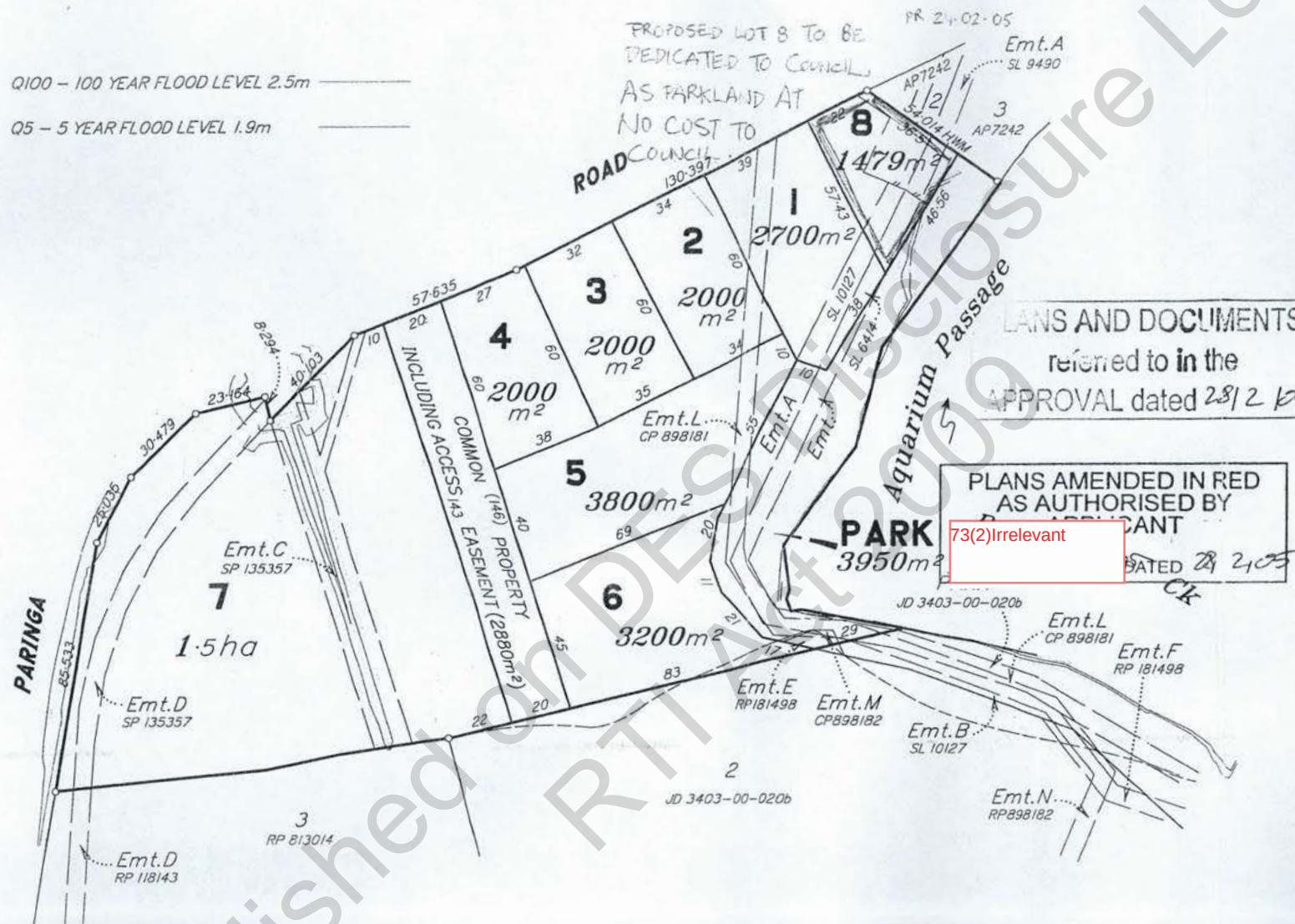
This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~



Q100 - 100 YEAR FLOOD LEVEL 2.5m

Q5 - 5 YEAR FLOOD LEVEL 1.9m



CLIENT	SNOWDAY PTY LTD			
PROJECT	PROPOSED RECONFIGURATION OF LOT 2 ON RP813014 & LOT 294 ON SP135357			
LOCAL AUTHORITY	BRISBANE CITY COUNCIL			
NOTES	<p>(i) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.</p> <p>KFM Partnership accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.</p> <p>(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.</p> <p>(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.</p> <p>(iv) This plan may not be copied unless these notes are included.</p>			
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
2	8	-	3950m²	3.944 ha
TOTAL				
SCALE BAR 0 20 60 100m				
SCALE 1:1500 (A3)				
				
KFM PARTNERSHIP Built Environment Consultants				
<small>Level 3 89 Melbourne Street South Brisbane Queensland 4101</small> <small>PO Box 3916 South Brisbane BC Queensland 4101</small> <small>P (07) 3842 1000 F (07) 3842 1001 info@kfm.com.au www.kfm.com.au</small>				
LEVEL DATUM	AHDD			
LEVEL ORIGIN	PSM139791 RL 2.466m			
CONTOUR INTERVAL	0.5 m			
COMPUTER FILE	340300D9			
DRAWN	SJW	DATE	3/02/2005	
CHECKED	JHD	DATE	3/02/2005	
APPROVED	JHD	DATE	3/02/2005	
PLAN NUMBER	JD 3403-00-021c			

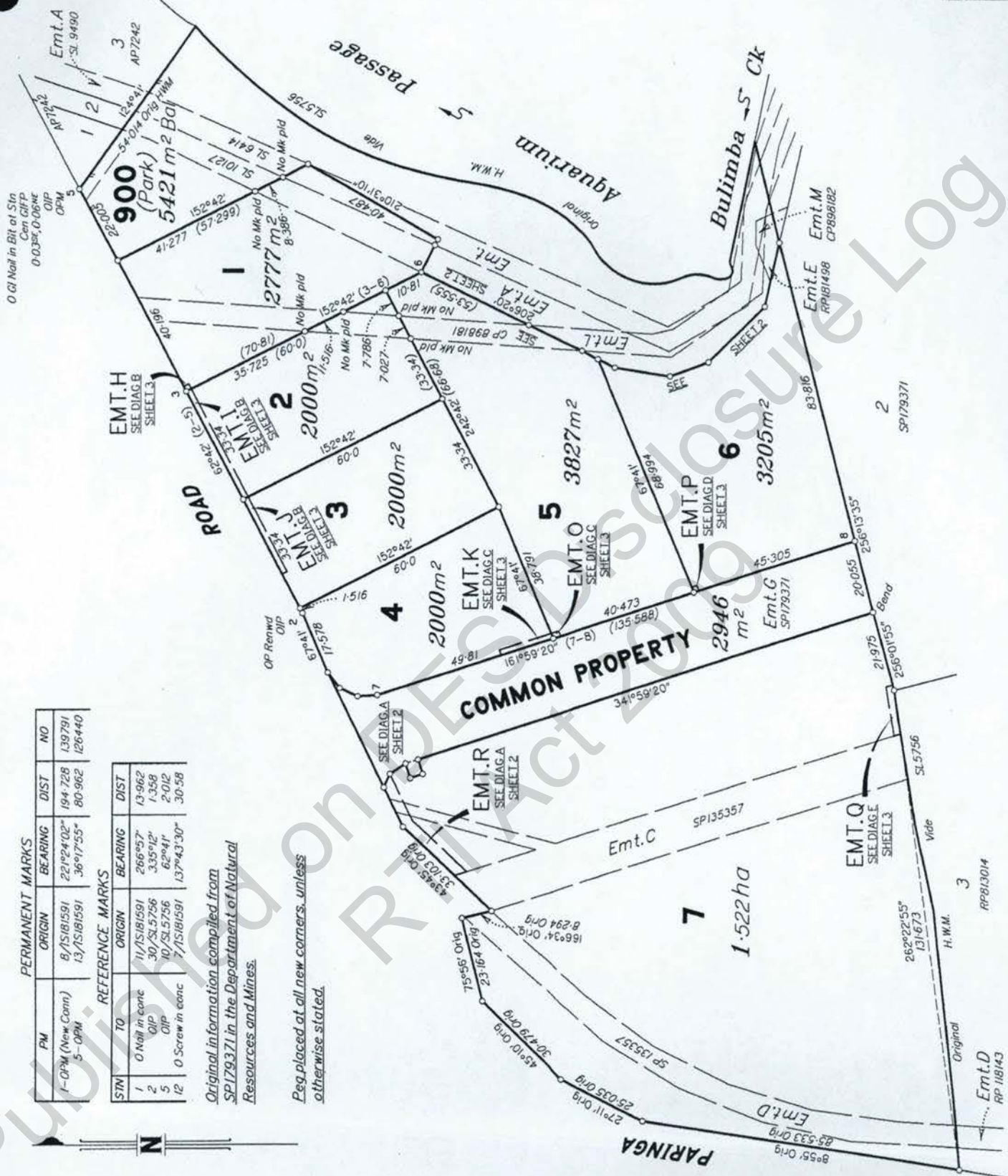
R

19-079

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIRE FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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PM	ORIGIN	BEARING	DIST	NO
1-OPM (New Conn.)	8/15/18/1591	22°24'02"	194.728	139791
5-OPM	13/15/18/1591	36°17'55"	80.962	126440

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in conc	11/15/18/1591	266°57'	13.962
2	OIP	30/SL5756	335°12'	1.358
5	OIP	10/SL5756	62°41'	2°012
12	O Screw in conc	7/15/18/1591	137°43'30"	30.58

Original information compiled from
 SPI79371 in the Department of Natural
 Resources and Mines.

Peg placed at all new corners, unless
 otherwise stated.

Kellar Fox & McGhie Pty Ltd (ACN 010 162 197) hereby certify that the land comprised in this plan was surveyed by the corporation, by Steven John DEGUNST, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Timothy John APELT, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on

**Plan of Lots 1-7, 900 & Common Property
 and of Easement H-K in Lots 1-4
 respectively, Easement O in Lot 5,
 Easement P in Lot 6 and Easements Q &
 R in Lot 7.**

Cancelling Lot 1 on SPI79371

PARISH: **BULIMBA**

COUNTY: **Stanley**

Meridian: **SPI79371**

F/N's: **Yes**

Scale: **1:1000**

Format: **STANDARD**



SP179372

Plan Status:

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

Registered

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We * GALE DEVELOPMENTS PTY LTD ACN 001 337 524

SNOWDAY PTY LTD ACN 003 095 341

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

73(2)Irrelevant

73(2)Irrelevant

DIRECTOR

73(2)Irrelevant

73(2)Irrelevant

DIRECTOR

73(2)Irrelevant

73(2)Irrelevant

Director

* Rule out whichever is inapplicable

2. Local Government Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

%

Dated this day of

#

#

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement:

CMS Number:

Name:

4. References:

Dept File:

Local Govt:

Surveyor: JD 3403-00

6. Existing

Title Reference	Lot	Plan	Created	Lots	Emts	Road
	I	SP179371		I-7, 900 & CP	H-K & O-R	

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
707947148		I-7, 900 & CP

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
707354326	I-7, 900 & CP	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601315180	V
703595462	V
706909894	V
602808360	V
602808361	V
703595469	V
707067625	V
707067669	V

I-7, 900 & CP POR II & Lot 294
on SP135357

Lots Orig

7. Portion Allocation:

8. Map Reference:

9543-33211

9. Locality:

MURARRIE

10. Local Government:

BRISBANE CITY

11. Passed & Endorsed:

By: KEILAR FOX & MCGHIE PTY LTD

Date:

Signed:

Designation: Liaison Officer

12. Building Format Plans only.

I certify that:

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

* Delete words not required

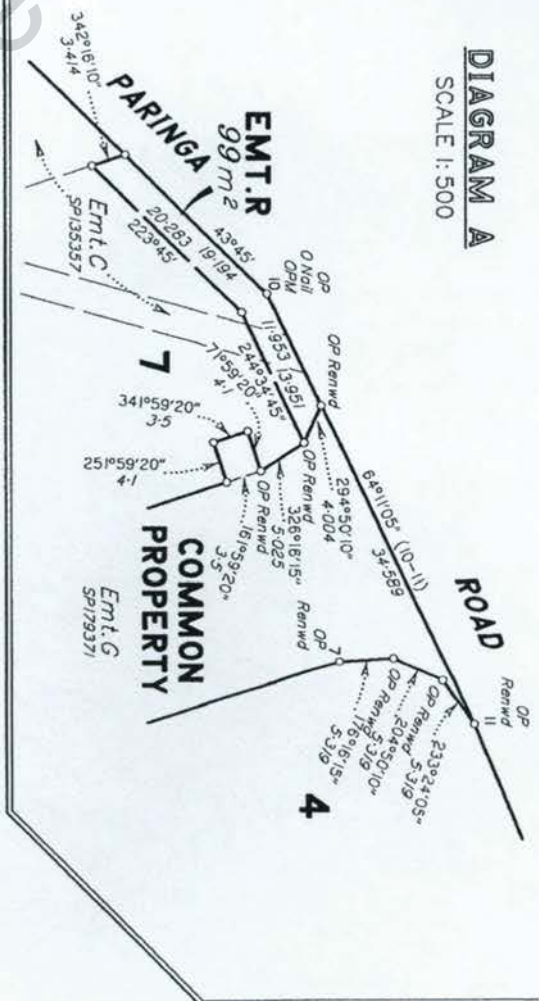
13. Lodgement Fees:

Survey Deposit	\$
Lodgement	\$
.....New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

14. Insert
Plan
Number

SP179372

DIAGRAM A
SCALE 1:500

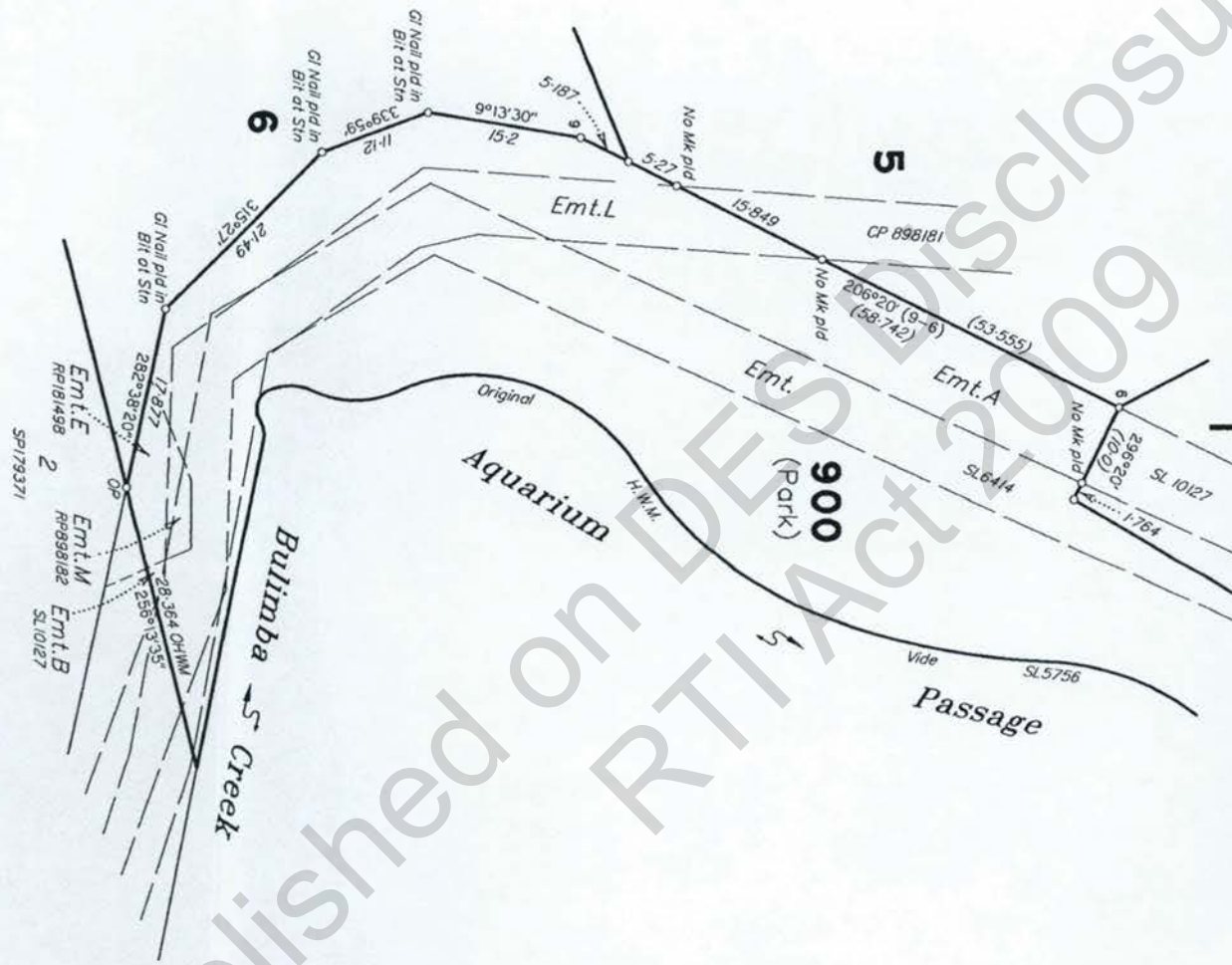


5

900
(Park)

Aquarium

Bulimba Creek



SCALE 1:500

Insert
Plan
Number
SP179372

State copyright reserved.

DIAGRAM B
 SCALE 1:250

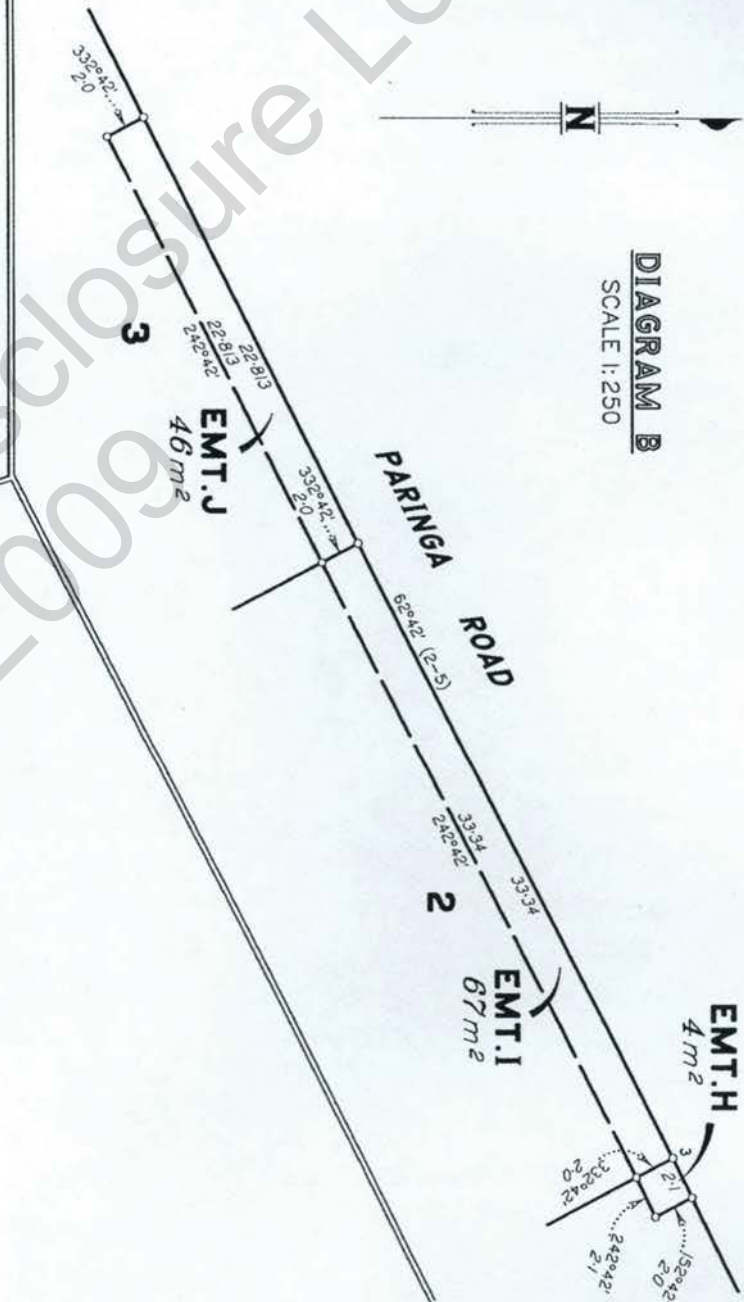


DIAGRAM C
 SCALE 1:250

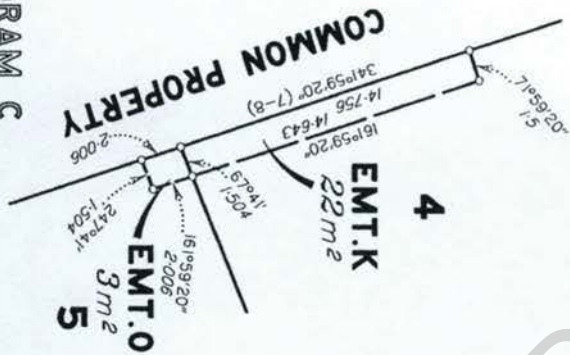
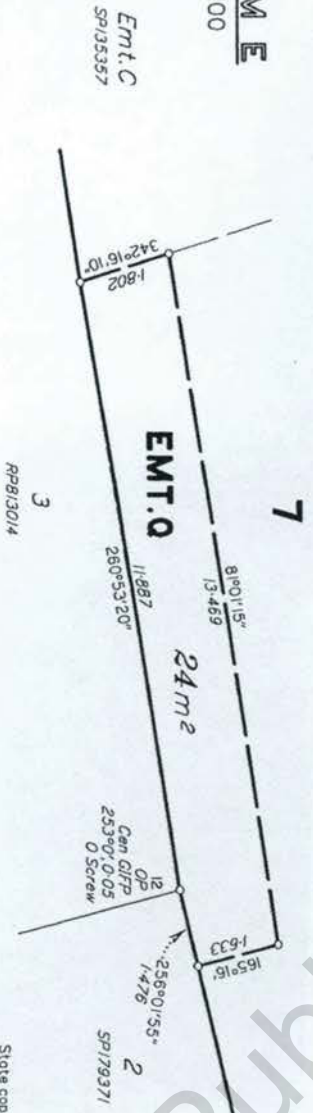


DIAGRAM D
 SCALE 1:100



DIAGRAM E
 SCALE 1:100





relevant



Plan Status:

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

Registered

s. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We GALE DEVELOPMENTS PTY LTD
ACN 001 337 524
SNOWDAY PTY LTD ACN 003 895 341
SMITHBRIDGE PROPERTIES PTY LTD
ACN 100 126 716

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

73(2)Irrelevant

73(2)Irrelevant

Director

73(2)Irrelevant

73(2)Irrelevant

Director

73(2)Irrelevant

73(2)Irrelevant

Director

73(2)Irrelevant

73(2)Irrelevant

SMITHBRIDGE PROPERTIES P/L

* Rule out whichever is inapplicable

2. Local Government Approval.

* BRISBANE CITY COUNCIL
hereby approves this plan in accordance with the :
%

Dated this day of

#

#

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : JD 3403-00

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
18125182	2	RP813014	1-3	G	
50459796	294	SP135357	1-3		

Created

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
707354326	-	1-3

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601315180 (Emt.	
602808360 (Emt.C)	3
706909894 (Emt.E)	1 & 2
706909894 (Emt.F)	2 & 3
602808361 (Emt.	
703595469 (Emt.	
707067625 (Emt.	
707067669 (Emt.	
703595462 (Emt.M)	1
703595462 (Emt.N)	2 & 3

Emt C on SP135357 is partially absorbed by new road.

1-3

POR 11 & Lot 294
on SP135357

Lots

Orig

7. Portion Allocation :

8. Map Reference :

9543-33211

9. Locality :

MURARRIE

10. Local Government :

BRISBANE CITY COUNCIL

11. Passed & Endorsed :

By : KEILAR FOX & MCGHIE PTY LTD

Date :

Signed :

Designation : Liaison Officer

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part
of the building shown on this plan encroaches
onto adjoining lots or road;

* Part of the building shown on this plan
encroaches onto adjoining * lots and road

Cadastral Surveyor / Director * Date
* delete words not required

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

14. Insert
Plan
Number

SP179371

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	0 Screw in conc	1/15181591	127°00'45"	17.116
1a	OIP	19/RP171886	185°56'40"	0.925
1a	OIP	9/15144311	306°21'10"	4.148
2	OIP	7/15144311	318°43'25"	2.23
2	OIP	2/15181591	133°03'	14.63
2a	OIP	13/RP171886	24°30'10"	0.772
7	0 Screw in conc gone	7/15181591	137°43'30"	30.58
8	0 Screw in conc	8/15181591	242°19'20"	29.26
9	OIP	6/SL5625	27°11'	2.012
9	0 Screw in bit	9/15181591	308°56'20"	22.168
10	0 Screw in bridge	10/15181591	358°59'	14.215
11	0 Nail in conc	11/15181591	266°57'	13.962
12	OIP	30/SL5756	335°12'	1.358
13	OIP	10/SL5756	62°41'	2.012
14	OIP not fd (inaccessible)	10/SL6414	204°31'	1.026

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM in bridge	1/15181591	121°19'30"	15.326	150065
8-OPM	8/15181591	289°03'40"	31.823	139791
13-OPM	13/15181591	36°17'55"	80.962	126440

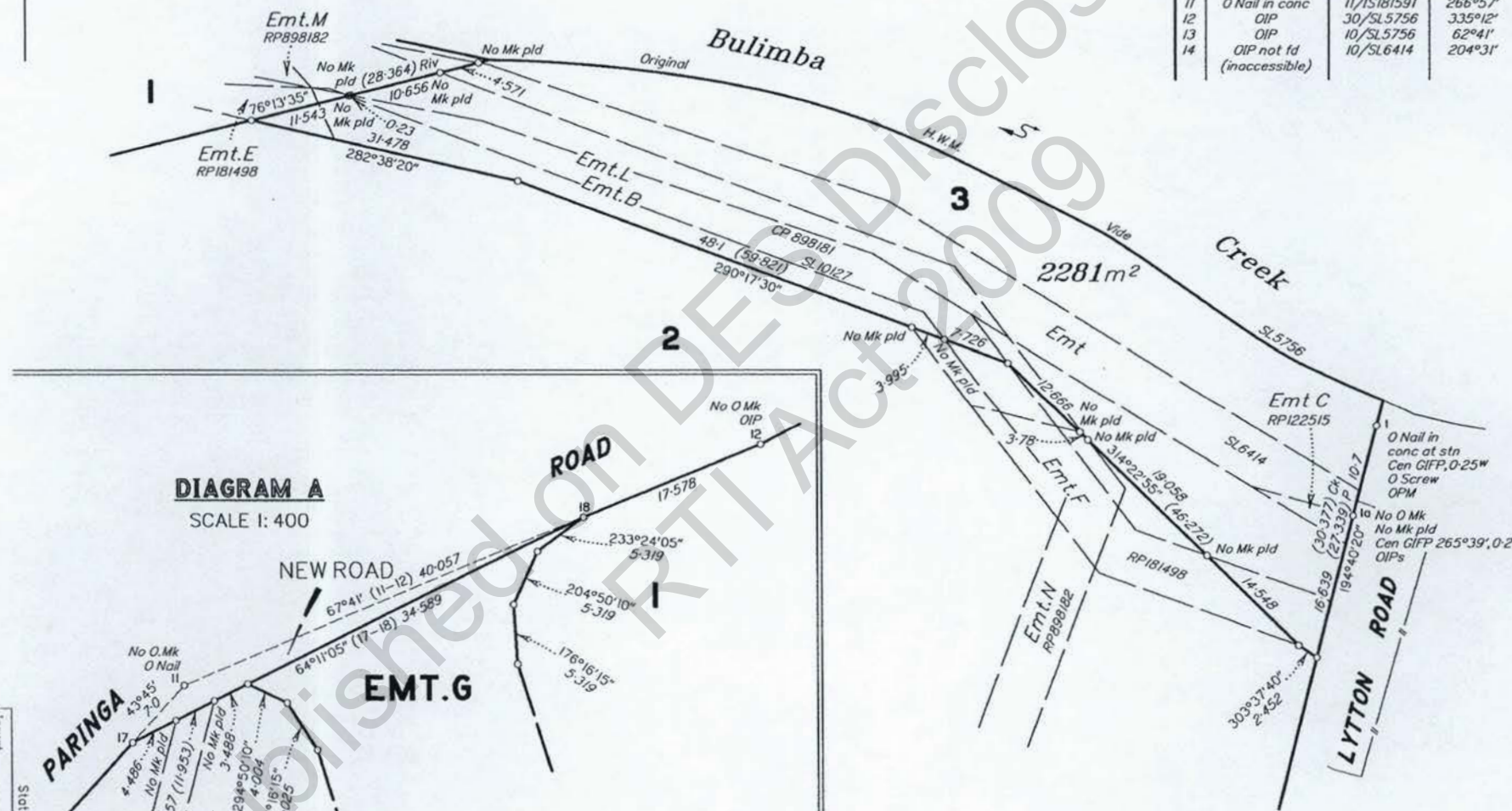
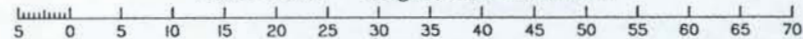


DIAGRAM A
 SCALE 1: 400

Scale 1:500 - Lengths are in Metres.



Memorandum

To Filenote

File Reference BNE 3112

From Mark Paton

Subject Former Bulimba Power Station

Date 31/8/2005

Present: Mark Paton

Notes

Angelini Smolhara - Bismarck.

73(2)Irrelevant

(Concept)

73(2)Irrelevant

(Waste Solutions)

- * MCU application for commercial/industrial use.
- "Info request" requested sufficient info to allow sustainability statement.

Angelini → PB report of 2004 is just a summary of previous work for Dept State Development with respect to sale

73(2)Irrelevant

- Previous boreholes only 0.5 m - indicated ash in soil boring.

General discussion regarding scope of work

- 3 glw proposed
- soil sample density at approx 5 per lot (lots 1-5) due to homogeneous nature of ash.
- analysis to include metals, V, Mo, Se, Total Brax, other pH.

TPR to be appointed and above scope confirmed by TPR

- VST identified on lot 5 from figure in Geo-Eng report.

73(2)Irrelevant

to contest town planner to extend info request period for another 12 mths.

73(2)Irrelevant

31/8/05

concept

E.N.G.I.N.E.E.R.I.N.G.
Design • Project Management
ABN 69 077 648 372

73(2)Irrelevant

B.Surv.

Project Manager

Mobile 73(2)Irrelevant

Suite 5 31 Sherwood Road
Toowong QLD 4066

PO Box 881 Toowong QLD 4066

Phone 07 3371 3229 Fax 07 3371 3294

Email 73(2)concepteng.com.au



Memorandum

To _____ File Reference _____

From _____

Subject _____ Date _____

Notes

19-079

File B

Page 15 of 236

R

Memorandum

To Angelina Smolka - Bismar File Reference BNE3112
From Michelle Smallwood
Subject Phone call from [redacted] regarding Date 24/8/05

Concept Designs application for Bulimba Power Station Notes

[redacted] was simply requesting what additional information EPA would need for a site investigation report. I advised that my recollection of the GeoTech report ~~was~~ from 2000-2001 was that limited sampling had been conducted for the proposed 5 lots on the river + more sampling for ash in particular to verify in accordance with the guidelines (sample density)

[redacted] advised that Ken Barry had informed him that as the power station was obviously on 1/2 lots that all we ^(EPA) needed was a stat dec from owner outlining that these lots were not used for power station + could be removed. I advised that there was no record of that advice in the file + irrespective of whether notifiable activity occurred there is a high likelihood of ash being present. I also advised that the original report makes brief reference to petroleum product storage on those lots but no actual firm location, this would need further investigation.

[redacted] asked about contaminated groundwater sourced off-site + whether that would affect the EPA using in the EIR. I advised if a groundwater investigation identified groundwater flow transecting the site + groundwater contamination was sourced upgradient of the site EPA would consider that ~~as a~~ in its assessment of suitability. I further advised that the proposed future use is industrial/commercial hence not as stringent concentrations. I advised Angelina's contact details + that she is project manager.

[redacted] 24/8/05

Memorandum

To	File Reference

From _____

Subject _____ Date _____

Notes

Published on DES Disclosure
RTI Act 2009

Thursday, 18 August 2005

Proposal: **Reconfiguration of a Lot**
Council: LA App'n No: DRS/USE/HO4-898428
Site Address: **55 Paringa Road & 1098 Lytton Road,**
Property Description: **LOT 2 ON RP813014 & LOT 294 ON SP135357**
Applicant Name: 73(2)Irrelevant **KEILAR FOX & MGHIE PTY LTD**

Records

On 16 August 73(2)Irrelevant called to enquire about lodgement of the registered plans in accordance with DA condition 3 which in his opinion just states that he needs to give an indication of which lots need to be deleted from the EMR and EPA will proceed. Condition 3 of the approval relates to the applicant submitting final registered plan "to enable the EPA to consider the removal or deletion of some of the proposed new lots from the EMR". Michelle advised that unless there had been an undertaking in writing from EPA explicitly defining which lots they are and which information supports it, then a site investigation report needs to be submitted as supporting documentation. Michelle advised that the removal from the EMR usually occurs with the MCU for a lot and that the condition on his approval is an isolated case.

Angelina Smolkova-Bismark and Michelle Smallwood held a meeting with 73(2)Irrelevant and 73(2)Irrelevant from Concept Engineering regarding the concurrence response issued by EPA on 18 August 2004. Concept were advised that a registered plan does not enable EPA to make a determination that a lot should be removed from the EMR a site investigation is required. They were advised that a site investigation must be conducted by a suitably qualified individual and formally submitted to EPA with an application form and a statutory declaration from the report preparer. Angelina ran through the site investigation report received in 2000 and the supplementary information received in 2001 relating to methane gas generation from buried margarine but since that date EPA has not received any further reports. Concept showed reports dated 2003 and 2004 and EPA advised that there were no record of them in EPA files.

Contract of sale are going through in 6 weeks and need the reports assessed by then. Concept were advised of the decision making process for removing a site from the EMR. Michelle also explained the TPR process and that engaging a TPR may expedite the process.

At the conclusion of the meeting Concept intend to engage a TPR to review the reports and make recommendations for further investigation or removal from the EMR. Angelina was appointed as EPA project manager and contact for this application.

Assessor Name: Michelle Smallwood
Date: 18/08/05

73(2)Irrelevant 18/8/05

R



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below:

Address of site:	1098 LYTTON ROAD, MURARRIE QLD 4172
Real property description of site:	RP813014/L2 BULIMBA SP135357/L294 BULIMBA
Aspects of development and type of approval:	1. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval) - Reconfiguration of a Lot - Stage 1 (2 Lots into 3 Lots) 2. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval) - Reconfiguration of a Lot - Stage 2 (1 Lot into 7 Lots & Park)
Description of proposal:	Modification - Change to Development Approval
Purpose:	Reconfiguration (Stage 1: 2 into 3 lots: Stage 2: 1 into 7 lots plus park)
Council File Reference:	DRS/USE/H04-898428
Package status:	APPROVED - Version 1 (12th of May, 2005 09:00:33 AM)
Package generated on:	12th of May, 2005

PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Correspondence from Agility Management dated 27 January 2005	898428-1	27-JAN-2005 (Plan Date)
Proposed Reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357 with tree locations	JD 3043-00-023B	03-FEB-2005 (Plan Date)
Proposed Reconfiguration of Lot 2 on RP813014 and Lot 294 on SP 135357	JD 3403-00-020C (as amended in red)	03-FEB-2005 (Plan Date)
Proposed Reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357	JD 3403-00-021C (as amended in red)	03-FEB-2005 (Plan Date)
Proposed reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357 with Tree Locations	JD 3403-00-022B	03-FEB-2005 (Plan Date)
Smithbridge Properties Letter of Undertaking for proposed Lot 2 & 3	AJS/AJS	28-APR-2005 (Plan Date)

HIGHLIGHTS

Due to their importance, the following conditions have been highlighted in **bold** in this document: **5,29**

ADVICE

Please see the attached document for any advices.

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APPROVAL CONDITIONS

Section to Which These Conditions Relate:

1. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval)

Section Name:

Reconfiguration of a Lot - Stage 1 (2 Lots into 3 Lots)

GENERAL/PLANNING REQUIREMENTS

		TIMING
1) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s). GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the "Integrated Planning Act 1997". For any enquiries about this condition, please contact the Assessment Manager.</i>	While development is occurring on the site	Prior to survey plan endorsement
2) Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). GUIDELINE <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i>		
3) The currency period for this approval is 24 months. GUIDELINE <i>This condition is imposed where the currency period for the development approval is other than as is specified in s.3.5.21 of the Integrated Planning Act.</i>		

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<p>4) Demolish or relocate buildings in accordance with the following requirements:</p> <p>(a) Demolish or relocate any buildings on the site to ensure that existing buildings are not divided between proposed lots.</p> <p>(b) Submit documentary evidence, in the form of a statutory declaration, stating that proposed lot boundaries do not split the ownership of existing buildings between two proposed lots, to be forwarded to the Delegate Plan Sealing, Licensing and Certificates Unit with the request for sealing the plan of survey.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.</i></p>	<p>Prior to survey plan endorsement</p>
<p>5) The Access Easement indicated on Drawing JD 3403-00-023B will be included as part of Stage 1 reconfiguration to ensure that proposed Lot 2 has access to Paringa Road. No access from proposed Lot 2 to Lytton Road will be permitted.</p> <p>GUIDELINE <i>This condition is required to ensure that proposed Lot 2 is not landlocked as no access to Lytton Road will be permitted by DMR.</i></p>	<p>Prior to survey plan endorsement</p>

MONETARY CONTRIBUTIONS & SECURITIES

	TIMING
<p>6) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are any outstanding monies over the subject property, they must be paid in full prior to endorsement of the survey plan.</i></p>	<p>Prior to survey plan endorsement</p>

POLLUTION

	TIMING
<p>7) Any acid sulphate soils (ASS) or potential acid sulphate soils (PASS) detected during earthworks are to be handled, stored and managed in accordance with the guidelines, requirements and recommendations of the Queensland Acid Sulfate Soils Investigation Team.</p> <p>GUIDELINE <i>This condition is imposed where works are proposed on sites which may contain acid sulphate soils.</i></p>	<p>To be maintained</p>

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	TIMING
<p>8) The existing easements are encumberant over the site and are subject to any existing conditions:</p> <p>(a) Easements for underground drainage, overland flow, electricity, and access purposes, as required to preserve the rights of upstream properties. Easement A on SI 10127, Easement A on SL 6414; Easement B on SL 10127; Easement C on SP 135357, Easement C on RP 122515; Easement D on SP 135357; Easement E on RP 181498; Easement F on RP 181498; Easement L on CP 898181, Easement L on CP 898181 Easement M on CP 898182; Easement N on RP 898182; In addition to these easements, any new easements are to be easements granted in favour of Brisbane City Council;</p> <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>9) Grant the following easement(s):</p> <p>(a) Easements for sewerage and water supply purposes in favour of Brisbane City Council over sewerage rising mains or water mains;</p> <p>(b) Easement for the purpose of access, construction and maintenance of utility services to proposed Lot 2;</p> <p>(c) Easements for access purposes over the proposed Common Property in favour of Lot No.2 on plan no. JD 3403-00-020;</p> <p>(d) Reciprocal access easement rights over access strips;</p> <p>(e) Easements over turning areas for refuse vehicle turn-around where such area is located over private property. These easements are to be granted in favour of the Brisbane City Council and its agents.</p> <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>

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<p>10) No material of any description is to be deposited within the area of the flood regulation line.</p> <p><i>GUIDELINE</i> <i>This condition is imposed so that the developer is responsible for protecting flood plains.</i></p>	<p>Prior to survey plan endorsement</p>
<p>11) Provide underground telecommunication services for all proposed allotments.</p> <p>(a) Enter into an agreement with a telecommunication company to provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p><i>GUIDELINE</i> <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact relevant service providers regarding telecommunication services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p>
<p>12) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is required - no additional poles or overhead mains are to be erected.</p> <p>(a) Lodge electricity reticulation plans showing the proposed electricity services and receive the approval of the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.</p> <p>(c) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p><i>GUIDELINE</i> <i>This condition is imposed when a proposed subdivision requires the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH: 3403 0307) regarding electricity reticulation plans or a service provider for electricity supply.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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<p>13) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development (This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement). It should be noted that this condition includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if appropriate. For any enquiries about this condition, please contact the Engineering Delegate (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to survey plan endorsement</p>
<p>14) Construct permanent vehicular crossover.</p> <p>(a) Construct a 14 metre wide Type B2 permanent vehicular crossover to the Paringa Road frontage at the access easement dedication of the site in accordance with Council's "Subdivision and Development Guidelines",</p> <p>(b) Obtain a permit from the Engineering Delegate, to carry out such works within the road reserve,</p> <p>(c) Construct the permanent vehicular crossover in accordance with the requirements of this condition.</p> <p>GUIDELINE <i>This condition requires work to be undertaken in the road reserve. The intention of the condition is to ensure that vehicular access to the site is designed and constructed to a standard suited to the demands created by the approved development. It is advantageous to the Developer to obtain the necessary driveway approvals and permit prior to commencing any site works to ensure the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Generally, the vehicular footway crossings for a site are to have a 1 in 40 crossfall to the kerb and channel for the full width of the footway area. Ramping of the driveway up or down to the pad level should occur within the subject site only. This will ensure that driveways do not channel stormwater overflow from the roadway into the subject property and additionally maintain safe pedestrian movement. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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Section to Which These Conditions
Relate:

Section Name:

**2. Reconfiguration of a Lot and Carrying Out Operational
Work (Development Permit and Preliminary Approval)**
Reconfiguration of a Lot - Stage 2 (1 Lot into 7 Lots & Park)

GENERAL/PLANNING REQUIREMENTS

		TIMING
18) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s). <i>GUIDELINE</i> <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the "Integrated Planning Act 1997". For any enquiries about this condition, please contact the Assessment Manager.</i>		While development is occurring on the site
19) Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). <i>GUIDELINE</i> <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i>		Prior to survey plan endorsement
20) The currency period for this approval is 24 months. <i>GUIDELINE</i> <i>This condition is imposed where the currency period for the development approval is other than as is specified in s.3.5.21 of the Integrated Planning Act.</i>		As indicated

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<p>21) Demolish or relocate buildings in accordance with the following requirements:</p> <p>(a) Demolish or relocate any buildings on the site to ensure that existing buildings are not divided between proposed lots.</p> <p>(b) Submit documentary evidence, in the form of a statutory declaration, stating that proposed lot boundaries do not split the ownership of existing buildings between two proposed lots, to be forwarded to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit with the request for sealing the plan of survey.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.</i></p>	Prior to survey plan endorsement
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MONETARY CONTRIBUTIONS & SECURITIES

	TIMING						
<p>22) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are any outstanding monies over the subject property, they must be paid in full prior to endorsement of the survey plan.</i></p>	Prior to survey plan endorsement						
<p>23) Pay to Council a monetary contribution towards the cost of water supply headworks, as outlined below, at the rate prevailing when the contribution is paid.</p> <p>The contribution is calculated on 62.60 ETs (Equivalent Tenements based on the area classification of General Industry at the rate of 18 ET's/developable area) at the current rate of \$4,101.00 per ET, for Water System Infrastructure Charges Plan Area - Wellers Hill, W12.</p> <p>The credit is calculated on 1 ET (Equivalent Tenements based on the existing lot no. 294area) at the current rate of \$4,101.00 per ET, for Water System Infrastructure Charges Plan Area - Wellers Hill, W12.</p> <p>Upon this basis the charge is calculated at 61.60 ET,s and, the amount payable is currently assessed at \$252,601.00 and comprises of the following:</p> <table border="1"> <tr> <td>• Treatment Headworks component:</td><td>\$45,458.00</td></tr> <tr> <td>• Distribution Head works component:</td><td>\$207,143.00</td></tr> <tr> <td>• Total contribution:</td><td>\$252,601.00</td></tr> </table> <p>This headwork charge is the current rate for the 2004/2005 financial year.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	• Treatment Headworks component:	\$45,458.00	• Distribution Head works component:	\$207,143.00	• Total contribution:	\$252,601.00	Prior to survey plan endorsement
• Treatment Headworks component:	\$45,458.00						
• Distribution Head works component:	\$207,143.00						
• Total contribution:	\$252,601.00						

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<p>24) Australia TradeCoast South Infrastructure Charge - Sewerage.</p> <p>Pay to Council a monetary contribution towards the cost of providing sewerage infrastructure at the rate specified in Australia TradeCoast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made. For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 3.4775 hectares.</p> <p>The Charge Rate is 23,850 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 82,938 ICUs.</p> <p>This contribution provides access to 45 Equivalent Persons (EPs) of capacity for each Developable Hectare. The charge for developments that generate additional sewage will be calculated by multiplying the number of EPs by the charge for each EP at the rate specified in Planning Scheme Policy: Supporting Information for the Australia TradeCoast South Infrastructure Charges Plan at the time when payment is made. The charge is 530 Infrastructure Charge Units (ICUs) for each EP.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE</p> <p><i>This condition is imposed to obtain a contribution towards the provision of adequate sewerage infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	<p>Prior to survey plan endorsement</p>
<p>25) Australia TradeCoast South Infrastructure Charge - Transport.</p> <p>Pay to Council a monetary contribution towards the cost of providing transport infrastructure at the rate specified in the Australia TradeCoast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made. For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 3.4775 hectares.</p> <p>The Charge Rate is 37,498 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 130,399 ICUs.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE</p> <p><i>This condition is imposed to obtain a contribution towards the provision of adequate transport infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	<p>Prior to survey plan endorsement</p>

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<p>26) Australia TradeCoast South Infrastructure Charge - Community Purposes.</p> <p>Pay to Council a monetary contribution towards the cost of providing community purposes infrastructure at the rate specified in the Australia Trade Coast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is General Industry and the Developable Area is 3.4775 hectares(not including the parkland contribution).</p> <p>The Charge Rate is 5,409 Infrastructure Charge Units (ICUs) for each Developable Hectare.</p> <p>The charge is assessed at 21,092 ICUs.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE</p> <p><i>This condition is imposed to obtain a contribution towards the provision of adequate community purposes infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	<p>Prior to survey plan endorsement</p>
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ECOLOGY

	TIMING
<p>27) Existing trees as indicated on Drawings JD 3403-00-022b and 3403-00-023b are to be retained on site with the exception of those which might need to be cleared to permit works in the proposed Access Easement and installation of services with agreement from the Ecologist, Development Assessment East. No vegetation clearing is to be carried out in the proposed Parkland.</p> <p>GUIDELINE</p> <p><i>This condition aims to maintain a vegetated corridor along Bulimba Creek</i></p>	<p>While site works are occurring and then to be maintained</p>

LANDSCAPE & OPEN SPACE

	TIMING
<p>28) Transfer and surrender to the Crown as "park for public use" the land indicated as "Park" and proposed Lot 8 on the approved drawing JD 3403-00-021C.</p> <p>(a) Submit to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit, a Survey Plan showing in detail the land to be dedicated.</p> <p>(b) Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources.</p>	<p>Prior to survey plan endorsement</p> <p>Prior to lodging a development permit for building works</p>
<p>29) Ensure that manproof fencing associated with the gate station does not inhibit access to proposed parkland fronting Bulimba Creek.</p> <p>GUIDELINE</p> <p><i>This condition remove existing impediments to convenient maintenance access to proposed Parkland.</i></p>	<p>Prior to survey plan endorsement</p>

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30) Undertake works within the Parkland

Prior to survey plan endorsement

Prior to undertaking the works

- (a) Submit a Landscape Management and Site Works Plan for the works proposed in the parkland and obtain approval from the Delegate, Development Assessment. This plan is to be generally in accordance with approved plan number JD 3403-00-021C, and is to include the following:

I. A description of existing site conditions and proposed site preparation, including:

- Existing contours and proposed finished levels including sections across and through the parkland at critical points;
- Location of all underground services existing within the proposed parkland (eg. the depth and route of any drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.);
- Identification of purpose of all easements effecting the park and constraints on their use
- Location of existing vegetation in the parkland including species names, height and spread of canopy and clearly indicating vegetation to be retained and provide the reasons for removing or disturbing other vegetation. Specify methods of recycling vegetation where possible;
- Location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed parkland. Also include the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland;
- Demolition work of any kind to be carried out within the parkland;
- Any feature of cultural or heritage significance within the parkland;
- Location, extent and comprehensive details, including cross-sections of permanent and temporary water bodies/courses, drainage and stormwater works, and
- Proposed stormwater structures that will mitigate the impacts of stormwater flows within the parkland.

II. Identification of scope of work, including the following:

- Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk;
- Provision of erosion control measures where required;
- Provision of a 25mm reticulated water service to the park;
- Provision of a power connection to the park;
- Indication of protection measures from damage for existing vegetation to be retained;
- Construction (prior to the commencement of works) of a star picket fence around the proposed parkland to protect from vehicular damage and storage of materials. The fence is to be inspected by the Delegate, Licensing and Compliance, and remain on-site until Practical Completion (On-maintenance);
- Construction of vehicular barriers/bollards along road frontages to prevent unauthorised vehicular access to the park;
- Provision of a lock-rail access point for maintenance vehicles to Lytton Road frontage;
- Specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed parkland;
- Proposed building and development works including location of all services, park furniture, picnic facilities and play equipment etc.;
- Surface treatments and extent of proposed planting;
- Topdressing and planting with perennial grasses of all open areas, grassing is to achieve 80% coverage at the time of Practical Completion (On-maintenance);
- A Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting.

III. Details of a costing and maintenance program, including the following:

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

- (b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best

Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, by the Delegate, Licensing and Compliance.

GUIDELINE

This condition is imposed when proposed parkland is to be transferred to the Crown. The required works are the minimum works that are required to ensure that the proposed parkland is acceptable for transfer to the Crown. For further details on parkland design, please refer to Council's "Environmental Best Management Practices" document for parkland (EBMP).

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Published on DES Disclosure Log
RTI Act 2009

POLLUTION

	TIMING
<p>31) Any acid sulphate soils (ASS) or potential acid sulphate soils (PASS) detected during earthworks are to be handled, stored and managed in accordance with the guidelines, requirements and recommendations of the Queensland Acid Sulfate Soils Investigation Team.</p> <p>GUIDELINE <i>This condition is imposed where works are proposed on sites which may contain acid sulphate soils.</i></p>	To be maintained

ENGINEERING

	TIMING
<p>32) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p>GUIDELINE <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>

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<p>34) Corner truncation as follows:</p> <p>(a) A 10 metre by 3 chord truncation at the corners of the access easement and Paringa Road;</p> <p>GUIDELINE <i>This condition is imposed on development sites where new roads are required and/or where safety and capacity of existing and new roads are to be maintained. This requirement will necessitate the preparation of survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Delegate Plan Sealing, Licensing, Sealing and Certification Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>35) The existing easements are encumberant over the site and are subject to any existing conditions:</p> <p>(a) Easements for underground drainage, overland flow, electricity, and access purposes, as required to preserve the rights of upstream properties. Easement A on SI 10127, Easement A on SL 6414; Easement C on SP 135357; Easement D on SP 135357; Easement E on RP 181498; Easement L on CP 898181; Easement M on CP 898182; In addition to these easements, any new easements are to be easements granted in favour of Brisbane City Council;</p> <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>

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<p>36) Grant the following easement(s):</p> <ul style="list-style-type: none"> (a) Easements for sewerage and water supply purposes in favour of Brisbane City Council over sewerage rising mains or water mains; (b) Easement for the purpose of access, construction and maintenance of utility services over proposed Common Property; (c) Easements for access purposes over the proposed Common Property in favour of Lot No.2 on plan no. JD 3403-00-020B; (d) Reciprocal access easement rights over access strips; (e) Easements over turning areas for refuse vehicle turn-around where such area is located over private property. These easements are to be granted in favour of the Brisbane City Council and its agents. <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>37) Submit "As Constructed" plans approved by a Registered Surveyor (to a standard specified in Council's "Subdivision and Development Guidelines") showing finished surface level information over the completed development. The survey information is required to show surface levels and site contours at 1 metre intervals. All levels are to be shown as Reduced Levels to the "Australia Height Datum" (AHD).</p> <p>GUIDELINE <i>This information is required to enable Council to update existing survey records and ultimately provide Brisbane with accurate data which can be sourced for the benefit of Community, Development Industry and the Council.</i></p>	<p>Prior to survey plan endorsement</p>

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<p>38) Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the City Plan Filling and Excavation Code.</p> <p>GUIDELINE <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>39) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff.</p> <p>(a) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works.</p> <p>(b) Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>While development is occurring on the site</p> <p>Prior to survey plan endorsement</p>

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<p>40) Runoff from the site and run off concentrated on the site from local catchments for storms up to the 50 year ARI flood event and for the 100 year ARI flood event for creek and river flooding, is to be managed in accordance with approved drainage plans and Council's "Subdivision and Development Guidelines" so as not to have any adverse effect on neighbouring properties.</p> <p>(a) Design and construct all allotments to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event whichever is the higher flood level;</p> <p>(b) Submit engineering plans and calculations, prepared by a Registered Professional Engineer Qld (RPEQ) and in accordance with the Council's "Subdivision and Development Guidelines", demonstrating how the development will comply with this requirement. Such plans are to show adequate survey information on areas adjoining the site with particular attention to ponding of water and overland flowpaths and building pads. Additionally, the submitted information is to determine the extent of any stormwater drainage works and the width of any overland flow easements. Obtain approval for the design from the Engineering Delegate, Development Assessment;</p> <p>(c) Complete the works in accordance with the approved engineering plans and in accordance with Council's "Subdivision and Development Guidelines"; and</p> <p>(d) Submit "As Constructed" plans including an asset register (if required) (to the Engineering Delegate), approved by a Registered Professional Engineer Queensland (RPEQ) to a standard specified in Council's "Subdivision and Development Guidelines" certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is intended to ensure that the design of the subject development accounts for stormwater run off and/or if stormwater drainage patterns in the vicinity of the site require improvements. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works/building works commencing</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>41) No material of any description is to be deposited within the area of the flood regulation line.</p> <p>GUIDELINE <i>This condition is imposed so that the developer is responsible for protecting flood plains.</i></p>	<p>Prior to survey plan endorsement</p>
<p>42) Provide underground telecommunication services for all proposed allotments.</p> <p>(a) Enter into an agreement with a telecommunication company to provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact relevant service providers regarding telecommunication services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p>

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<p>43) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is required - no additional poles or overhead mains are to be erected.</p> <p>(a) Lodge electricity reticulation plans showing the proposed electricity services and receive the approval of the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.</p> <p>(c) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed subdivision requires the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH: 3403 0307) regarding electricity reticulation plans or a service provider for electricity supply.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>44) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development (This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement). It should be noted that this condition includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if appropriate. For any enquiries about this condition, please contact the Engineering Delegate (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to survey plan endorsement</p>

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<p>45) Construct permanent vehicular crossover.</p> <ul style="list-style-type: none"> (a) Construct a 14 metre wide Type B2 permanent vehicular crossover to the Paringa Road frontage at the access easement dedication of the site in accordance with Council's "Subdivision and Development Guidelines", (b) Obtain a permit from the Engineering Delegate, to carry out such works within the road reserve, (c) Construct the permanent vehicular crossover in accordance with the requirements of this condition. <p>GUIDELINE <i>This condition requires work to be undertaken in the road reserve. The intention of the condition is to ensure that vehicular access to the site is designed and constructed to a standard suited to the demands created by the approved development. It is advantageous to the Developer to obtain the necessary driveway approvals and permit prior to commencing any site works to ensure the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Generally, the vehicular footway crossings for a site are to have a 1 in 40 crossfall to the kerb and channel for the full width of the footway area. Ramping of the driveway up or down to the pad level should occur within the subject site only. This will ensure that driveways do not channel stormwater overflow from the roadway into the subject property and additionally maintain safe pedestrian movement. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>46) Construct the following roadworks within the dedicated easement within the Common Property with any associated drainage and services in accordance with an approved detail design and Council's "Subdivision and Development Guidelines":</p> <ul style="list-style-type: none"> (a) <ul style="list-style-type: none"> • The road within the dedicated easement to be 14metres wide to be classified as industrial access with Type E pavement; (b) Submit functional layout plans showing the extent of the roadworks. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services; (c) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services; (d) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Delegate, Licensing and Compliance, Development and Regulatory Services; and (e) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications. <p>GUIDELINE <i>This condition is imposed when new roads are to be constructed and dedicated to Council. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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<p>47) Provide and/or modify external signs and line markings as may be required by the approved development: Generally in accordance with the approved drawings and documents; In accordance with an approved detailed design; and In accordance with "Austroads" and the "Manual of Uniform Traffic Control devices".</p> <p>(a) Complete the works in accordance with the approved engineering plans;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the Council's "Subdivision and Development Guidelines" for all works; and</p> <p>(c) Construction of these works is to be certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>GUIDELINE <i>This condition is intended to ensure that the development is "signed and lined" in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If Council is to carry out the works, a minimum of six (6) weeks notice is required.</i></p>	<p>Prior to survey plan endorsement</p>
<p>48) Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.</p> <p>GUIDELINE <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For any enquiries about this condition, please contact the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>49) Construct a water supply reticulation system necessary to provide a connection to each allotment in accordance with Council's "Water and Sewerage Reticulation Standards". (The Council will contribute towards the cost of oversized mains included in these works.)</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an assest register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when a water supply system is required to be provided to allotments. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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<p>50) Install extra fire hydrants to supplement the existing hydrants, on the existing water main adjacent to the real property boundaries of the newly created lots 2,3,4, & 7 as required, at no cost to Council, on the Paringa Road frontage of the site.</p> <p>GUIDELINE <i>This condition is imposed when the existing infrastructure is unable to supply water at Brisbane City Council's Standards of Service with regard to fire fighting capacities. In order to provide for an adequate standard of service, external augmentation works are required. As this work will require 'live works', Council's Brisbane Water will need to be engaged to carry out the work. Please contact Brisbane Water for any enquiries regarding the installation of the fire hydrant via Council's Customer Contact Centre on telephone No. 3403 8888.</i></p>	<p>Prior to survey plan endorsement</p>
<p>51) Provide a water service with meter assembly and meter box to the boundary of each lot.</p> <p>(a) Provide a water service, approved meter assembly and meter box for each lot shown on the approved plans and in accordance with Council's "Water and Sewerage Reticulation Standards".</p> <p>(b) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided at the rate of \$25.00 each. Note If the meters are purchased from Council, forward a copy of the receipt together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to provide services and meters to all allotments. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>52) Provide or extend a sewerage property connection to the site/allotment (not including connection to the live sewer) in accordance with an approved detail design and Council's "Water and Sewerage Reticulation Standards".</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when it is necessary to provide adequate sewerage facilities and infrastructure for the site. For any enquiries about this condition, please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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STANDARD ADVICE

	TIMING
<p>53) Agility Management advice dated 27 January 2005 forms part of this approval package. Please note that comments contained in this letter may also be relevant to subsequent development approvals.</p> <p><i>GUIDELINE</i> <i>This condition advises of Origin Energy and Agility Management conditions regarding risk management around the pipeline.</i></p>	As indicated
<p>54) Brisbane City Council advise that Environmental Protection Agency - Contaminated Land Unit as concurrence agency has imposed conditions.</p>	As indicated
<p>55) Brisbane City Council advise that Department of Main Roads as concurrence agency has imposed conditions.</p>	As indicated

**** End of Package ****

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Development and Regulatory Services

Brisbane City Council

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SMITHBRIDGE

PROPERTIES PTY LTD

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E-mail -albertsmith@smithbridge.net

Council Ref: DRS/USE/H04-898428

Date: 28 April 2005

PLANS AND DOCUMENTS

Referred to in the

APPROVAL dated 12/5/05

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane Q4001

Dear Sir

RE:LETTER OF UNDERTAKING - 1098 LYTTON ROAD, MURARRIE.

I refer to the agreement reached at our meeting with your Ms Trish Jenson & Mr Peter Rollston at the Brisbane City Council Offices on level 10 on Tuesday 26 April 2005 regarding the development approval over 1098 Lytton Road Murarrie.

This Modification of the existing development approval over land at 1098 Lytton Rd, Murarrie (Lot 2 on RP813014 & Lot 294 on SP135357) involves the conversion of the approved "Park" to proposed Lot 3 in accordance with KFM Proposed Reconfiguration Plan JD3403-00-020c. As the owner of proposed Lot 2 & 3, Smithbridge Properties Pty Ltd hereby undertakes that a development application will be lodged within the near future for Industrial purposes and at this stage the applicant and Council will negotiate the proportion of land along Aquarium Passage to be dedicated to Council as "Park".

Yours faithfully,
Smithbridge Properties Pty Ltd

73(2)Irrelevant

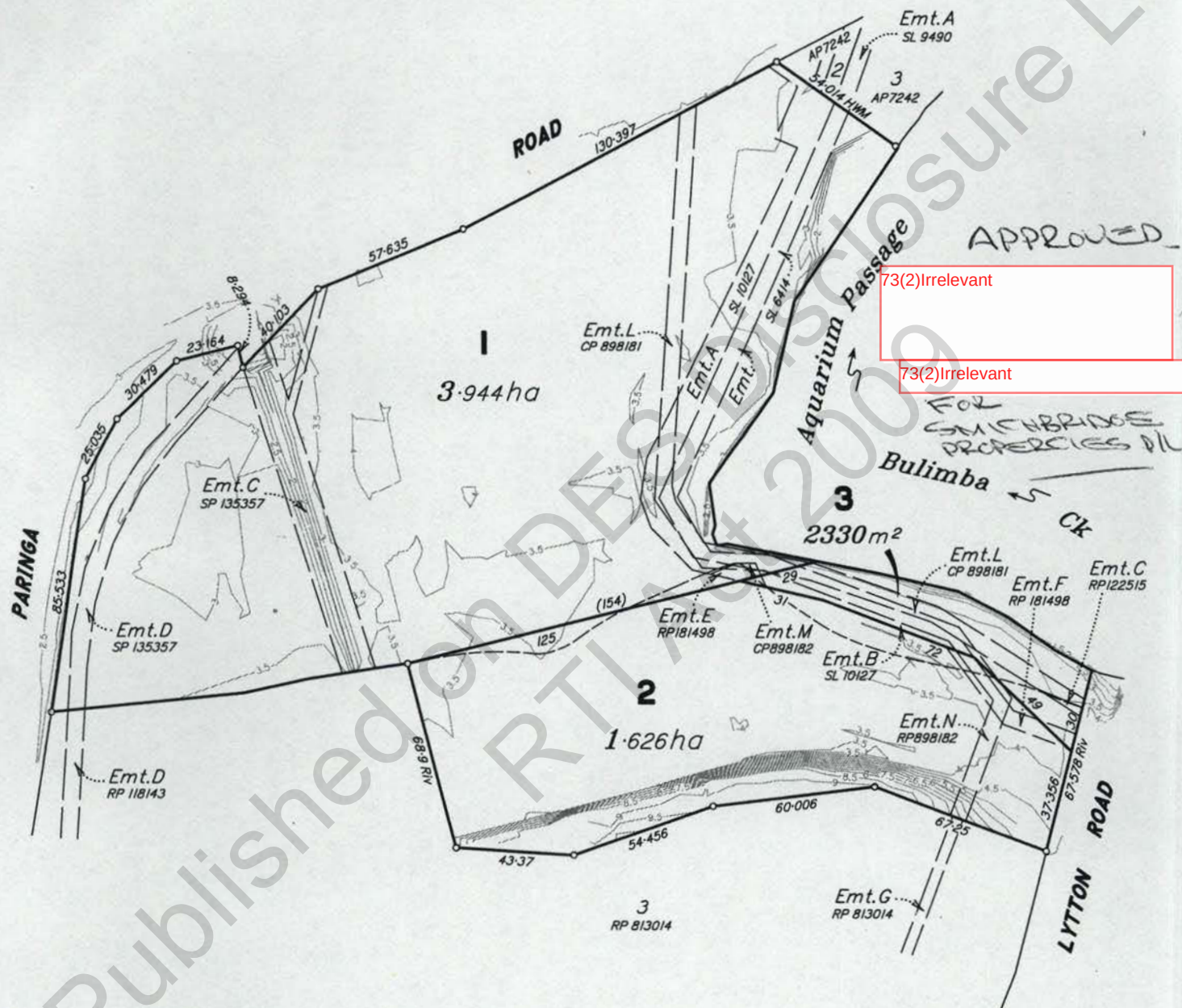
73(2)Irrelevant

Managing Director

"ENGINEERING AND CONSTRUCTION SINCE 1964"

1

Ref: AJS/AJS



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

File B

SNOWDAY PTY LTD

PROJ-C1

PROPOSED
RECONFIGURATION
OF LOT 2 ON RP813014 & LOT
294 ON SP135357

BRISBANE CITY COUNCIL

(f) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.

KFM Partnership accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (k), (ll) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included

SCAL- BAR

SCALE 1:1500 (A3)



KFM PARTNERSHIP

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South Brisbane Queensland 4101
Queensland 4101
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W: www.kfm.com.au



L-V-L DATUM	AHDD
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AHDO

L-V-L ORIGIN	PSM139791 RL 2.466
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CONTOUR INT-RVAL 0.5 m

COMPUT-R FIL- 340300-4

DRAWN	SJW/MWP	DAT-	3/02/2005
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CH-CK-D	JHD	DAT-	3/02/2005
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APPROV-D	JHD	DAT-	3/02/2005
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PLAN NUMB-R

JD 3403-00-020c

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APPROVAL dated 12/5/05

3-94
ATTENDANCE
PROVIDE PROPOSED AS PER
TO DIMENSIONS
JD 3403-00-021C

Date:

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IPA App 927
File BNE312

Decision Notice Details
(Section 3.5.15 of the Integrated Planning Act 1997)

INTRODUCTION:

The decision to approve the application subject to conditions was made by the Senior Town Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Keilar Fox & Mc Ghie Pty Ltd
P O Box 608
Spring Hill
QLD 4004

SITE:

Address of Site:

1098 Lytton Road, Murarrie Qld 4172

Real Property Description:

Lot 2 on RP813014 and Lot 294 on SP135357, Parish of Bulimba

Area Classification:

General Industry Area

Name of Owner:

Smithbridge Properties Pty Ltd

Name of Ward:

Doboy

APPLICATION:

Aspects of development and development approvals sought:

Reconfiguring a Lot - Development Permit

Carrying Out Operational Works – Preliminary Approval

Description of Proposal:

Reconfiguration (Stage 1: 2 Into 2 Lot Subdivision Plus Park; Stage 2: 1 Into 7 Lot Subdivision Plus Park)

Council File Reference:

DRS/USE/H04-898428

Lodgement Date:

20 July 2004

TYPE OF APPROVAL:

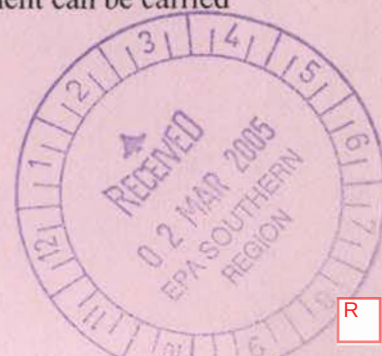
Reconfiguring a Lot - Development Permit

Carrying Out Operational Works – Preliminary Approval

FURTHER DEVELOPMENT PERMITS:

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

- Carrying Out Operational Works



CODES RELATING TO SELF ASSESSABLE DEVELOPMENT:

Gas and Oil Pipeline Code

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Queensland Rail

www.qld.gov.au/departments

www.qrail.qld.gov.au

The following were Concurrence Agencies for this application:

Environmental Protection Agency

Contaminated Land Unit

www.qld.gov.au/departments

www.epa.qld.gov.au

Department of Main Roads

www.qld.gov.au/departments

www.mainroads.qld.gov.au

Department of Natural Resources and Mines

www.qld.gov.au/departments

www.nrm.qld.gov.au

The following third parties were also consulted on behalf of Investra, the owner of the gas pipeline, during the assessment of the application:

Origin Energy,

GPO Box 484,

Brisbane QLD 4001

Agility Management Pty Ltd

Level 2, 96 Mt Gravatt-Capalaba Road

Upper Mount Gravatt, Qld 4122

CONDITIONS:

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

SUBMISSIONS

There were no submitters for this application.



BRISBANE CITY COUNCIL'S DEVELOPMENT APPROVAL PACKAGE

DEVELOPMENT APPLICATION DETAILS (APPROVED)

This Development Approval package relates to the development application detailed below:

Address of site:	1098 LYTTON ROAD, MURARRIE QLD 4172
Real property description of site:	RP813014/L2 BULIMBA SP135357/L294 BULIMBA
Aspects of development and type of approval:	1. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval) - Reconfiguration of a Lot - Stage 1 (2 Lots into 2 Lots - Boundary Re-alignment & Park) 2. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval) - Reconfiguration of a Lot - Stage 2 (1 Lot into 7 Lots & Park)
Description of proposal:	Reconfiguration (Stage 1: 2 into 2 lot subdivision plus park; Stage 2: 1 into 7 lot subdivision plus park)
Purpose under the Town Plan:	Reconfiguration (Stage 1: 2 into 2 lot subdivision plus park; Stage 2: 1 into 7 lot subdivision plus park)
Council File Reference:	DRS/USE/H04-898428
Printed on:	28th of February, 2005

PROJECT TEAM

The assessment of this application has been undertaken by:

PETER ROLLSTON
ASSESSMENT MANAGER
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 3403 5197

JOHN GORDON
Engineering Officer
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
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DAVID WARD
Pollution Officer Assessment
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
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Services
Phone: (07) 3403 6771

MARTIN STOREY
Ecologist
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 3403 6570

Address of Property: 1098 LYTTON ROAD, MURARRIE QLD 4172

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APPROVED DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Proposed Reconfiguration of Lot 2 on RP813014 and Lot 294 on SP 135357	JD 3403-00-020B	03-FEB-2005 (Plan Date)
Proposed Reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357	JD 3403-00-021C (as amended in red)	03-FEB-2005 (Plan Date)
Proposed reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357 with Tree Locations	JD 3403-00-022B	03-FEB-2005 (Plan Date)
Proposed Reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357 with tree locations	JD 3043-00-023B	03-FEB-2005 (Plan Date)
Correspondence from Agility Management dated 27 January 2005	898428-1	27-JAN-2005 (Plan Date)

HIGHLIGHTS

Due to their importance, the following conditions have been highlighted in **bold** in this document: 5,31

ADVICE

Please see the attached document for any advices.

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DEVELOPMENT APPROVAL CONDITIONS

Section of Approval to Which These Conditions Relate:

1. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval)

Section Name:

Reconfiguration of a Lot - Stage 1 (2 Lots into 2 Lots - Boundary Re-alignment & Park)

GENERAL/PLANNING REQUIREMENTS

	TIMING
<p>1) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the "Integrated Planning Act 1997". For any enquiries about this condition, please contact the Assessment Manager.</i></p>	While development is occurring on the site
<p>2) Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p> <p>GUIDELINE <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	Prior to survey plan endorsement
<p>3) The currency period for this approval is 24 months.</p> <p>GUIDELINE <i>This condition is imposed where the currency period for the development approval is other than as is specified in s.3.5.21 of the Integrated Planning Act.</i></p>	As indicated

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8) Undertake works within the Parkland

Prior to survey plan endorsement

Prior to undertaking the works

- (a) Submit a Landscape Management and Site Works Plan for the works proposed in the parkland and obtain approval from the Delegate, Development Assessment. This plan is to be generally in accordance with approved plan number JD 3403-00-020b, and is to include the following:

I. A description of existing site conditions and proposed site preparation, including:

- Existing contours and proposed finished levels including sections across and through the parkland at critical points;
- Location of all underground services existing within the proposed parkland (eg. the depth and route of any drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.);
- identification of purpose of all easements effecting the park and constraints on their use
- Location of existing vegetation in the parkland including species names, height and spread of canopy and clearly indicating vegetation to be retained and provide the reasons for removing or disturbing other vegetation. Specify methods of recycling vegetation where possible;
- Location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed parkland. Also include the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland;
- Demolition work of any kind to be carried out within the parkland;
- Any feature of cultural or heritage significance within the parkland;
- Location, extent and comprehensive details, including cross-sections of permanent and temporary water bodies/courses, drainage and stormwater works, and
- Proposed stormwater structures that will mitigate the impacts of stormwater flows within the parkland.

II. Identification of scope of work, including the following:

- Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk;
- Provision of erosion control measures where required;
- Provision of a 25mm reticulated water service to the park;
- Provision of a power connection to the park;
- Indication of protection measures from damage for existing vegetation to be retained;
- Construction (prior to the commencement of works) of a star picket fence around the proposed parkland to protect from vehicular damage and storage of materials. The fence is to be inspected by the Delegate, Licensing and Compliance, and remain on-site until Practical Completion (On-maintenance);
- Construction of vehicular barriers/bollards along road frontages to prevent unauthorised vehicular access to the park;
- Provision of a lock-rail access point for maintenance vehicles to Lytton Road frontage;
- Specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed parkland;
- Proposed building and development works including location of all services, park furniture, picnic facilities and play equipment etc.;
- Surface treatments and extent of proposed planting;
- Topdressing and planting with perennial grasses of all open areas, grassing is to achieve 80% coverage at the time of Practical Completion (On-maintenance);
- A Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting.

III. Details of a costing and maintenance program, including the following:

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

- (b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best

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Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, by the Delegate, Licensing and Compliance.

GUIDELINE

This condition is imposed when proposed parkland is to be transferred to the Crown. The required works are the minimum works that are required to ensure that the proposed parkland is acceptable for transfer to the Crown. For further details on parkland design, please refer to Council's "Environmental Best Management Practices" document for parkland (EBMP).

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POLLUTION

	TIMING
<p>9) Any acid sulphate soils (ASS) or potential acid sulphate soils (PASS) detected during earthworks are to be handled, stored and managed in accordance with the guidelines, requirements and recommendations of the Queensland Acid Sulfate Soils Investigation Team.</p> <p><i>GUIDELINE</i> <i>This condition is imposed where works are proposed on sites which may contain acid sulphate soils.</i></p>	To be maintained

ENGINEERING

	TIMING
<p>10) The existing easements are encumberant over the site and are subject to any existing conditions:</p> <p>(a) Easements for underground drainage, overland flow, electricity, and access purposes, as required to preserve the rights of upstream properties. Easement A on SI 10127, Easement A on SL 6414; Easement B on SL 10127; Easement C on SP 135357, Easement C on RP 122515; Easement D on SP 135357; Easement E on RP 181498; Easement F on RP 181498; Easement L on CP 898181, Easement L on CP 898181 Easement M on CP 898182; Easement N on RP 898182; In addition to these easements, any new easements are to be easements granted in favour of Brisbane City Council;</p> <p><i>GUIDELINE</i> <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	Prior to survey plan endorsement

<p>11) Grant the following easement(s):</p> <ul style="list-style-type: none"> (a) Easements for sewerage and water supply purposes in favour of Brisbane City Council over sewerage rising mains or water mains; (b) Easement for the purpose of access, construction and maintenance of utility services to proposed Lot 2; (c) Easements for access purposes over the proposed Common Property in favour of Lot No.2 on plan no. JD 3403-00-020; (d) Reciprocal access easement rights over access strips; (e) Easements over turning areas for refuse vehicle turn-around where such area is located over private property. These easements are to be granted in favour of the Brisbane City Council and its agents. <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>12) No material of any description is to be deposited within the area of the flood regulation line.</p> <p>GUIDELINE <i>This condition is imposed so that the developer is responsible for protecting flood plains.</i></p>	<p>Prior to survey plan endorsement</p>
<p>13) Provide underground telecommunication services for all proposed allotments.</p> <ul style="list-style-type: none"> (a) Enter into an agreement with a telecommunication company to provide underground telecommunication services within and adjacent to the proposed development; and (b) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services. <p>GUIDELINE <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact relevant service providers regarding telecommunication services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p>

<p>16) Construct permanent vehicular crossover.</p> <ul style="list-style-type: none"> (a) Construct a 14 metre wide Type B2 permanent vehicular crossover to the Paringa Road frontage at the access easement dedication of the site in accordance with Council's "Subdivision and Development Guidelines", (b) Obtain a permit from the Engineering Delegate, to carry out such works within the road reserve, (c) Construct the permanent vehicular crossover in accordance with the requirements of this condition. <p>GUIDELINE <i>This condition requires work to be undertaken in the road reserve. The intention of the condition is to ensure that vehicular access to the site is designed and constructed to a standard suited to the demands created by the approved development. It is advantageous to the Developer to obtain the necessary driveway approvals and permit prior to commencing any site works to ensure the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Generally, the vehicular footway crossings for a site are to have a 1 in 40 crossfall to the kerb and channel for the full width of the footway area. Ramping of the driveway up or down to the pad level should occur within the subject site only. This will ensure that driveways do not channel stormwater overflow from the roadway into the subject property and additionally maintain safe pedestrian movement. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>17) Provide or extend a sewerage property connection to the site/allotment (not including connection to the live sewer) in accordance with an approved detail design and Council's "Water and Sewerage Reticulation Standards".</p> <ul style="list-style-type: none"> (a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development and Regulatory Services; (b) Pay to Council the cost of live connection to the sewer main; (c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and (d) Submit "As Constructed" plans including an assest register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications. <p>GUIDELINE <i>This condition is imposed when it is necessary to provide adequate sewerage facilities and infrastructure for the site. For any enquiries about this condition, please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

STANDARD ADVICE

	TIMING
<p>18) Brisbane City Council advise that Environmental Protection Agency - Contaminated Land Unit as concurrence agency has imposed conditions.</p>	<p>As indicated</p>

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19) Brisbane City Council advise that Department of Main Roads as concurrence agency has imposed conditions.

As indicated

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Section of Approval to Which These
Conditions Relate:

Section Name:

**2. Reconfiguration of a Lot and Carrying Out Operational
Work (Development Permit and Preliminary Approval)**
Reconfiguration of a Lot - Stage 2 (1 Lot into 7 Lots & Park)

GENERAL/PLANNING REQUIREMENTS

		TIMING
20) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s). <i>GUIDELINE</i> <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the "Integrated Planning Act 1997". For any enquiries about this condition, please contact the Assessment Manager.</i>		While development is occurring on the site
21) Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s). <i>GUIDELINE</i> <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i>		Prior to survey plan endorsement
22) The currency period for this approval is 24 months. <i>GUIDELINE</i> <i>This condition is imposed where the currency period for the development approval is other than as is specified in s.3.5.21 of the Integrated Planning Act.</i>		As indicated

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<p>23) Demolish or relocate buildings in accordance with the following requirements:</p> <p>(a) Demolish or relocate any buildings on the site to ensure that existing buildings are not divided between proposed lots.</p> <p>(b) Submit documentary evidence, in the form of a statutory declaration, stating that proposed lot boundaries do not split the ownership of existing buildings between two proposed lots, to be forwarded to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit with the request for sealing the plan of survey.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.</i></p>	Prior to survey plan endorsement
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MONETARY CONTRIBUTIONS & SECURITIES

	TIMING						
<p>24) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are any outstanding monies over the subject property, they must be paid in full prior to endorsement of the survey plan.</i></p>	Prior to survey plan endorsement						
<p>25) Pay to Council a monetary contribution towards the cost of water supply headworks, as outlined below, at the rate prevailing when the contribution is paid.</p> <p>The contribution is calculated on 62.60 ETs (Equivalent Tenements based on the area classification of General Industry at the rate of 18 ET's/developable area) at the current rate of \$4,101.00 per ET, for Water System Infrastructure Charges Plan Area - Wellers Hill, W12.</p> <p>The credit is calculated on 1 ET (Equivalent Tenements based on the existing lot no. 294area) at the current rate of \$4,101.00 per ET, for Water System Infrastructure Charges Plan Area - Wellers Hill, W12.</p> <p>Upon this basis the charge is calculated at 61.60 ET,s and, the amount payable is currently assessed at \$252,601.00 and comprises of the following:</p> <table border="1"> <tr> <td>• Treatment Headworks component:</td><td>\$45,458.00</td></tr> <tr> <td>• Distribution Head works component:</td><td>\$207,143.00</td></tr> <tr> <td>• Total contribution:</td><td>\$252,601.00</td></tr> </table> <p>This headwork charge is the current rate for the 2004/2005 financial year.</p> <p>GUIDELINE <i>This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	• Treatment Headworks component:	\$45,458.00	• Distribution Head works component:	\$207,143.00	• Total contribution:	\$252,601.00	Prior to survey plan endorsement
• Treatment Headworks component:	\$45,458.00						
• Distribution Head works component:	\$207,143.00						
• Total contribution:	\$252,601.00						

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<p>26) Australia TradeCoast South Infrastructure Charge - Sewerage.</p> <p>Pay to Council a monetary contribution towards the cost of providing sewerage infrastructure at the rate specified in Australia TradeCoast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made. For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 3.4775 hectares.</p> <p>The Charge Rate is 23,850 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 82,938 ICUs.</p> <p>This contribution provides access to 45 Equivalent Persons (EPs) of capacity for each Developable Hectare. The charge for developments that generate additional sewage will be calculated by multiplying the number of EPs by the charge for each EP at the rate specified in Planning Scheme Policy: Supporting Information for the Australia TradeCoast South Infrastructure Charges Plan at the time when payment is made. The charge is 530 Infrastructure Charge Units (ICUs) for each EP.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE <i>This condition is imposed to obtain a contribution towards the provision of adequate sewerage infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	<p>Prior to survey plan endorsement</p>
<p>27) Australia TradeCoast South Infrastructure Charge - Transport.</p> <p>Pay to Council a monetary contribution towards the cost of providing transport infrastructure at the rate specified in the Australia TradeCoast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made. For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 3.4775 hectares.</p> <p>The Charge Rate is 37,498 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 130,399 ICUs.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE <i>This condition is imposed to obtain a contribution towards the provision of adequate transport infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	<p>Prior to survey plan endorsement</p>

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<p>28) Australia TradeCoast South Infrastructure Charge - Community Purposes.</p> <p>Pay to Council a monetary contribution towards the cost of providing community purposes infrastructure at the rate specified in the Australia Trade Coast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is General Industry and the Developable Area is 3.4775 hectares(not including the parkland contribution).</p> <p>The Charge Rate is 5,409 Infrastructure Charge Units (ICUs) for each Developable Hectare.</p> <p>The charge is assessed at 21,092 ICUs.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE</p> <p><i>This condition is imposed to obtain a contribution towards the provision of adequate community purposes infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	Prior to survey plan endorsement
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ECOLOGY

	TIMING
<p>29) Existing trees as indicated on Drawings JD 3403-00-022b and 3403-00-023b are to be retained on site with the exception of those which might need to be cleared to permit works in the proposed Access Easement and installation of services with agreement from the Ecologist, Development Assessment East. No vegetation clearing is to be carried out in the proposed Parkland.</p> <p>GUIDELINE</p> <p><i>This condition aims to maintain a vegetated corridor along Bulimba Creek</i></p>	While site works are occurring and then to be maintained

LANDSCAPE & OPEN SPACE

	TIMING
<p>30) Transfer and surrender to the Crown as "park for public use" the land indicated as "Park" and proposed Lot 8 on the approved drawing JD 3403-00-021C.</p> <p>(a) Submit to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit, a Survey Plan showing in detail the land to be dedicated.</p> <p>(b) Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources.</p>	<p>Prior to survey plan endorsement</p> <p>Prior to lodging a development permit for building works</p>
<p>31) Ensure that manproof fencing associated with the gate station does not inhibit access to proposed parkland fronting Bulimba Creek.</p> <p>GUIDELINE</p> <p><i>This condition remove existing impediments to convenient maintenance access to proposed Parkland.</i></p>	Prior to survey plan endorsement

32) Undertake works within the Parkland

Prior to survey plan endorsement

Prior to undertaking the works

- (a) Submit a Landscape Management and Site Works Plan for the works proposed in the parkland and obtain approval from the Delegate, Development Assessment. This plan is to be generally in accordance with approved plan number JD 3403-00-021C, and is to include the following:
- I. A description of existing site conditions and proposed site preparation, including:

- Existing contours and proposed finished levels including sections across and through the parkland at critical points;
- Location of all underground services existing within the proposed parkland (eg. the depth and route of any drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.);
- Identification of purpose of all easements effecting the park and constraints on their use
- Location of existing vegetation in the parkland including species names, height and spread of canopy and clearly indicating vegetation to be retained and provide the reasons for removing or disturbing other vegetation. Specify methods of recycling vegetation where possible;
- Location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed parkland. Also include the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland;
- Demolition work of any kind to be carried out within the parkland;
- Any feature of cultural or heritage significance within the parkland;
- Location, extent and comprehensive details, including cross-sections of permanent and temporary water bodies/courses, drainage and stormwater works, and
- Proposed stormwater structures that will mitigate the impacts of stormwater flows within the parkland.

II. Identification of scope of work, including the following:

- Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk;
- Provision of erosion control measures where required;
- Provision of a 25mm reticulated water service to the park;
- Provision of a power connection to the park;
- Indication of protection measures from damage for existing vegetation to be retained;
- Construction (prior to the commencement of works) of a star picket fence around the proposed parkland to protect from vehicular damage and storage of materials. The fence is to be inspected by the Delegate, Licensing and Compliance, and remain on-site until Practical Completion (On-maintenance);
- Construction of vehicular barriers/bollards along road frontages to prevent unauthorised vehicular access to the park;
- Provision of a lock-rail access point for maintenance vehicles to Lytton Road frontage;
- Specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed parkland;
- Proposed building and development works including location of all services, park furniture, picnic facilities and play equipment etc.;
- Surface treatments and extent of proposed planting;
- Topdressing and planting with perennial grasses of all open areas, grassing is to achieve 80% coverage at the time of Practical Completion (On-maintenance);
- A Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting.

III. Details of a costing and maintenance program, including the following:

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

- (b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best

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Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, by the Delegate, Licensing and Compliance.

GUIDELINE

This condition is imposed when proposed parkland is to be transferred to the Crown. The required works are the minimum works that are required to ensure that the proposed parkland is acceptable for transfer to the Crown. For further details on parkland design, please refer to Council's "Environmental Best Management Practices" document for parkland (EBMP).

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Brisbane City Council

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RTI Act 2009

POLLUTION

	TIMING
<p>33) Any acid sulphate soils (ASS) or potential acid sulphate soils (PASS) detected during earthworks are to be handled, stored and managed in accordance with the guidelines, requirements and recommendations of the Queensland Acid Sulfate Soils Investigation Team.</p> <p>GUIDELINE <i>This condition is imposed where works are proposed on sites which may contain acid sulphate soils.</i></p>	To be maintained

ENGINEERING

	TIMING
<p>34) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p>GUIDELINE <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>

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Brisbane City Council

<p>36) Corner truncation as follows:</p> <ul style="list-style-type: none"> (a) A 10 metre by 3 chord truncation at the corners of the access easement and Paringa Road; <p>GUIDELINE <i>This condition is imposed on development sites where new roads are required and/or where safety and capacity of existing and new roads are to be maintained. This requirement will necessitate the preparation of survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Delegate Plan Sealing, Licensing, Sealing and Certification Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>37) The existing easements are encumberant over the site and are subject to any existing conditions:</p> <ul style="list-style-type: none"> (a) Easements for underground drainage, overland flow, electricity, and access purposes, as required to preserve the rights of upstream properties. Easement A on SI 10127, Easement A on SL 6414; Easement C on SP 135357; Easement D on SP 135357; Easement E on RP 181498; Easement L on CP 898181; Easement M on CP 898182; In addition to these easements, any new easements are to be easements granted in favour of Brisbane City Council; <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>

<p>38) Grant the following easement(s):</p> <ul style="list-style-type: none"> ▸ (a) Easements for sewerage and water supply purposes in favour of Brisbane City Council over sewerage rising mains or water mains; (b) Easement for the purpose of access, construction and maintenance of utility services over proposed Common Property; (c) Easements for access purposes over the proposed Common Property in favour of Lot No.2 on plan no. JD 3403-00-020B; (d) Reciprocal access easement rights over access strips; (e) Easements over turning areas for refuse vehicle turn-around where such area is located over private property. These easements are to be granted in favour of the Brisbane City Council and its agents. <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>39) Submit "As Constructed" plans approved by a Registered Surveyor (to a standard specified in Council's "Subdivision and Development Guidelines") showing finished surface level information over the completed development. The survey information is required to show surface levels and site contours at 1 metre intervals. All levels are to be shown as Reduced Levels to the "Australia Height Datum" (AHD).</p> <p>GUIDELINE <i>This information is required to enable Council to update existing survey records and ultimately provide Brisbane with accurate data which can be sourced for the benefit of Community, Development Industry and the Council.</i></p>	<p>Prior to survey plan endorsement</p>

<p>40) Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the City Plan Filling and Excavation Code.</p> <p>GUIDELINE <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>41) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff.</p> <p>(a) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works.</p> <p>(b) Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>While development is occurring on the site</p> <p>Prior to survey plan endorsement</p>

<p>42) Runoff from the site and run off concentrated on the site from local catchments for storms up to the 50 year ARI flood event and for the 100 year ARI flood event for creek and river flooding, is to be managed in accordance with approved drainage plans and Council's "Subdivision and Development Guidelines" so as not to have any adverse effect on neighbouring properties.</p> <p>(a) Design and construct all allotments to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event whichever is the higher flood level;</p> <p>(b) Submit engineering plans and calculations, prepared by a Registered Professional Engineer Qld (RPEQ) and in accordance with the Council's "Subdivision and Development Guidelines", demonstrating how the development will comply with this requirement. Such plans are to show adequate survey information on areas adjoining the site with particular attention to ponding of water and overland flowpaths and building pads. Additionally, the submitted information is to determine the extent of any stormwater drainage works and the width of any overland flow easements. Obtain approval for the design from the Engineering Delegate, Development Assessment;</p> <p>(c) Complete the works in accordance with the approved engineering plans and in accordance with Council's "Subdivision and Development Guidelines"; and</p> <p>(d) Submit "As Constructed" plans including an asset register (if required) (to the Engineering Delegate), approved by a Registered Professional Engineer Queensland (RPEQ) to a standard specified in Council's "Subdivision and Development Guidelines" certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is intended to ensure that the design of the subject development accounts for stormwater run off and/or if stormwater drainage patterns in the vicinity of the site require improvements. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works/building works commencing</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>43) No material of any description is to be deposited within the area of the flood regulation line.</p> <p>GUIDELINE <i>This condition is imposed so that the developer is responsible for protecting flood plains.</i></p>	<p>Prior to survey plan endorsement</p>
<p>44) Provide underground telecommunication services for all proposed allotments.</p> <p>(a) Enter into an agreement with a telecommunication company to provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact relevant service providers regarding telecommunication services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p>

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<p>45) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is required - no additional poles or overhead mains are to be erected.</p> <p>(a) Lodge electricity reticulation plans showing the proposed electricity services and receive the approval of the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.</p> <p>(c) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed subdivision requires the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH: 3403 0307) regarding electricity reticulation plans or a service provider for electricity supply.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>46) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development (This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement). It should be noted that this condition includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if appropriate. For any enquiries about this condition, please contact the Engineering Delegate (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to survey plan endorsement</p>

<p>47) Construct permanent vehicular crossover.</p> <ul style="list-style-type: none"> (a) Construct a 14 metre wide Type B2 permanent vehicular crossover to the Paringa Road frontage at the access easement dedication of the site in accordance with Council's "Subdivision and Development Guidelines", (b) Obtain a permit from the Engineering Delegate, to carry out such works within the road reserve, (c) Construct the permanent vehicular crossover in accordance with the requirements of this condition. <p>GUIDELINE <i>This condition requires work to be undertaken in the road reserve. The intention of the condition is to ensure that vehicular access to the site is designed and constructed to a standard suited to the demands created by the approved development. It is advantageous to the Developer to obtain the necessary driveway approvals and permit prior to commencing any site works to ensure the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Generally, the vehicular footway crossings for a site are to have a 1 in 40 crossfall to the kerb and channel for the full width of the footway area. Ramping of the driveway up or down to the pad level should occur within the subject site only. This will ensure that driveways do not channel stormwater overflow from the roadway into the subject property and additionally maintain safe pedestrian movement. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>48) Construct the following roadworks within the dedicated easement within the Common Property with any associated drainage and services in accordance with an approved detail design and Council's "Subdivision and Development Guidelines":</p> <ul style="list-style-type: none"> (a) • The road within the dedicated easement to be 14metres wide to be classified as industrial access with Type E pavement; (b) Submit functional layout plans showing the extent of the roadworks. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services; (c) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services; (d) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Delegate, Licensing and Compliance, Development and Regulatory Services; and (e) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications. <p>GUIDELINE <i>This condition is imposed when new roads are to be constructed and dedicated to Council. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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<p>49) Provide and/or modify external signs and line markings as may be required by the approved development: Generally in accordance with the approved drawings and documents; In accordance with an approved detailed design; and In accordance with "Austroads" and the "Manual of Uniform Traffic Control devices".</p> <p>(a) Complete the works in accordance with the approved engineering plans;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the Council's "Subdivision and Development Guidelines" for all works; and</p> <p>(c) Construction of these works is to be certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>GUIDELINE <i>This condition is intended to ensure that the development is "signed and lined" in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If Council is to carry out the works, a minimum of six (6) weeks notice is required.</i></p>	<p>Prior to survey plan endorsement</p>
<p>50) Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.</p> <p>GUIDELINE <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For any enquiries about this condition, please contact the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>51) Construct a water supply reticulation system necessary to provide a connection to each allotment in accordance with Council's "Water and Sewerage Reticulation Standards". (The Council will contribute towards the cost of oversized mains included in these works.)</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an assest register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when a water supply system is required to be provided to allotments. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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<p>52) Install extra fire hydrants to supplement the existing hydrants, on the existing water main adjacent to the real property boundaries of the newly created lots 2,3,4, & 7 as required, at no cost to Council, on the Paringa Road frontage of the site.</p> <p>GUIDELINE <i>This condition is imposed when the existing infrastructure is unable to supply water at Brisbane City Council's Standards of Service with regard to fire fighting capacities. In order to provide for an adequate standard of service, external augmentation works are required. As this work will require 'live works', Council's Brisbane Water will need to be engaged to carry out the work. Please contact Brisbane Water for any enquiries regarding the installation of the fire hydrant via Council's Customer Contact Centre on telephone No. 3403 8888.</i></p>	<p>Prior to survey plan endorsement</p>
<p>53) Provide a water service with meter assembly and meter box to the boundary of each lot.</p> <p>(a) Provide a water service, approved meter assembly and meter box for each lot shown on the approved plans and in accordance with Council's "Water and Sewerage Reticulation Standards".</p> <p>(b) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided at the rate of \$25.00 each. Note If the meters are purchased from Council, forward a copy of the receipt together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to provide services and meters to all allotments. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>54) Provide or extend a sewerage property connection to the site/allotment (not including connection to the live sewer) in accordance with an approved detail design and Council's "Water and Sewerage Reticulation Standards".</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an assest register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when it is necessary to provide adequate sewerage facilities and infrastructure for the site. For any enquiries about this condition, please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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STANDARD ADVICE

		TIMING
<p>55) Agility Management advice dated 27 January 2005 forms part of this approval package. Please note that comments contained in this letter may also be relevant to subsequent development approvals.</p> <p><i>GUIDELINE</i> <i>This condition advises of Origin Energy and Agility Management conditions regarding risk management around the pipeline.</i></p>		As indicated
<p>56) Brisbane City Council advise that Environmental Protection Agency - Contaminated Land Unit as concurrence agency has imposed conditions.</p>		As indicated
<p>57) Brisbane City Council advise that Department of Main Roads as concurrence agency has imposed conditions.</p>		As indicated

**** End of Package ****

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898428-1

27 January 2005.

Keijlar Fox & McGhie
PO Box 608
Springhill
Qld 4004

Attention: 73(2)Irrelevant

Dear 73(2)It

Re: Lot 294 on SP 135357 & Lot 2 on RP813014

Conditional Approval & Design (CAD) Letter

The proposed industrial subdivision at Parlinga Road Murarie (Plan JD3403-00-022/JD3403-00-023) is approved in principle by Agility, the operator of the Roma Brisbane natural gas pipeline for APT Petroleum Pipelines Limited, provided that the developer and its subcontractors and agents comply with the following conditions.

Approval in-principle only

All works must be in accordance with Agility's Instruction for Work document.

An Agility representative must be on site to supervise all works. (48 hours notice is required prior to the commencement of works)

This approval explicitly explains Agility's requirements for working on or near the high-pressure gas pipeline/s or their easements. This is not an approval to undertake field activities.

All field activities require a Safety Work Permit to be issued by an Agility representative on site prior to the commencement of any works.

Site Induction presentation

All staff involved with excavating activities or works in the vicinity of the pipeline/s must attend a pipeline education session presented by Agility.

Approved construction activities and methods

All excavation activities must be approved and supervised by Agility.

The developer shall submit details of equipment that will traverse the pipeline to Agility for analysis of the external loading onto the pipeline/s. Acceptable equipment and/or additional protective measures will be specifically approved and enforced by the Agility site representative.

There are restrictions in the use of equipment or work methods causing ground vibration near the pipeline, including but not exclusive to rollers, pile driving, explosives, jackhammers and ground stabilisers. Details of these equipment or work methods to be used shall be submitted for approval.

The easement area shall be clearly identified and the pipeline marked whilst construction works are in progress. The impact of the proposed development should allow for vehicle access throughout the area for Agility pipeline patrolling.

The easement will remain free of encumbrances of any description at all times.

Specific design and construction requirements

The proposed development (JD 3403-00-023) Allotment 1 is to comply with the following conditions

The proposed area must be able to sustain a soil depth of cover no less than 1200mm above the gas pipeline to withstand all predicted loads from vehicles. A 150mm thick concrete slab with F82 mesh top and bottom as described in drawing A1-04018-WD 01 Revision 0 shall cover the gas pipeline.

The remainder of the development (JD3403-00-022/JD3403-00-023) is to be parkland and it is suggested that the boundary between the proposed new blocks and the Envestra (Qld) Ltd easement be fenced by the developer to prevent any 'overspill' of industry into the parkland.

Where it is deemed necessary for any service to cross the Agility easement, the crossing shall be perpendicular to the run of the pipeline. All crossings shall be kept to a minimum as practically possible.

Agility shall require access to the development site at mutually agreeable times to supervise and inspect installations of all proposed service crossings near to the high-pressure gas pipeline.

Any planned new tree/bush planting should be arranged so that the maximum extent of all tree canopies and root systems will not encroach within 3m of the gas pipeline centreline. Agility reserves the right to trim or remove any tree that becomes a threat to the integrity of the gas pipeline and/or coating.

Access by Agility to the Easement shall not be restricted in any way after all site work has been completed and shall be kept free of obstructions as to allow regular patrols of the high pressure gas pipeline.

No works are to begin until a work site vehicles and machinery list has been provided to Agility that depicts all maximum loaded weights and axle grouping arrangements of those vehicles and machinery that are intended to be used on or around the high pressure gas pipeline.

Approval subject to works at developer's cost

No works are required to be performed by Agility, to maintain the integrity of the gas pipeline system, as a result of this proposal.

Landowner consent and easement conditions

All works must have the consent of the landowner or relevant public/government authority prior to the commencement of works. Agility cannot be held liable for non-conformance.

All approvals for extinguishment of existing easements and amendments to easement agreements associated with the earthworks may be subject to further appraisal and approval from DNRM and Agility legal representatives.

For further information contact Neil Weatherly on (07) 33236148.

Thank you for your interests in helping to maintain a safe and secure high-pressure gas pipeline.

Yours sincerely

73(2)Irrelevant

Neil Weatherly
Lands Manager.

898428 - 1

27 January 2005.

Keilar Fox & McGhie
PO Box 608
Springhill
Qld 4004

Attention: 73(2)Irrelevant

Dear 73(2)I

Re: Lot 294 on SP 135357 & Lot 2 on RP813014

Conditional Approval & Design (CAD) Letter

The proposed industrial subdivision at Parlinga Road Murarie (Plan JD3403-00-022/JD3403-00-023) is approved in principle by Agility, the operator of the Roma Brisbane natural gas pipeline for APT Petroleum Pipelines Limited, provided that the developer and its subcontractors and agents comply with the following conditions.

Approval in-principle only

All works must be in accordance with Agility's Instruction for Work document.

An Agility representative must be on site to supervise all works. (48 hours notice is required prior to the commencement of works)

This approval explicitly explains Agility's requirements for working on or near the high-pressure gas pipeline/s or their easements. This is not an approval to undertake field activities.

All field activities require a Safety Work Permit to be issued by an Agility representative on site prior to the commencement of any works.

Site Induction presentation

All staff involved with excavating activities or works in the vicinity of the pipeline/s must attend a pipeline education session presented by Agility.

Approved construction activities and methods

All excavation activities must be approved and supervised by Agility.

The developer shall submit details of equipment that will traverse the pipeline to Agility for analysis of the external loading onto the pipeline/s. Acceptable equipment and/or additional protective measures will be specifically approved and enforced by the Agility site representative.

There are restrictions in the use of equipment or work methods causing ground vibration near the pipeline, including but not exclusive to rollers, pile driving, explosives, jackhammers and ground stabilisers. Details of these equipment or work methods to be used shall be submitted for approval.

The easement area shall be clearly identified and the pipeline marked whilst construction works are in progress. The impact of the proposed development should allow for vehicle access throughout the area for Agility pipeline patrolling.

The easement will remain free of encumbrances of any description at all times.

Specific design and construction requirements

The proposed development (JD 3403-00-023) Allotment 1 is to comply with the following conditions

The proposed area must be able to sustain a soil depth of cover no less than 1200mm above the gas pipeline to withstand all predicted loads from vehicles. A 150mm thick concrete slab with F82 mesh top and bottom as described in drawing A1-04018-WD 01 Revision O shall cover the gas pipeline.

The remainder of the development (JD3403-00-022/JD3403-00-023) is to be parkland and it is suggested that the boundary between the proposed new blocks and the Envestra (Qld) Ltd easement be fenced by the developer to prevent any 'overspill' of industry into the parkland.

Where it is deemed necessary for any service to cross the Agility easement, the crossing shall be perpendicular to the run of the pipeline. All crossings shall be kept to a minimum as practically possible.

Agility shall require access to the development site at mutually agreeable times to supervise and inspect installations of all proposed service crossings near to the high-pressure gas pipeline.

Any planned new tree/bush planting should be arranged so that the maximum extent of all tree canopies and root systems will not encroach within 3m of the gas pipeline centreline. Agility reserves the right to trim or remove any tree that becomes a threat to the integrity of the gas pipeline and/or coating.

Access by Agility to the Easement shall not be restricted in any way after all site work has been completed and shall be kept free of obstructions as to allow regular patrols of the high pressure gas pipeline.

No works are to begin until a work site vehicles and machinery list has been provided to Agility that depicts all maximum loaded weights and axle grouping arrangements of those vehicles and machinery that are intended to be used on or around the high pressure gas pipeline.

Approval subject to works at developer's cost

No works are required to be performed by Agility, to maintain the integrity of the gas pipeline system, as a result of this proposal.

Landowner consent and easement conditions

All works must have the consent of the landowner or relevant public/government authority prior to the commencement of works. Agility cannot be held liable for non-conformance.

All approvals for extinguishment of existing easements and amendments to easement agreements associated with the earthworks may be subject to further appraisal and approval from DNRM and Agility legal representatives.

For further information contact Neil Weatherly on (07) 33236148.

Thank you for your interests in helping to maintain a safe and secure high-pressure gas pipeline.

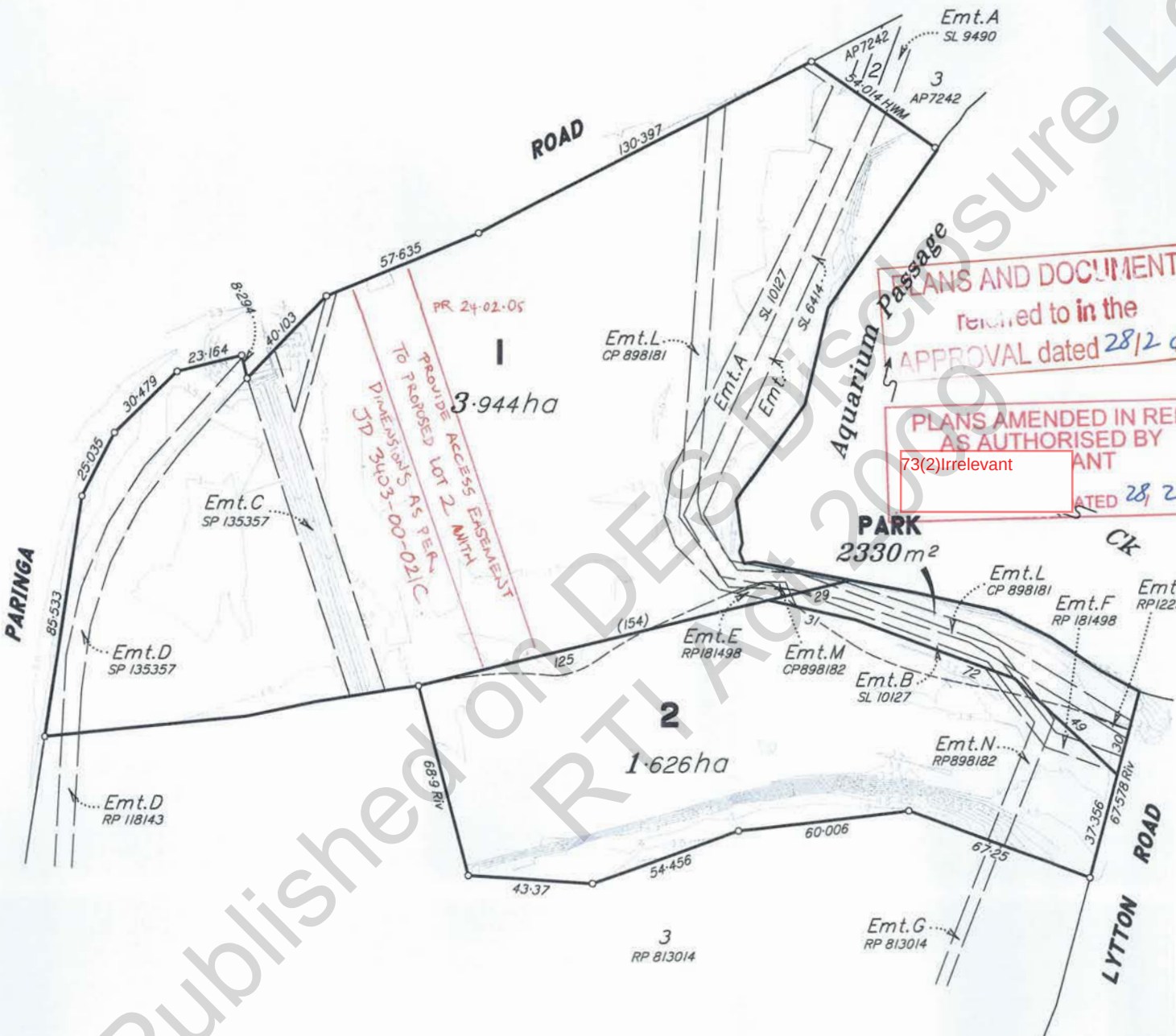
Yours sincerely

73(2)Irrelevant

Neil Weatherly
Lands Manager.

N

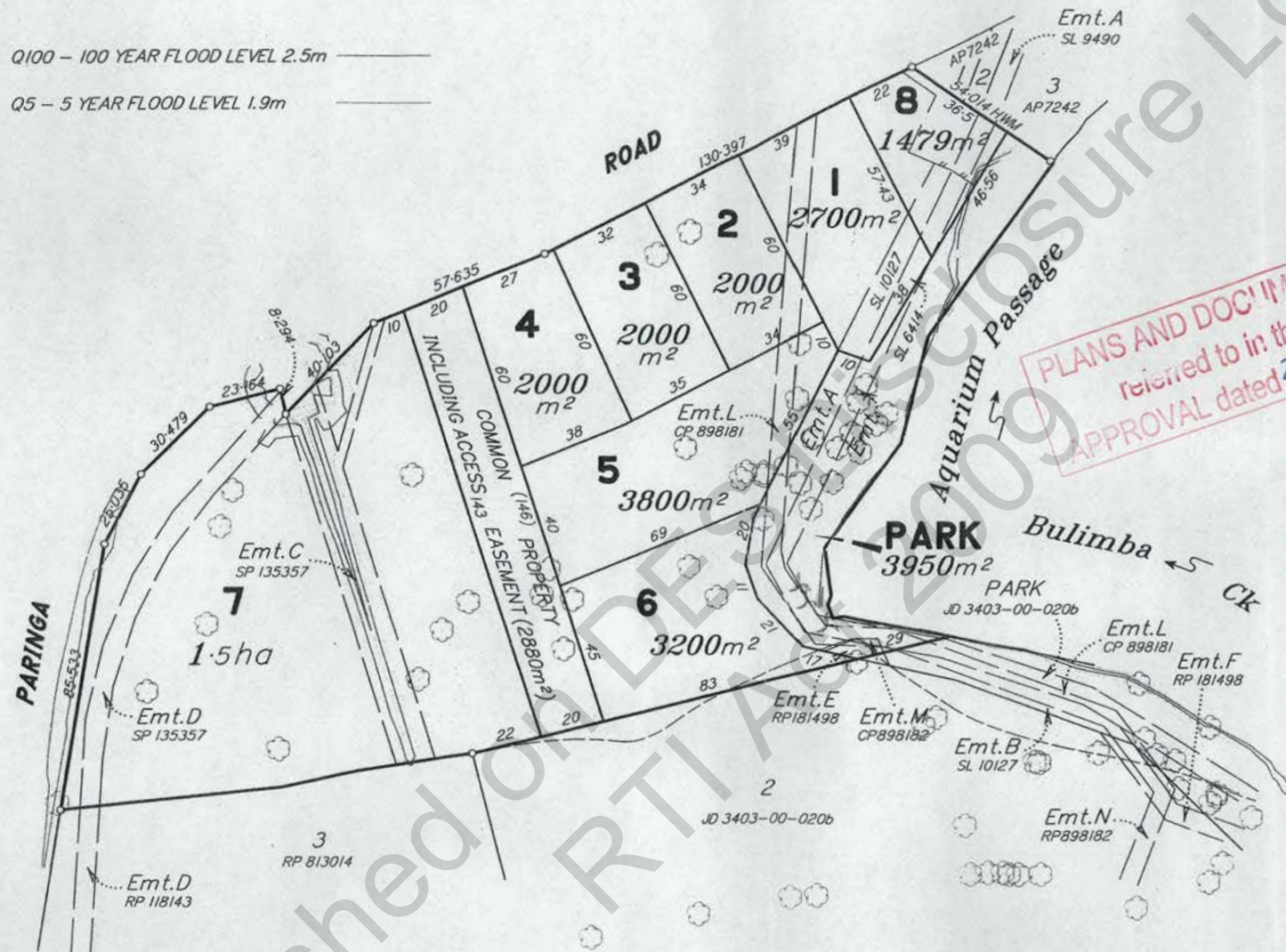
CLIENT	
SNOWDAY PTY LTD	
PROJECT	
PROPOSED RECONFIGURATION OF LOT 2 ON RP813014 & LOT 294 ON SP135357	
LOCAL AUTHORITY	
BRISBANE CITY COUNCIL	
NOTES	
<p>(i) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.</p> <p>KFM Partnership accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.</p> <p>(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.</p> <p>(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.</p> <p>(iv) This plan may not be copied unless these notes are included.</p>	
STAGE	No. OF LOTS
1	2
NEW ROAD	
-	
AREA OF PARK	
2330m ²	
TOTAL AREA	
5.798 ha	
TOTAL	
SCALE BAR	
0 20 60 100m	
SCALE 1:1500 (A3)	
	
KFM PARTNERSHIP	
Built Environment Consultants	
<p>Level 3 99 Melbourne Street South Brisbane Queensland 4101</p> <p>PO Box 3916 Queensland 4101</p> <p>P: (07) 3842 1000 F: (07) 3842 1001 info@kfm.com.au www.kfm.com.au</p>	
LEVEL DATUM	
AHDD	
LEVEL ORIGIN	
PSM139791 RL 2.466	
CONTOUR INTERVAL	
0.5 m	
COMPUTER FILE	
340300D8	
DRAWN	DATE
SJW	3/02/2005
CHECKED	DATE
JHD	3/02/2005
APPROVED	DATE
JHD	3/02/2005
PLAN NUMBER	
JD 3403-00-020b	
Page 81 of 236	



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

Q100 - 100 YEAR FLOOD LEVEL 2.5m

Q5 - 5 YEAR FLOOD LEVEL 1.9m



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 28/2/05

CLIENT
SNOWDAY PTY LTD

PROJECT
PROPOSED RECONFIGURATION OF LOT 2 ON RP813014 & LOT 294 ON SP135357 (WITH TREE LOCATIONS)

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

NOTES
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(iv) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
2	8	-	3950m²	3.944 ha
TOTAL				

SCALE BAR
0 20 60 100m

SCALE 1:1500 (A3)

KFM PARTNERSHIP
Built Environment Consultants

Level 3
99 Melbourne Street
South Brisbane
Queensland 4101

PO Box 3916
South Brisbane BC
Queensland 4101

P: (07) 3842 1000
F: (07) 3842 1001
info@kfm.com.au
www.kfm.com.au

LEVEL DATUM
AHDD

LEVEL ORIGIN
PSM139791 RL 2.466m

CONTOUR INTERVAL
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COMPUTER FILE
340300E1

DRAWN
SJW

CHECKED
JHD

APPROVED
JHD

PLAN NUMBER
JD 3403-00-023b

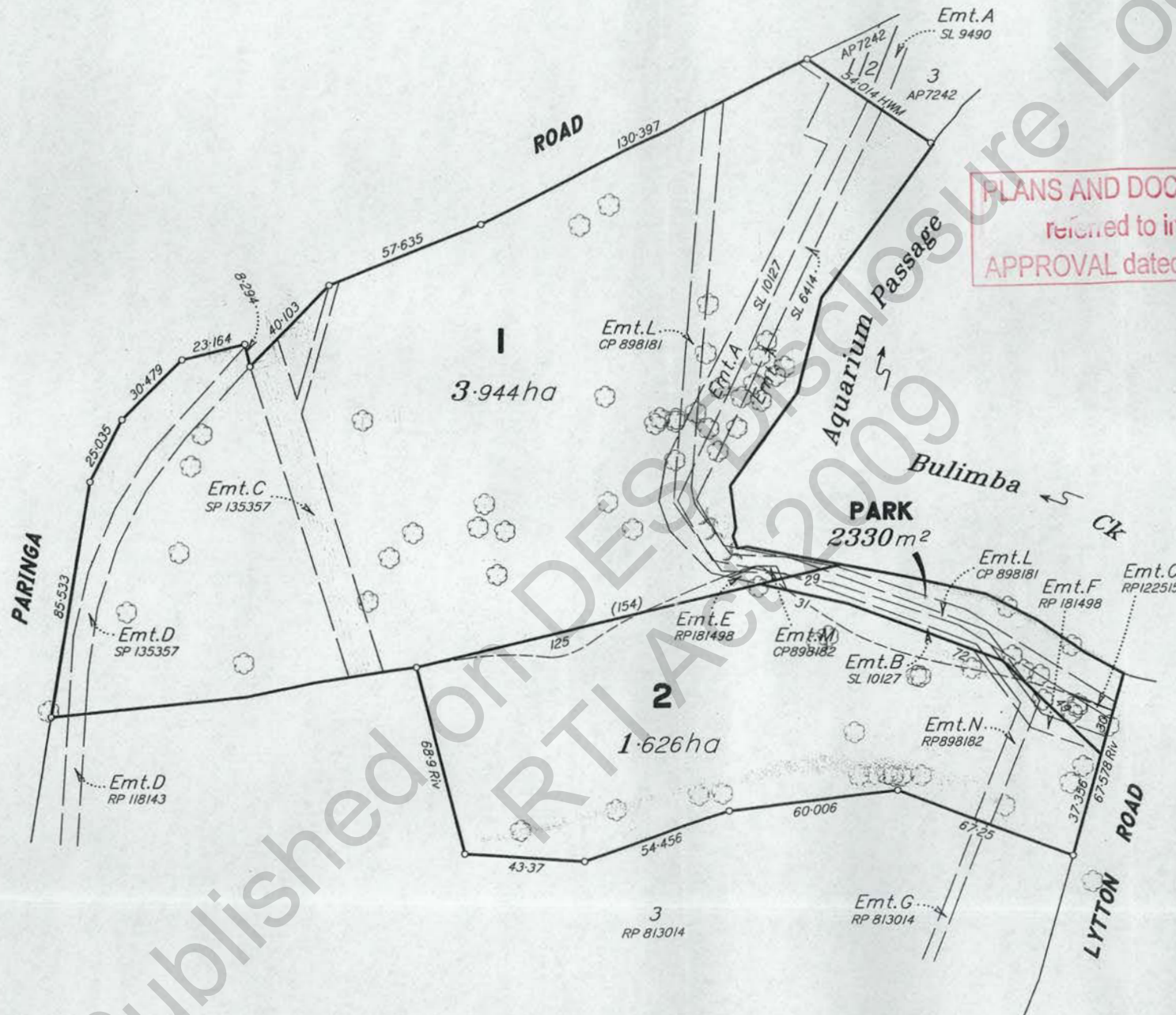
DATE
3/02/2005

DATE
3/02/2005

DATE
3/02/2005

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

N



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

CLIENT

SNOWDAY PTY LTD

PROJECT

PROPOSED
RECONFIGURATION
OF LOT 2 ON RP813014 & LOT
294 ON SP135357
(WITH TREE LOCATIONS)

LOCAL AUTHORITY

BRISBANE CITY COUNCIL

NOTES

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KFM Partnership accepts no responsibility for any loss or damage suffered by any person or corporation who may use this plan in contravention of the terms of this clause or clause (ii), (iii) or (iv) hereof.

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(iv) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1	2	-	2330m ²	5.798 ha
TOTAL				

SCALE BAR

0 20 60 100m

SCALE 1:1500 (A3)



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99 Melbourne Street
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LEVEL DATUM

AHDD

LEVEL ORIGIN

PSM139791 RL 2.466

CONTOUR INTERVAL

0.5 m

COMPUTER FILE

340300E0

DRAWN

SJW

DATE

3/02/2005

CHECKED

JHD

DATE

3/02/2005

APPROVED

JHD

DATE

3/02/2005

PLAN NUMBER

JD 3403-00-022b

STH2004/6084

Enquires John C Taylor
Telephone (07) 3224 6139
Your reference RCU1512
Our reference STH5518 / BNE746086 / 927 Part 1 File No.BNE3112



**Queensland
Government**

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

31 August 2004

Chief Executive
Department of Local Government, Planning, Sport and Recreation
P. O. Box 31
BRISBANE ALBERT STREET QLD 4002

Attn.: Paul Byrne – Referral Coordination Unit

Dear Sir/Madam

RE: Development application for referral coordination at 1098 Lytton Road & 55 Paringa Road Murarrie.

The Environmental Protection Agency (EPA) acknowledges receipt of a request for Referral Coordination input into an information request for a development application under transitional arrangements of the *Integrated Planning Act 1997* Section 6.1.35C for the following proposal:

Applicant: Keilar Fox & McGhie Pty Ltd.

Application Type: Material Change of Use / Reconfiguring a Lot / Operational Works

Referral Triggers: Development within 100m of an area mentioned in *Integrated Planning Regulation 1998* Section 12, and Schedule 7 Part 3 Item 5 'area of inundation'.

Location: 1098 Lytton Road & 55 Paringa Road Murarrie.
Lot 2 RP813014 and Lot 294 SP135357.

Local Government: Brisbane City Council.

The EPA has reviewed the information provided in support of the application and offers the following comments.

CONTAMINATED
LAND SECTION

31 AUG 2004

R

CONCURRENCE AGENCY MATTERS

Environmentally Relevant Activities

The EPA has no information request in relation to Environmentally Relevant Activity matters. Please **contact Belinda Gay**, Operations Manager, Water Group on (07) 3224 6885 if you require any further information regarding Environmentally Relevant Activity matters.

Coastal Management District – *Coastal Protection and Management Act 1995*

The EPA has no information request in relation to Coastal Management matters. Please **contact Trevor Carter**, Principal Engineer, Coastal Unit on (07) 3227 6718 if you require any further information regarding Coastal Management matters.

Contaminated Land

The EPA Contaminated Land Unit has concerns and the response provided to the Applicant, and to the Assessment Manager, in relation to Contaminated Land matters is detailed in the attachment for completeness of this EPA response.

Please **contact Kate Wall**, Environmental Officer on (07) 3227 7667 if you require any further information regarding Contaminated Land matters.

THIRD PARTY MATTERS

Biodiversity

The EPA has no information request in relation to Biodiversity matters. Please **contact Michelle Sauter**, Environmental Planning Officer on (07) 3225 8796 if you require any further information regarding Biodiversity matters.

Cultural Heritage - Architectural

The EPA has no information request in relation to Cultural Heritage matters. Please **contact Jill Reid**, Senior Conservation Officer on (07) 3225 8815 if you require any further information regarding Cultural Heritage - Architectural matters.

Environmental Planning

The EPA has no information request in relation to Environmental Planning matters. Please **contact Kerri Milner**, Senior Environmental Officer on (07) 3225 8443 if you require any further information regarding Environmental Planning matters.

It is requested that a copy of the final information request from your Department to the applicant be forwarded to the EPA for our records.

If you have any inquiries regarding this response please do not hesitate to contact John C Taylor by telephone, facsimile, or email: johnc.taylor@epa.qld.gov.au

Yours sincerely

73(2)Irrelevant

John C Taylor

Principal Inspector

IDAS Coordination – SEQ (Brisbane District)

Southern Region



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Kapila Bogoda
Telephone: 3225 8416 E-mail: Kapila.Bogoda@epa.qld.gov.au
Your reference: DRS/USE/HO4-898428
Our reference: 927 Part 1 File No.:BNE3112

CC: 73(2)Irrelevant

Keilar Fox & McGhie Pty Ltd
PO Box 608
SPRING HILL QLD 4004

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr Nathan Wilson

Re: Application (No. DRS/USE/HO4-898428) for development approval for assessable development to be carried out at 55 Paringa Road & 1098 Lytton Road, (Lot 2 on RP813014 & Lot 294 on SP135357).

Pursuant to the following items of Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency is a concurrence agency for the development application:

- ☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998* (for Environmentally Relevant Activities)
- ☒ Item 8 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided.

.....
Signed

.....
Date

**Delegate of Administering Authority
Environmental Protection Act 1994.**

R



Concurrence agency response
Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Keilar Fox and McGhie
Council Application Number:	DRS/USE/HO4-898428
EPA Application Number:	927 Part 1
Date application received by EPA:	6/08/2004
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

55 Paringa Road & 1098 Lytton Road,
(Lot 2 on RP813014 & Lot 294 on SP135357)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements;
- ☐ the application must be refused

R



Conditions of the development approval

The following concurrence agency condition(s) is/are to be attached to any development approval issued for this application:

1. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-009 prepared by Keilar Fox McGhie dated 2/7/04.
2. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-012 prepared by Keilar Fox McGhie dated 15/7/04.
3. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plans being endorsed and provide copies of the registered plans to the EPA (Contaminated Land Unit) to enable the EPA to consider the removal or deletion of some of the proposed new lots from the Environmental Management Register (EMR).

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

Not applicable

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786



please please to
give to melissa to
Ale - Thomas
Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

ACCESS
ENTERED
Date 20/8/04 By 73(2)Irrele

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Kapila Bogoda
Telephone: 3225 8416 E-mail: Kapila.Bogoda@epa.qld.gov.au
Your reference: DRS/USE/HO4-898428
Our reference: 927 Part 1 File No.:BNE3112

CC:

73(2)Irrelevant

Keilar Fox & McGhie Pty Ltd
PO Box 608
SPRING HILL QLD 4004

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr Nathan Wilson

Re: Application (No. DRS/USE/HO4-898428) for development approval for assessable development to be carried out at 55 Paringa Road & 1098 Lytton Road, (Lot 2 on RP813014 & Lot 294 on SP135357).

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It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided.

73(2)Irrelevant

Signed

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

19-079

File B

Page 90 of 236

R

Concurrence agency response

Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Keilar Fox and McGhie
Council Application Number:	DRS/USE/HO4-898428
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Development Description:

Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

55 Paringa Road & 1098 Lytton Road,
(Lot 2 on RP813014 & Lot 294 on SP135357)

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- ☐ any approval must be for part only of the development
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R

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3. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plans being endorsed and provide copies of the registered plans to the EPA (Contaminated Land Unit) to enable the EPA to consider the removal or deletion of some of the proposed new lots from the Environmental Management Register (EMR).

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the Acts Interpretation Act 1954, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

Not applicable

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

R

IPA APPLICATION FILE NOTE

Street Address: 1098 Lytton Road, Murarrie
Lot 2 on Plan RP813014 and Lot 294 on SP135357

Applicant: Keilar Fox & McGhie Pty Ltd
App'n No: 927
File No: BNE3112
Council: Brisbane

On EMR for: Yes, Lot 2 on RP813014 is on the EMR for, N.A. - 20 - Landfill -
Yes, Lot 294 on SP135357 on base parcel 294 on SL8781 is on the EMR
for N.A. - 1 - Abrasive Blasting and N.A. - 37 - Waste storage, treatment
or disposal (area partly leased to boat repairer; sand blasting area; coal
ash landfill; workshop/store facility and a preliminary groundwater
contamination assessment Bulimba 'A' power station site, Murarrie,
received August 2000 as part of application for assessment of a site
investigation report.)

Any new ERA's?: No.

Existing ERA's?: No. Not currently operating

Responsibility: Nil

Referral Coordination: Yes - through JT

Proposal: DP - Reconfiguration of a Lot to divide 1 lot into 7 lots in 2 stages

Current Use: Vacant

Past Use: Boat repairer, sand blasting area, coal ash landfill, workshop/store
facility + power station

Recommendation:

After discussing with the assessing officer for the file, I recommend issuing concurrence
with the following conditions:

The reconfiguration must be in accordance with the survey plan of proposed
reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing
number JD 3403-00-009 prepared by Keilar Fox McGhie dated 2/7/04.

The reconfiguration must be in accordance with the survey plan of proposed
reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing
number JD 3403-00-012 prepared by Keilar Fox McGhie dated 15/7/04.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA)
(Contaminated Land Unit) in writing within 5 working days of the survey plans being
endorsed and provide copies of the registered plans to the EPA (Contaminated Land
Unit) to enable the EPA to consider the the removal or deletion of some of the proposed
new lots from the Environmental Management Register (EMR).

73(2)Irrelevant

73(2)Irrelevant

Kathryn Wall

73(2)Irrelevant

IDAS Coordination - SEQ, Southern Region**Information Request Coordination**

Send response to reach IDAS Coordinator by 3pm on : 30 August 2004

Their Reference: RCU1512

Your Reference: [Note that this is not necessarily same as the above]

Applicant: Keilar Fox & McGhie Pty Ltd.

Application Type: Material Change of Use / Reconfiguring a Lot / Operational Works

Referral Triggers: Development within 100m of an area mentioned in *Integrated Planning Regulation 1998* Section 12, and Schedule 7 Part 3 Item 5 'area of inundation'.Location: 1098 Lytton Road & 55 Paringa Road Murarrie.
Lot 2 RP813014 and Lot 294 SP135357.

Local Government: Brisbane City Council.

Team:

Coordinating Officer:

Responding Officers [each to respond EITHER Info Request OR No Info Requested & Sign off]:

Specialty	Officer	Info Request Attached (with file path)	No Info Requested	Sign off	Date
Biodiversity	Berlinda Bradley Michelle Sauter				
Cultural Heritage	Jill Reid Marcus Richardson				
Environmental Planning	Kerri Milner Rohan Huguenin				
Cultural Heritage	Stewart Armstrong		N/A		
Coastal Management	Ian Biggs /				
QPWS / Marine Parks					
Contaminated Land	Melissa Parker / Kate Wall				
Environmentally Relevant Activity/ies	Belinda Gay /		N/A		

Work Unit Manager - Print Name:

Work Unit Manager - Sign-off:

Date signed-off:

Please deliver to IDAS Coordinator - SEQ by 3pm on Due Date at Top of this Page!

From: John C. Taylor [johnc.taylor@epa.qld.gov.au]
 Sent: Thursday, 12 August 2004 1:11 PM
 To: Ian Biggs; Melissa Parker; Rhonda Zande; Kerri Milner
 Cc: Kapila Bogoda
 Subject: RCU1512 - DLGPS&R Request for Input to Information Request



ZInformationReques
 tTemplateTes...

Greetings All,
 Late Tuesday afternoon's fax-mail to Southern Region contained the DLGP Request for Input to Information Request for the development. Note from the below e-mail that CLU and Coastal both should have datasets, and Planners will get the Tuesday fax.
 Attached is the response coversheet.

NOTE due date to me 30/8/2004

Regards,

John C Taylor
 IDAS Coordinator - SEQ (Brisbane District)
 Southern Region
 Phone: 3224 6139
 Fax: 3225 8723
 e.mail: johnc.taylor@epa.qld.gov.au

> -----Original Message-----
 > From: John C. Taylor [mailto:johnc.taylor@epa.qld.gov.au]
 > Sent: Friday, 6 August 2004 11:42 AM
 > To: Ian Biggs; Melissa Parker; Rhonda Zande; Kerri Milner
 > Cc: Kapila Bogoda
 > Subject: 1098 Lytton/55Paringa Rds Murarrie -Applicants Delivery Of
 > Application Information - Awaiting ecoaccess entry and
 > DLGPS&R Referral
 > Coordination
 > Importance: High
 >
 >
 > Greetings All,
 >
 > Today's mail contained the Applicants Information for the
 > below development. I have forwarded the copy of the
 > information pack to Melissa Parker.
 > I ask that Planners use GIS (or confer with CLU for access to
 > the datapack).
 > I have spoken with 73(2)Irrelevant of Keilar Fox McGhie(KFMcG)
 > who advises that ecoaccess has also been sent a copy for
 > Coastal matters, so it should be in their mail today also!!.
 >
 > Applicant: KFMcG
 >
 > Application Type: Reconfiguration of Lot - 2 lots to 7
 > lots in 2 stages
 >
 > Referral Triggers: Development mentioned in Integrated
 > Planning Regulation 1998 Section 12, and Schedule 7 Part 3 Item 4
 > Planning for "Wetland"
 > CLU for Landfill(lot 2) Waste
 > storage, treatment or disposal; Abrasive Blasting (Lot 294 SP135357)
 > Coastal for RoL (Guide 18)
 >
 > Location: 1098 Lytton Road & 55 Paringa Road

R

> Murarrie Lot 2 RP813014 Lot 294 SP135357
>
> Local Government: Brisbane City Council.
>
> EPA Planning is Advice Role to the DLGPS&R Information
> request; CLU and Coastal are concurrence.
>
> NOTE that it requires Referral Coordination through DLGP.
> I will be coordinating the EPA response for this application,
> and will provide coversheet, etc. once DLGP Referral
> Coordination commences.
>
> Regards
>
> John C Taylor
> IDAS Coordinator - SEQ (Brisbane District)
> Southern Region
> Phone: 3224 6139
> Fax: 3225 8723
> e.mail: johnc.taylor@epa.qld.gov.au
>
>
>

R

John C. Taylor

CONTAMINATED
LAND SECTION

06 AUG 2004

From: John C. Taylor [johnc.taylor@epa.qld.gov.au]
Sent: Friday, 6 August 2004 11:42 AM
To: Ian Biggs; Melissa Parker; Rhonda Zande; Kerri Milner
Cc: Kapila Bogoda
Subject: 1098 Lytton/55Paringa Rds Murarrie -Applicants Delivery Of Application Information -
Awaiting ecoaccess entry and DLGPS&R Referral Coordination

Importance: High

Greetings All,

Today's mail contained the Applicants Information for the below development. I have forwarded the copy of the information pack to Melissa Parker. I ask that Planners use GIS (or confer with CLU for access to the datapack). I have spoken with 73(2)Irrelevant of Keilar Fox McGhie(KFMCG) who advises that ecoaccess has also been sent a copy for Coastal matters, so it should be in their mail today also!!.

Applicant: KFMCG

Application Type: Reconfiguration of Lot - 2 lots to 7 lots in 2 stages

Referral Triggers: Development mentioned in Integrated Planning Regulation 1998 Section 12, and Schedule 7 Part 3 Item 4

Planning for "Wetland"
CLU for Landfill (lot 2) Waste storage, treatment or disposal;
Abrasive Blasting (Lot 294 SP135357)
Coastal for RoL (Guide 18)

Location: 1098 Lytton Road & 55 Paringa Road Murarrie Lot 2 RP813014 Lot 294
SP135357

Local Government: Brisbane City Council.

EPA Planning is Advice Role to the DLGPS&R Information request; CLU and Coastal are concurrence.

NOTE that it requires Referral Coordination through DLGP.
I will be coordinating the EPA response for this application, and will provide coversheet, etc. once DLGP Referral Coordination commences.

Regards

John C Taylor
IDAS Coordinator - SEQ (Brisbane District)
Southern Region
Phone: 3224 6139
Fax: 3225 8723
e.mail: johnc.taylor@epa.qld.gov.au

not commenced.

FACSIMILE



Brisbane City Council

Development & Regulatory Services
Customer & Community Services

TO Keilar Fox & McGhie DATE 5 August 2004

ATTENTION 73(2)Irrelevant FAX (07) 3832 0066

FROM Nathan Wilson
Planning Officer
Development Assessment Team East

RE Development
Application over land
at 1098 Lytton Road, PAGES 4 (Inc. this page)
Murarrie Qld 4172.

Development Assessment Team East

Telephone (07) 3403 5611
Facsimile (07) 3403 5311

Application No DRS/USE/H04-898428
Project No DRS/PRO/P04-101766

73(2)Irrelevant

Please find attached the Acknowledgment Notice in relation to the above development application. The original has been forwarded to you in the mail.

Regards,

73(2)Irrelevant

Nathan Wilson
Planning Officer
Development Assessment Team East
Development and Regulatory Services
Customer and Community Services

R

IF THIS FACSIMILE TRANSMISSION IS INCOMPLETE OR ILLEGIBLE, PLEASE TELEPHONE THE ABOVE NUMBER



Application No: DRS/USE/H04-898428
Project No: DRS/PRO/P04-101766
Contact: Nathan Wilson
Telephone: (07) 3403 5611

Brisbane City Council
ABN 72 002 765 795

Development Assessment Team East
Development & Regulatory Services
Customer & Community Services Division
Level 10 69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

Facsimile 07 3403 5311

5 August 2004

Keilar Fox & Mc Ghie Pty Ltd
Attn: 73(2)Irrelevant
PO Box 608
Spring Hill QLD 4004

Dear 73(2)Irre

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:
Development Application for Reconfiguration of a Lot (1 Lot into 7 Lots in 2 Stages)
on land at 1098 Lytton Road, Murarrie Qld 4172 and described as Lot 2 on
RP813014 and Lot 294 on SP135357, Parish of Bulimba.**

I refer to the above application that the Council received on 20 July 2004 and advise that I have been appointed as the Council's Assessment Manager for this application. Please find attached the acknowledgment notice details in accordance with the requirements of section 3.2.3 of the *Integrated Planning Act 1997*. I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

The team has also identified a number of issues that require comment from the agencies listed on the attached acknowledgment notice details.

I also inform you that the application requires 'referral coordination' as the development is prescribed under Schedule 7, Part (3) of the *Integrated Planning Regulation 1998* (see section 6.1.35C of the *Integrated Planning Act 1997*).

The Senior Town Planner is the delegate appointed by the Council to determine the application.

If there is any matter that you would like to discuss please telephone me on (07) 3403 5611.

Yours faithfully,

73(2)Irrelevant

Nathan Wilson
Planning Officer
Development Assessment Team East
Development and Regulatory Services
Customer and Community Services

R

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

APPLICANT DETAILS:

Keilar Fox & Mc Ghie Pty Ltd
PO Box 608
Spring Hill QLD 4004

SITE:

Address of Site:

1098 Lytton Road, Murarrie Qld 4172

Real Property Description:

Lot 2 on RP813014 and Lot 294 on SP135357, Parish of Bulimba

Area Classification:

General Industry Area

Name of Owner:

Queensland Power Trading Corporation

Name of Ward:

Doboy

APPLICATION:

Aspects of development and development approvals sought:

Reconfiguration of a Lot - Development Permit

Carrying out Operational Work - Preliminary Approval

Description of Proposal:

Reconfiguration of a Lot (1 Lot into 7 Lots in 2 Stages)

Council File Reference:

DRS/USE/H04-898428

Lodgement Date:

20 July 2004

CODE OR IMPACT ASSESSMENT:

In accordance with section 3.2.3(2) of the *Integrated Planning Act 1997*, Council advises that the application will be assessed using Code Assessment procedures.

APPLICABLE CODES

In accordance with section 3.2.3(2)(c) of the *Integrated Planning Act 1997*, Council advises that the following codes may be applicable to your application:

- Biodiversity Code
- Gas Pipeline Code
- Landscaping Code
- Local Plan Code
- Operational Works Code
- Services, Works and Infrastructure Code
- Stormwater Management Code
- Subdivision Code
- Waterway Code
- Wetland Code

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

R

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Queensland Rail
www.qld.gov.au/departments
www.qr.com.au

You are therefore required (under section 3.3.3 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee.

The following were Concurrence Agencies for this application:

Environmental Protection Agency
Coastal Licensing
www.qld.gov.au/departments
www.epa.qld.gov.au

Environmental Protection Agency
Contaminated Land Unit
www.qld.gov.au/departments
www.epa.qld.gov.au

Department of Main Roads
www.qld.gov.au/departments
www.mainroads.qld.gov.au

You are therefore required (under section 3.3.3 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee.

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

REFERRAL COORDINATION:

The following is the State Agency for 'referral coordination' pursuant to section 6.1.35C and 3.3.5 of the *Integrated Planning Act 1997*:

Department of Local Government and Planning
SEQ Planning Division
PO BOX 31
BRISBANE ALBERT STREET QLD 4002

You are therefore required (under section 3.3.5 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee and written notice of the day you complied with section 3.3.3(1) for each referral agency, if any.

INFORMATION REQUEST:

The Department of Local Government & Planning may make an 'information request' under section 3.3.7 of the *Integrated Planning Act 1997*.

PART
ACommon details
for all applications

The completion of all the questions below (other than those indicated as "if applicable" or "Optional") is mandatory for all IDAS applications.

Any information requested on this form may be provided in an attachment to the application.

For further information about completing the following details refer to Guide 1 Making an IDAS Application available from the IPA website at www.ipa.qld.gov.au

1. Description of land

The description must identify all land subject of the application including land/easements over which access is to be obtained.

The lot & plan details (eg. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (Include no., street, suburb / locality & postcode)

55 Paringa Road and 1098 Lytton Road
MURARRIE QLD

Postcode 4172

Lot & plan details (Attach list if necessary)

Lot 2 on RP813014 & Lot 294 on SP135357

Shop / tenancy no. (If applicable)

N/A

Storey / level (If applicable)

N/A

Total area of land (m² / ha)

5.798 ha

In which local government area is the land situated?

Brisbane City Council

2. Proposal

Provide details of the proposal (eg. new house/apartment building etc, demolition/removal of a house, extension to existing shop, new carport etc).

Details of the existing use of the land (Attach proposal report if necessary)

Vacant

Details of the proposal (Attach proposal report if necessary)

Reconfiguration of a Lot - 2 stages

3. Other parts of the form completed

Complete all other parts of the form applicable to your application.

What other parts of the form are attached (E.g. Part B if the application involves assessment against the Building Act, Part D if the application involves assessment against the planning scheme for material change of use, Part F if the application involves reconfiguring a lot)

Part F, Referrals Checklist

4. Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

In signing and lodging this application, the applicant is responsible for ensuring the information provided is true. The assessment manager, any referral agency and the Chief Executive (where applicable) will rely on this information when assessing the application.

If the applicant is a company, a contact person must be shown.

All correspondence will be mailed to this address.

Name

Keilar Fox & McGhie Pty Ltd

Signature

73(2)Irrelevant

Date

Contact person

73(2)Irrelevant

Phone no.

3832 0055

Mobile no.

Fax no.

3832 0066

Email address

73(2)Irrelevant

@kfm.com.au

Postal address

Keilar Fox & McGhie

PO Box 608, SPRING HILL

Postcode 4004

5. Consent of land owner/s

Completion of Question 5 is only required if the applicant is not the owner or the person authorised to sign as owner.

Completion of Question 5 provides the owner's consent to the lodgement of the application. If there are multiple owners, the consent of each owner is required. If the owner is a company refer to Guide 1.

Where the provision of contact details is mandatory, an owner nominated under "Contact details" will receive a copy of the decision notice and approved plans.

Name/s (In full) (Attach list if necessary)

Gate Developments Pty Ltd & Snowday Pty Ltd

73(2)Irrelevant

Signature/s (Attach list if necessary) (CN plus signature/s or company seal & signatures)

73(2)Irrelevant

Date

Contact details (Optional, except where Part B of this form applies for single detached class 1a buildings or class 10 buildings or structures)

Name

Please see above

Postal address

PART
F

Complete if this application involves

Reconfiguring a Lot

Completion of all questions on Part F of this form is mandatory for all applications for reconfiguring a lot including conceptual design for any associated works that require approval under the planning scheme.

Nature of the reconfiguration

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.

Reconfiguring a lot includes freehold subdivision, community title subdivision, subdivision by lease, realignment of boundaries, creation of an access easement, etc.

1. This application is for (Tick one or both if applicable):

☐ Preliminary approval ☒ Development permit

2. If both of the above boxes are ticked (i.e. a staged subdivision) provide details (E.g. stage 1 - development permit and stages 2, 3 & 4 - preliminary approval) (Provide details in Proposal Report if insufficient room)

3. What is the nature of the reconfiguration? (E.g. subdivision, subdivision by lease, realignment of a boundary)

Subdivision

Referral triggers

This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required.

Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements.

Referral coordination is further explained in the Referrals Checklist.

4. Does the application trigger referral to an IDAS referral agency? (Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application).

☐ NO ☒ YES If yes, attach Referrals Checklist

5. Does the application trigger referral coordination? (Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination).

☐ NO ☒ YES If yes, attach Referrals Checklist
Details of the land

Completion of questions 6 and 7 will assist in the identification of referral agencies and / or is requested for statistical and planning purposes.

6. Number of existing lots

2

7. Total area of land in application (If staged, total area of the land in stage)?

5.798ha

8. How is the subject land identified in the planning scheme? (Name the zone, precinct etc.)

General Industry

9. What is the current use of the land? (If vacant, also identify the previous use)

Vacant

10. Provide details of any existing structures / buildings on the land

A few disused buildings remain on site including an administration building, the remains of a power station, two workshop buildings, gatehouse and internal sealed roads.

11. Provide details of existing services (E.g. water & sewerage) (Attach plan identifying location if appropriate)

All services available for connection

12. Are there any existing easements over the land? (Tick applicable box)

☐ NO ☒ YES Attach plan identifying easement location & purpose
Proposal details

Completion of questions 13 to 16 will assist in the identification of referral agencies and / or is requested for statistical and planning purposes.

13. Number of proposed lots

Refer to attached planning report

14. Number of additional **residential** lots proposed in development permit

N/A

15. If the application is for a stage or stages of an overall subdivision proposal, provide details of estate name & stage number below

Refer to attached planning report

16. Total area of land in the development permit (minus any balance area)?

5.798ha

17. Area of land to be contributed for community purposes

N/A

18. Length of new road to be constructed

N/A

Plans and documents

19. Is the application accompanied by: (Tick applicable box/es)

☒ Plans ☒ Proposal Report

☒ Other (Specify) Covering Letter

This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER

R

REFER & CHECKLIST	<h2 style="margin: 0;">Form 1 Development Application</h2> <h1 style="margin: 0;">Checklist for determining referrals under IDAS</h1>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div> idas <small>INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM</small> </div> <div> <p>Complete this checklist if you have completed parts C, D, E, F, G, H, I, K, L or M of Form 1 Development Application.</p> </div> </div>
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It is the responsibility of the applicant to work with the assessment manager to identify if an application involves —

- referral to a referral agency for their assessment and determination, or comment;
- the coordination of any information request through the referral coordination process.

This checklist contains a number of questions to aid in this determination.

If your application **does** involve referral, the assessment manager will confirm in the acknowledgement notice the referral actions required.

To assist you in answering the questions below a series of guides are available. These guides are detailed below and are available from local governments or on the IPA website at www.ipa.qld.gov.au

State-controlled roads matters

Applications involving material change of use or operational works (for filling or excavation not associated with a material change of use, reconfiguring a lot or building work), assessable under the local government's planning scheme and/or reconfiguring a lot, may trigger this referral.

Guide 3 Does my application trigger a referral in relation to State-controlled road matters? will assist in answering this question.

1. Does the application trigger referral to the Department of Main Roads (DMR) in relation to a **State-controlled road**?

☐ NO ☒ YES - detail the trigger/s below. (If trigger E is identified, also detail the threshold).

Trigger C- Any part of the development proposal is within 100m of a State-controlled road and the number of lots is increasing although the number of lots abutting a State-controlled road will not be increasing.

Environmentally relevant activities

Guide 4 Does my application involve an Environmentally Relevant Activity (ERA)? will assist in answering this question.

2. Does the application involve assessment of a material change of use for an **Environmentally Relevant Activity**?

☒ NO ☐ YES - provide all relevant details on Part G of Form 1 Development Application.

Contaminated land matters

Applications involving material change of use assessable under the local government's planning scheme and/or reconfiguring a lot may trigger this referral.

Guide 5 Does my application trigger referral for consideration of contaminated land matters? will assist in answering this question.

3. Does the application trigger referral to the Environmental Protection Agency (EPA) for consideration of **contaminated land** matters?

☐ NO ☒ YES - provide details of the matters below.

Lot 2- RP813014: Landfill
 Lot 294- SP135357: Waste Storage, Treatment or Disposal
 Abrasive Blasting

Strategic port land

All applications for a material change of use on strategic port land that is inconsistent with the approved land use plan trigger referral to the Minister for Transport.

4. Does the application trigger referral to the Minister for Transport in relation to **development on strategic port land that is inconsistent with the approved land use plan**?

☒ NO ☐ YES - provide all relevant details on Part I of Form 1 Development Application.

Vegetation clearing made assessable under schedule 8 of the IPA

Guide 12 Does my application involve vegetation clearing assessable under Schedule 8 of IPA? will assist in answering this question.

5. Does the application involve assessment by the Department of Natural Resources and Mines (NR&M) of operational work for **the clearing of native vegetation on freehold land assessable under Schedule 8 of IPA**?

☒ NO ☐ YES - provide all relevant details on Part J of Form 1 Development Application.

Acid sulfate soils matters

Guide 10 Does my application trigger referral for acid sulfate soils? will assist in answering this question.

6. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) in relation to **acid sulfate soils**?

☒ NO ☐ YES

Taking or interfering with water

Guide 13 Does my application trigger referral in relation to development in a declared catchment area? will assist in answering this question.

7. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) in relation to development in a **declared catchment area** under the Water Act 2000?

☒ NO ☐ YES

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Guide 14 Does my application involve assessment of a referable dam? will assist in answering this question.

8. Does the application involve assessment by the Department of Natural Resources and Mines (NR&M) of operational work for a **referable dam** under the *Water Act 2000*?

☐ NO ☒ YES - provide all relevant details on Part K₃ of Form 1 Development Application.

Guide 15 Does my application involve assessment of a water related development? will assist in answering this question.

9. Does the application involve assessment by the Department of Natural Resources and Mines (NR&M) of operational work to **take or interfere with water** under the *Water Act 2000*?

☒ NO ☐ YES - provide all relevant details on the applicable Part K of Form 1 Development Application.

Guide 16 Does my application involve the removal of quarry material from a watercourse? will assist in answering this and other questions relating to development approval of riverine quarry material operations.

0. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) in relation to the **removal of quarry material from a watercourse** under an allocation notice given under the *Water Act 2000*?

☒ NO ☐ YES - provide all relevant details on the applicable Part K₇ of Form 1 Development Application.

Major hazard facilities

Guide 17 Does my application involve a material change of use for a Major Hazard Facility or Possible Major Hazard Facility? will assist in answering this question.

1. Does the application involve assessment by the Department of Emergency Services (DES) for material change of use for a **major hazard facility or possible major hazard facility** as defined under the *Dangerous Goods Safety Management Act 2000*?

☒ NO ☐ YES - provide all relevant details on Part L of Form 1 Development Application.

Coastal management matters

Guide 18 Does my application involve assessment of coastal development? will assist in answering this question.

2. Does the application trigger referral to the Environmental Protection Agency (EPA) for a **material change of use** completely or partly within a coastal management district and assessable under a planning scheme; **reconfiguring a lot** completely or partly within a coastal management district or in connection with the construction of a canal; or **building work** completely or partly seaward of a coastal building line as defined under the *Coastal Protection and Management Act 1995*.

☐ NO ☒ YES - provide details of the proposed development below.

Refer to Planning Report

Guide 18 Does my application involve assessment of coastal development? will assist in answering this question.

13. Does the application involve assessment by the Environmental Protection Agency (EPA) for operational work in a **tidal area or coastal management district** as defined under the *Coastal Protection and Management Act 1995*?

☒ NO ☐ YES - provide all relevant details of Part M of Form 1 Development Application.

Guide 18 Does my application involve assessment of coastal development? will assist in answering this question.

14. Does the application trigger referral to the Port Authority for the land in relation to **development below high water mark and within the limits of a port** as defined under the *Transport Infrastructure Act 1994*?

☒ NO ☐ YES - provide details of the proposed development below.

Guide 18 Does my application involve assessment of coastal development? will assist in answering this question.

15. Does the application trigger referral to Queensland Transport, Maritime Safety Queensland in relation to operational work that is **tidal work**; **disposing of dredge spoil or other solid material** in tidal water; **reclaiming land** under tidal water; or **constructing a canal** if the canal is associated with reconfiguring a lot?

☒ NO ☐ YES - provide details of the proposed development below.

Heritage registered place

Guide 19 Does my application involve assessment of development in a heritage registered place? will assist in answering this question.

6. Does the application involve assessment by the Heritage Council for **development in a heritage registered place** as defined under the *Queensland Heritage Act 1992*?

☒ NO ☐ YES - provide all relevant details of Part C of Form 1 Development Application.

R

Referral coordination

Guide 6 Does my application trigger the referral coordination process? will assist in answering this question.

17. Does the application trigger referral coordination because the application involves 3 or more concurrence agencies?

☒ NO ☐ YES

Applications involving material change of use assessable under the local government's planning scheme and/or reconfiguring a lot may trigger this referral

Guide 6 Does my application trigger the referral coordination process? will assist in answering this question.

18. Does the application trigger referral coordination because the application involves a facility or area prescribed under schedule 6 or 7 of the Integrated Planning Regulation 1998?

☐ NO ☒ YES - detail the trigger below

Land subject to wetlands

Referral response under section 3.3.2 of the IPA

Referral agency responses prior to lodgement

Under s 3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

9. Did a referral agency give a referral agency response under s 3.3.2 of IPA before the application was made to the assessment manager?

☒ NO ☐ YES - attach a copy of the referral agency/s response/s

R

Our ref: BJH:YT:2004-0295

15 July, 2004

Brisbane City Council
GPO Box 2596
BRISBANE QLD 4001

Dear Sirs

**RE: GALE DEVELOPMENTS PTY LTD & SNOWDAY PTY LTD PURCHASE FROM
THE STATE OF QLD REPRESENTED BY THE DEPARTMENT OF NATURAL
RESOURCES & MINES AND QUEENSLAND POWER TRADING
CORPORATION**
PROPERTY: 55 PARINGA ROAD, MURARRIE

We advise Settlement of the above matter was effected today 15 July 2004.

Enclosed for your attention is a copy of the Form 1 Transfer & Form 24 provided to our clients financier, St George Bank on Settlement.

Please amend your records accordingly.

73(2)Irrelevant

CARNE REIDY HERD

Email: 73(2)Irrelevant@crhlaw.com.au

Brisbane Office:

Ph: 07 3236 2960 Fax: 07 3236 2907 E-mail: enquiry@crhlaw.com.au

Level 9, 193 North Quay, Car Herschel St & North Quay, Brisbane 4000

PO Box 13067, George St Post Shop, Brisbane 4001

Website: www.crhlaw.com.au

Sunshine Coast Office:

Ph 07 5444 6449 Fax: 07 5444 2877 E-mail: enquiry@crhlaw.com.au

134A Point Cartwright Drive, Buddina, Sunshine Coast, Qld 4575

Website: www.crhlaw.com.au

R



Dealing Number



Privacy Statement

The information from this form is collected under the authority of the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used for the purpose of maintaining the publicly searchable registers in the land registry and the water register.

Queensland Stamp Duty Paid \$145,725.00
On the Amount of \$3,960,000.00
Duty Code TFR
13A:BNE:16411 Transaction Number 044/04
Signed: 73(2)Irrelevant 23/4/20

1. Interest being transferred (if shares show as a fraction)

Fee Simple

Lodger (Name, address & phone number)

Lodger Code

Note: A Form 24 (Property Transfer Information) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

2. Lot on Plan Description

LOT 294 ON SP 135357

County

STANLEY

Parish

BULIMBA

Title Reference

50459796

3. Transferor

THE STATE OF QUEENSLAND REPRESENTED BY DEPARTMENT OF NATURAL RESOURCES & MINES

4. Consideration

\$2,882,334.68

Two million, Eight Hundred Eighty Two Thousand, Three Hundred Thirty Four Dollars and Sixty Eight Cents.

5. Transferee

Given names

Surname/Company name and number

(Include tenancy if more than one)

GALE DEVELOPMENTS PTY LTD

A.C.N. 001 337 524

SNOWDAY PTY LTD

A.C.N. 003 895 341

6. Transfer/Execution The transferor transfers to the transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt of the consideration. The transferor declares that the information contained in items 1 to 3 on the attached Form 24 is true and correct. The transferee states that the information contained in items 3 and 4 on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the transferee the information in items 3 and 4 on Form 24 is based on information supplied by the transferee.

NOTE: Separate executions are required for each transferor and transferee.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Witnessing Officer (signature, full name & qualification)

73(2)Irrelevant

73(2)Irrelevant

Execution Date

22/04/2009

Transferor's Signature
RICHARD BROOKS CHOTCHAS AS
DEPUTY MINISTER FOR THE MINISTER OF
NATURAL RESOURCES, MINES AND ENERGY

73(2)Irrelevant

Witnessing Officer (signature, full name & qualification)

Execution Date

Signature

Witnessing Officer (signature, full name & qualification)

Execution Date

*Transferor's Signature

27/4/09

73(2)Irrelevant

73(2)Irrelevant

73(2)Irrelevant

Witnessing Officer (signature, full name & qualification)

Execution Date

Transferee's or Solicitor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

R

1. Residential or business address of transferor/vendor

Property Services Department
Level 4, 144 Edward Street
BRISBANE QLD 4000

This form must accompany Land Registry Form 1 (Transfer of freehold, state lease, leases under the South Bank Corporation Act 1989 or water allocation) or Form 6 (Transmission by death to a devisee/legatee). If attached to Form 6 only items 2 and 4 need to be completed by the applicant.
If there is insufficient space to complete any item number please attach a Form 20 (Enlarged Panel). PLEASE X WHICHEVER [] IS APPLICABLE IN ITEMS 3 AND 4



2. Property Details

Lot Number	Plan Type & Number	Street No	Street Name	Suburb/Town/Locality	Post Code
294	SP 135357	55	PARINGA ROAD	MURARRIE	4172

3. Transaction/Sales Information

Is an agreement in writing for the transfer of dutiable property been entered into? YES ☒ NO ☐

If Yes, Date of Agreement (dd/mm/yy) 24/03/2004

Are the transferor/vendor and transferee/purchaser related or associated at the date of the transfer? YES ☐ NO ☒

If Yes, state the degree of relationship or association and supply evidence of value

eg. * Blood or marriage or de facto to the third degree (eg Father to Son, Uncle to Niece). Elements of association between the parties as individual, related body corporate, directors, shareholders or through a partnership agreement or as trustee or a beneficiary of the same or another trust.

Is the consideration equal to or greater than the unencumbered value of the property included in this transaction? YES ☒ NO ☐

If No, supply evidence of value

Does this transaction form part of an arrangement that includes other dutiable transactions? YES ☐ NO ☒

If Yes, an Office of State Revenue Form 2.2 must be completed.

A safety switch has been installed in the home for all general purpose socket outlets YES ☐ NO ☒

I have informed the transferee/purchaser in writing about the existence of a safety switch YES ☒ NO ☐

Property Transferred

includes:

Plant & Machinery ☐
Livestock ☐
Crops ☐
Existing Right ☐
Movable Chattels ☐
Water Allocation ☐
(Other, specify) ☐

Current Land Use:

Vacant ☐
Dwelling ☐
Multi-unit ☐
Flats ☐
Boarding House ☐
Farming ☐
Industrial ☐
Commercial ☒
(Other, specify) ☐

Details of Sale Price

Cash \$2,882,334.68
Vendor Terms \$
Assumption of Liabilities \$
(Other, specify) \$
Total \$2,882,334.68

4. Details of Transferee/Purchaser

Given Names	Surname/Company	ACN/ABN	# (dd/mm/yy) Date of Birth	Residential or Business Address
	GALE DEVELOPMENTS PTY LTD	001 337 524		73(2) Irrelevant
	SNOWDAY PTY LTD	003 895 341		

Is an exemption being claimed under the Duties Act 2001? YES ☐ NO ☒ If Yes an Office of State Revenue Form 2.2 must be completed.

Address for service of notices after possession: C/ 42A GRAYS ROAD HAMILTON QLD 4007

Actual date of possession (dd/mm/yy) 01/07/2004 Contact phone number after possession: 3630 1515

Name of Trust (If property is held in trust) N/A

Do all of the transferees/purchasers ordinarily reside in Australia? YES ☒ NO ☐
(Note: do not complete if transferee/purchaser is a company or corporation)

Are any of the transferees/purchasers foreign persons as defined in the Foreign Ownership of Land Register Act? YES ☐ NO ☒

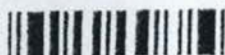
If Yes please complete Form 25 (Foreign Ownership Information)

(Note: A foreign person does not include persons who have permanent residency status in Australia and are domiciled in Australia)

DATE OF BIRTH SHALL BE USED ONLY FOR LAND TAX PURPOSES

The information required by this form is collected under the authority of the Valuation of Land Act 1944, Land Tax Act 1915, Duties Act 2001, Local Government Act 1993, Water Act 2000 and Electricity Act 1994 for the publicly searchable records maintained by the Office of State Revenue, Local Authorities and the Department of Natural Resources and Mines

Dealing Number



Privacy Statement

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Queensland Stamp Duty Paid	\$145,785.00
On the Amount of \$	—
Duty Code	TFR
	\$3,960,000.00
13A:BNE:16411	Number 044/04
Signed:	73(2)Irrelevant 23/4/04

1. Interest being transferred (if shares show as a fraction)

Fee Simple

Lodger (Name)

ber)

Lodger Code

Note: A Form 24 (Property Transfer Information) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

2. Lot on Plan Description

County

Parish

Title Reference

LOT 2 ON RP 813014

STANLEY

BULIMBA

18125182

3. Transferor

QUEENSLAND POWER TRADING CORPORATION

4. Consideration

\$1,071,665.32 One Million, Seventy Seven Thousand, Six Hundred and sixty Five Dollars and Thirty Two Cents.

5. Transferee

Given names

Surname/Company name and number

(include tenancy if more than one)

GALE DEVELOPMENTS PTY LTD

A.C.N. 001 337 524

SNOWDAY PTY LTD

A.C.N. 003 895 341

6. Transfer/Execution The transferor transfers to the transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt of the consideration. The transferor declares that the information contained in items 1 to 3 on the attached Form 24 is true and correct. The transferee states that the information contained in items 3 and 4 on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the transferee the information in items 3 and 4 on Form 24 is based on information supplied by the transferee.

NOTE: Separate executions are required for each transferor and transferee.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Witnessing Officer (signature, full name & qualification)

73(2)Irrelevant

Execution Date

20/4/04

Queensland Power Trading Corporation
by its Attorney Penelope Jane Fitzpatrick
under registered Power of Attorney No. 705410893.

73(2)Irrelevant

73(2)Irrelevant

Witnessing Officer (signature, full name & qualification)

Execution Date

Transferor's Signature

Witnessing Officer (signature, full name & qualification)

Execution Date

*Transferor's Signature

27/4/04

73(2)Irrelevant

73(2)Irrelevant 73(2)Irrelevant

Witnessing Officer (signature, full name & qualification)

Execution Date

*Transferee's or Solicitor's Signature

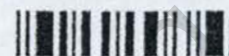
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Level 4, 144 Edward Street
BRISBANE QLD 4000

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If there is insufficient space to complete any item number please attach a Form 20 (Enlarged Panel). PLEASE X WHICHEVER [] IS APPLICABLE IN ITEMS 3 AND 4

**2. Property Details**

Lot Number	Plan Type & Number	Street No	Street Name	Suburb/Town/Locality	Post Code
2	RP 813014	55	PARINGA ROAD	MURARRIE	4172

3. Transaction/Sales Information

Has an agreement in writing for the transfer of dutiable property been entered into? YES [X] NO []

If Yes, Date of Agreement (dd/mm/yy) 24/03/2004

Are the transferor/vendor and transferee/purchaser related or associated at the date of the transfer? YES [] NO [X]

If Yes, state the degree of relationship or association and supply evidence of value

eg. * Blood or marriage or de facto to the third degree (eg Father to Son, Uncle to Niece). Elements of association between the parties as individual, related body corporate, directors, shareholders or through a partnership agreement or as trustee or a beneficiary of the same or another trust.

Is the consideration equal to or greater than the unencumbered value of the property included in this transaction? YES [X] NO []

If No, supply evidence of value

Does this transaction form part of an arrangement that includes other dutiable transactions? YES [] NO [X]

If Yes, an Office of State Revenue Form 2.2 must be completed.

A safety switch has been installed in the home for all general purpose socket outlets YES [] NO [X]

I have informed the transferee/purchaser in writing about the existence of a safety switch YES [X] NO []

Property Transferred**includes:**

Plant & Machinery []
Livestock []
Crops []
Existing Right []
Movable Chattels []
Water Allocation []
..... []
(Other, specify)

Current Land Use:

Vacant []
Dwelling []
Multi-unit []
Flats []
Boarding House []
Farming []
Industrial []
Commercial [X]
..... []
(Other, specify)

Details of Sale Price

Cash \$ 1,077,665.32
Vendor Terms \$
Assumption of Liabilities \$
..... \$
(Other, specify)
Total \$ 1,077,665.32

4. Details of Transferee/Purchaser

Given Names	Surname/Company	ACN/ABN	# (dd/mm/yy) Date of Birth	Residential or Business Address
	GALE DEVELOPMENTS PTY LTD SNOWDAY PTY LTD	001 337 524 003 895 341		73(2) Irrelevant

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R

Goal

Request to delete from EMR since no
NA occurred here

Site History

Anecdotal Evidence

- before 1960 Boulia S.C.

- 1960 Off Horsing Comm.

purch. 16/5/1966

73(2) Irrelevant

73(2) Irrelevant

- Beasam P/L purch. 19/10/1934

- 1984 to 1991

Beasam P/L

~~operated~~ owned

+ operated fuel depot for North
West fuel + freight.

- In 1990 or 1991 Boulia S.C.
removed 4500 L leaded UST
+ decont.

- 15 March 1991 Shell Co. Aust.
purchased site.

Aerial photos

None

Titles search

Physical (topo./geo.)

Top 0-3m comprises silty, sand.

Below this is 1-2m silty, sandy clay.

Under this is 6-7m very hard limestone

Gwater was found at an average depth of 8.5m

Potable water is drawn from gwater at depths of ~

~ 65 to 75 mbgs. Gwater in upper layers has high TDS
It's unclear if this layer is connected to potable water

Appendix 5: Stages of investigation

To ensure that contaminated sites are thoroughly assessed in an economical manner, the investigation must be progressively managed through the following stages, in accordance with national guidelines.

Stage 1 — Preliminary site investigation

Stage 2 — Detailed site investigation

Stage 3 — Health and environmental assessment and determination of remediation plan

Stage 4 — Implementation of agreed remediation plan and validation sampling

It is a fundamental consideration that the environment is protected and that the health of site workers and the public is safeguarded during the progress of contaminated land work. Before commencement of site work, consideration must be given to pre-planned and effective risk communication programs to local communities where public concerns (real or otherwise) are heightened by previous history, or where offensive/chemical odours are expected during assessment and remediation activities. Reference should be made to the NEPM modules on these issues when available.

5.1 Stage 1 — Preliminary site investigation

A preliminary site investigation includes the following components:

- development of a site history,
- an inspection of the site,
- a basic sampling program to determine if contamination is present, and
- report preparation.

The most important part of a preliminary site investigation is the preparation of a comprehensive site history to identify all past and present potentially contaminating activities. Information obtained from the site history research should be used to assess the potential for contamination on the site and determine the most appropriate locations for sampling.

Submissions must incorporate **investigation of the entire real property description area** of the site and not be limited to the area of the notifiable activity. The investigation may be

confined to site history only, for areas where no past contaminating activities have been conducted. However, sampling is required in areas where the site history research indicates that possible contaminating activities have been conducted.

Site history information should be supported by all available copies of original site plans, local authority zoning records, flammable and combustible liquids licence details, sewerage/trade waste and stormwater drainage plans, aerial photographs, environmental licences etc. All available evidence, including verbal interviews and analysis reports, must be included. Interviewees' relationship to site activities should be documented. The possibility of contamination due to activities on adjacent land and the possibility of contamination extending beyond the site boundaries should also be examined.

Areas which have received imported fill should also be assessed.

5.2 Stage 2 — Detailed site investigation

A detailed site investigation is required when the results of preliminary site investigation indicate potential or actual contamination (i.e. levels above **investigation threshold values**, Appendix 9). The detailed site investigation should delineate the lateral and vertical extent of contamination, and provide information about:

- maximum and average concentrations of the various contaminants,
- volumes of soil requiring remediation,
- leachability and mobility of contaminants,
- potential for groundwater contamination, and
- possibility of off-site migration through soil, surface water or groundwater.

The decision on how to proceed in the second stage of investigation will require professional judgement of the site-specific issues and be dependent on the findings of the preliminary investigation.

Depths of samples will be determined by site history, soil morphology and the need to sample to natural ground in cases where fill material is present. The extent of fill across the site should be delineated and representative samples collected from each fill type.

R

Sampling

~~9 core samples~~

In May and July 2002 an environmental site assessment involved the drilling of 9 soil cores, the installation of 3 monitoring wells and validation of the tank pit area.

R

Fax



Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To:	Fax:
From: Jane/John Smith,	
Telephone: (07) 1234 5678	Fax: (07) 1234 5678
E-mail: Jane/John.Smith@epa.qld.gov.au	
Date: 18 June 2003	Pages: 1 (including this page)
Subject: Lot 7 on D90426, 20 Mermaid St. Dunwich	

73(2)Irrelevant

As explained in our discussion on 16/6/2003, section 410 of the *Environmental Protection Act 1994* requires that

410 Who must prepare draft site management plan

A site management plan must be prepared by a person who-

- (a) is a member of an organisation prescribed under a regulation for this section; and
- (b) has qualifications and experience relevant to the preparation of the site management plan.

In making such determination, I refer you to Appendix 6 Professional competencies of the "Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland". This guideline can be found on the EPA's website www.epa.qld.gov.au. I have attached a copy of the relevant sections for your information.

If you have any further questions in this regard please contact Jacinta Griffin on 3225 1045.

73(2)Irrelevant

Regards
Jacinta Griffin
Senior Environmental Officer
Contaminated Land Unit
Environmental Protection Agency

Privacy and confidentiality notice

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Field activities

21-25 May 2002

2-4 July 2002 (Lab rec'd 5 July 02)

22 May 02 Tank pit validation

Received at lab 31 May 02

- No imported fill was found at the site.
- Gwater was initially only found at 2 of 3 soil cores. Initial
e, Oxidation depth to water ranged from
8 mbgs in SB1/mw2 to
9.8 mbgs at SB7/mw1.
e, Reduction
Geo
- The report indicates that since the initial gwater level is much deeper than the static level, that the monitoring wells have intercepted a confined aquifer ~~exists~~ that is hard limestone located at between 2 and 8 mbgs.

Fax



Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To:	Fax:
From: Jane/John Smith,	
Telephone: (07) 1234 5678	Fax: (07) 1234 5678
E-mail: Jane/John.Smith@epa.qld.gov.au	
Date: 18 June 2003	Pages: 1 (including this page)
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RAP - Eggendorf Rd. Ormeau

The AA agrees that care should be taken
- Emphasis on erosion/sediment
~~erosion~~ control measures
more critical than leaching
risk.

? Placement of contaminated soil?

750 m³ of arsenic contaminated soil.
which is above 100mg/kg

Obj. to excavate contam soil i.e. that which is > 100 mg/kg As
& topsoil, vegetation, dip bath structure materials.
Area is delineated on Drawings Nos.

GJ 0250.3.2

GJ 0250.3.3

0250.3.4

0250.3.5

.3.6 (Appendix A)

* P5 There shall be separate stockpile areas for
cleanfill and contam. soils shall be
created

Pt 7. Stockpiled cleanfill and contam. soils should be
stored/bundled in a manner to prevent soil
being washed off site and reduce dust.

REC

When Validation samples are taken sample ~~from~~ at an
additional location i.e. outside of the "Extent of excavation"

Appendix 5: Stages of investigation

To ensure that contaminated sites are thoroughly assessed in an economical manner, the investigation must be progressively managed through the following stages, in accordance with national guidelines.

Stage 1 — Preliminary site investigation

Stage 2 — Detailed site investigation

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R

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- development of a site history,
- an inspection of the site,
- a basic sampling program to determine if contamination is present, and
- report preparation.

The most important part of a preliminary site investigation is the preparation of a comprehensive site history to identify all past and present potentially contaminating activities. Information obtained from the site history research should be used to assess the potential for contamination on the site and determine the most appropriate locations for sampling.

Submissions must incorporate **investigation of the entire real property description area** of the site and not be limited to the area of the notifiable activity. The investigation may be

confined to site history only, for areas where no past contaminating activities have been conducted. However, sampling is required in areas where the site history research indicates that possible contaminating activities have been conducted.

Site history information should be supported by all available copies of original site plans, local authority zoning records, flammable and combustible liquids licence details, sewerage/trade waste and stormwater drainage plans, aerial photographs, environmental licences etc. All available evidence, including verbal interviews and analysis reports, must be included. Interviewees' relationship to site activities should be documented. The possibility of contamination due to activities on adjacent land and the possibility of contamination extending beyond the site boundaries should also be examined.

Areas which have received imported fill should also be assessed.

5.2 Stage 2 — Detailed site investigation

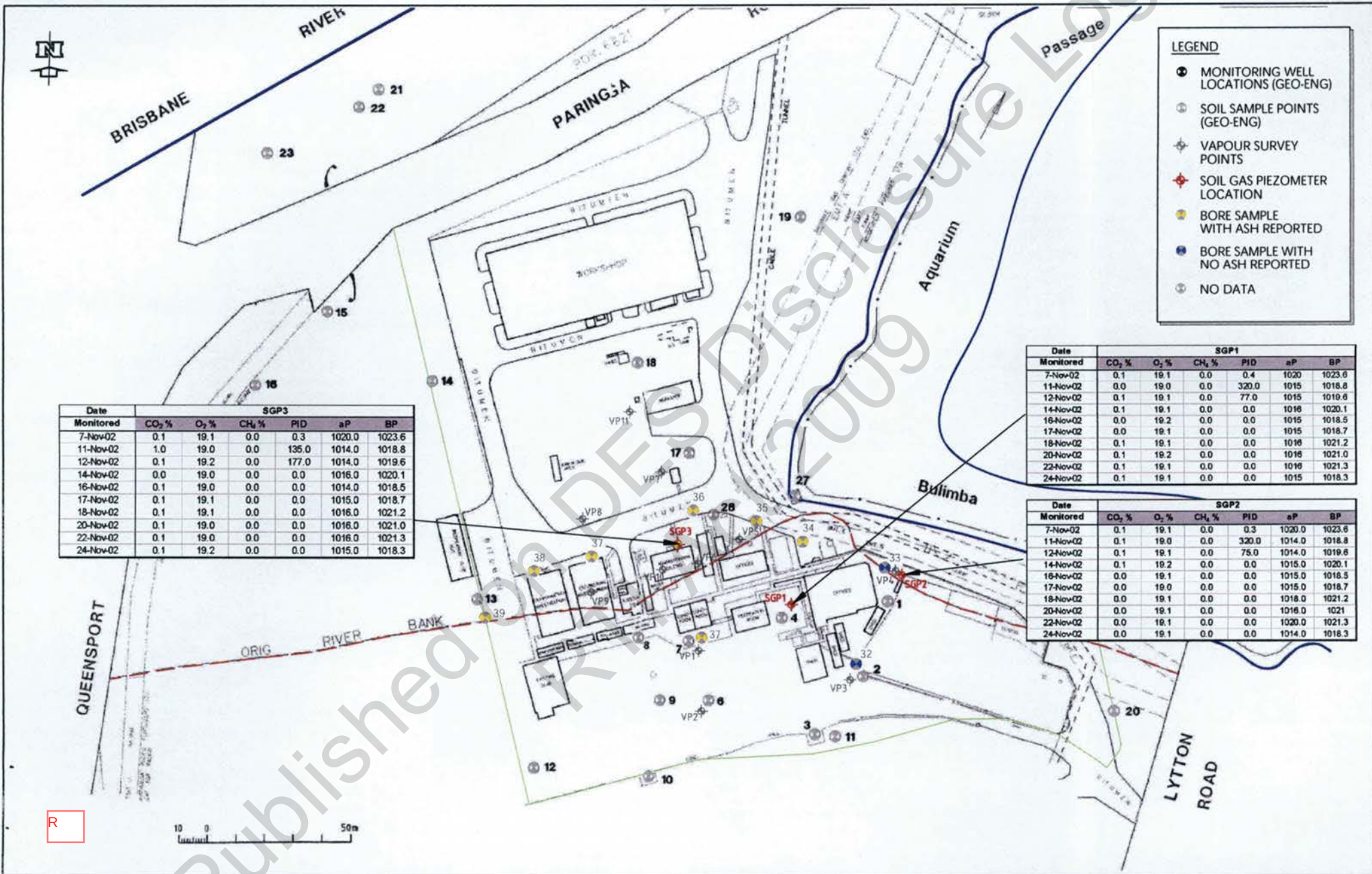
A detailed site investigation is required when the results of preliminary site investigation indicate potential or actual contamination (i.e. levels above **investigation threshold values**, Appendix 9). The detailed site investigation should delineate the lateral and vertical extent of contamination, and provide information about:

- maximum and average concentrations of the various contaminants,
- volumes of soil requiring remediation,
- leachability and mobility of contaminants,
- potential for groundwater contamination, and
- possibility of off-site migration through soil, surface water or groundwater.

The decision on how to proceed in the second stage of investigation will require professional judgement of the site-specific issues and be dependent on the findings of the preliminary investigation.

Depths of samples will be determined by site history, soil morphology and the need to sample to natural ground in cases where fill material is present. The extent of fill across the site should be delineated and representative samples collected from each fill type.

R



LEGEND

- MONITORING WELL LOCATIONS (GEO-ENG)
- SOIL SAMPLE POINTS (GEO-ENG)
- VAPOUR SURVEY POINTS
- SOIL GAS PIEZOMETER LOCATION
- BORE SAMPLE WITH ASH REPORTED
- BORE SAMPLE WITH NO ASH REPORTED
- NO DATA

Date	Monitored	CO ₂ %	O ₂ %	CH ₄ %	PID	aP	BP
7-Nov-02	0.1	19.1	0.0	0.3	1020.0	1023.6	
11-Nov-02	1.0	19.0	0.0	135.0	1014.0	1018.8	
12-Nov-02	0.1	19.2	0.0	177.0	1014.0	1019.6	
14-Nov-02	0.0	19.0	0.0	0.0	1016.0	1020.1	
16-Nov-02	0.1	19.0	0.0	0.0	1014.0	1018.5	
17-Nov-02	0.1	19.1	0.0	0.0	1015.0	1018.7	
18-Nov-02	0.1	19.1	0.0	0.0	1016.0	1021.2	
20-Nov-02	0.1	19.0	0.0	0.0	1016.0	1021.0	
22-Nov-02	0.1	19.0	0.0	0.0	1016.0	1021.3	
24-Nov-02	0.1	19.2	0.0	0.0	1015.0	1018.3	

Date	Monitored	CO ₂ %	O ₂ %	CH ₄ %	PID	aP	BP
7-Nov-02	0.1	19.1	0.0	0.4	1020.0	1023.6	
11-Nov-02	0.0	19.0	0.0	320.0	1015.0	1018.8	
12-Nov-02	0.1	19.1	0.0	77.0	1015.0	1019.6	
14-Nov-02	0.1	19.1	0.0	0.0	1016.0	1020.1	
16-Nov-02	0.0	19.2	0.0	0.0	1015.0	1018.5	
17-Nov-02	0.0	19.1	0.0	0.0	1015.0	1018.7	
18-Nov-02	0.1	19.1	0.0	0.0	1016.0	1021.2	
20-Nov-02	0.1	19.2	0.0	0.0	1016.0	1021.0	
22-Nov-02	0.1	19.1	0.0	0.0	1016.0	1021.3	
24-Nov-02	0.1	19.1	0.0	0.0	1015.0	1018.3	

Date	Monitored	CO ₂ %	O ₂ %	CH ₄ %	PID	aP	BP
7-Nov-02	0.1	19.1	0.0	0.3	1020.0	1023.6	
11-Nov-02	0.1	19.0	0.0	320.0	1014.0	1018.8	
12-Nov-02	0.1	19.1	0.0	75.0	1014.0	1019.6	
14-Nov-02	0.1	19.2	0.0	0.0	1015.0	1020.1	
16-Nov-02	0.0	19.1	0.0	0.0	1015.0	1018.5	
17-Nov-02	0.0	19.0	0.0	0.0	1015.0	1018.7	
18-Nov-02	0.0	19.1	0.0	0.0	1016.0	1021.2	
20-Nov-02	0.0	19.1	0.0	0.0	1016.0	1021.0	
22-Nov-02	0.0	19.1	0.0	0.0	1020.0	1021.3	
24-Nov-02	0.0	19.1	0.0	0.0	1014.0	1018.3	

Aug. 2001

- Sig. vol. of margarine were disposed in void
- Methan generation should be assessed + venting sys. instal
- When this area is capped for remediat of site
- Assess impact of Ash (PAH [?] + mobility)

2 July 02

Required to cap the "area"

14 Jan 03

Confirm that the "area" is that area previously occupied by the now-demolished power station building.

1 Aug. 2001

The proposed action of leaving the site on ☒ MR with an approved SMP is supported.

5.4 Stage 4 — Implementation of remediation plan and validation sampling

In relation to section 118X of the EP Act, applicants are advised to submit a remediation plan with the detailed site investigation report on sites where significant contamination is present. On many small sites, the investigation and remediation processes often coincide.

It is essential to validate that the site has been satisfactorily remediated. This is achieved by conducting a validation sampling program. If sampling shows that the targets have not been achieved, additional work to fulfil the agreed plan should be proposed.

Statistical analyses of results should be provided in validation reports to support recommendations that a site is no longer contaminated, or no longer poses an unacceptable health or environmental risk. The Australian Standard, *Guide to the Sampling and Investigation of Potentially Contaminated Soil* (AS4482) and the proposed NEPM module on data collection are useful references to establish the sampling pattern and density required.

1 Aug 2001 -

73(2) Irrelevant

to Enertrade

FN.

73(2) Irrelevant

c

supports leaving site on EMR
SMP.

→ further assess. of ash, incl. PAH []
and mobility, and the metals of Vanadium,
Mo, Selenium

Draft SMP

* Filled basement

30 Nov. 2001

Letter from Enertrade to EPA.
Quarterly groundwater monitoring

"... no action will be taken ~~for~~ now
as it is not proposed to cap the
area at this stage."

30 May 2002 -

73(2) Irrelevant

FN.

Cap filled area.
Results of bore drilled showed ash & filled
mixed throughout the bore.

Void	12,700 m ³
+ Ash	3,700 m ³
+ Fill	9,000 m ³

Latest of sample results showed no metals at []
concern.

2 July 2002

R

Dissolved levels of As, Cd, Cr, Cu, Ni,
Pb, Zn.

9 gwater monitoring wells.

Unreliable results for
due to Heterogeneous

Ni & Cu
sample matrix

6 Mar 2002

GW 37

GW 40

GW 41

dups of GW 37

- PCB's
- asbestos.
- refractory material containing chromium
- paint / abrasive blasting
- disposal of oil drums to CW.

73(2) Irrelevant

prescribed person

sample # 2 surface

3 1.8, 2.2m

4 1.5, 2.1

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Chemical Fact Sheet

Chemical Abstract Number (CAS #)	1031078
Synonyms	Endosulfan sulfate 6,9-Methano-2,3,4-benzodioxathiepin, 6,7
Analytical Methods	EPA Method 508 EPA Method 608 EPA Method 617 EPA Method 625 EPA Method 8080A EPA Method 8081 EPA Method 8250A
Molecular Formula	$C_9H_6Cl_6O_4S$
Use	SRP: Not commercially produced. Endosulfan is its precursor.
Melting Point	181 DEG C
Molecular Weight	422.95
	Endosulfan sulfate will be found in the environment as a result of the use of endosulfan as an insecticide. If endosulfan sulfate is released to the soil, it will be expected to bind to the soil, and will not be expected to leach to the groundwater. No information about hydrolysis in soils was found; however, this may be an important fate process based on reported hydrolysis half-lives for endosulfan isomers of 35.4-37.5 days at pH 7.0 and 150.6-187.3 days at pH 5.5.

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Environmental Impact	<p>Biodegradation may be an important fate process with a half-life of 11 weeks for endosulfan sulfate incubated with mixed cultures from a sandy loam soil. If endosulfan sulfate is released to water, it will be expected to adsorb to the sediment and may bioconcentrate in aquatic organisms. Photolysis may not be an important fate process based on the stability of thin films of endosulfan sulfate exposed to light >300 nm. Endosulfan sulfate was not degraded in standard screening tests using settled domestic wastewater as inoculum. However, endosulfan sulfate has been reported to be biodegraded when exposed to mixed cultures from a sandy loam soil. Hydrolysis in water may be an important fate process based on reported hydrolysis half-lives for endosulfan isomers of 35.4-37.5 days at pH 7.0 and 150.6-187.3 days at pH 5.5. Evaporation from water may be an important transport process based on an estimated half-life of 43 hr for evaporation from a river 1 m deep, flowing 1 m/sec with a wind velocity of 3 m/sec. Evaporation from lakes and deeper streams and rivers will be slower and adsorption to sediments will slow evaporation. If released to the atmosphere, it will react with hydroxyl radicals with a resulting estimated vapor phase half-life in the atmosphere of 1.23 hr. Photolysis may not be an important fate process based on the stability of thin films of endosulfan sulfate to light >300 nm. Exposure to endosulfan sulfate will result from the ingestion of contaminated food.</p>
Environmental Fate	<p>Aquatic Fate: Terminal residues found in aquatic ecosystems include endosulfan sulfate. Endosulfan sulfate is the major product expected under aerobic conditions in slightly acidic waters. Oxidation is slow under anaerobic conditions. Aquatic Fate: In aquatic environments (water and sediment), endosulfan diol was present along with smaller amounts of the sulfate. TERRESTRIAL FATE: If endosulfan sulfate is released to the soil, it will be expected to bind to the soil based on estimated Koc values, and will not be expected to leach to the groundwater. No information about hydrolysis in soils was found; this may be an important fate process based on reported hydrolysis half-lives for endosulfan isomers of 35.4-37.5 days at pH 7.0 and 150.6-187.3 days at pH 5.5. Biodegradation may be an important fate process with a half-life of 11 weeks reported when endosulfan sulfate is incubated with mixed cultures from a sandy loam soil, and endosulfan sulfate has been reported to occur in the metabolic pathway of endosulfan exposed to mixed cultures from a sandy loam soil(2, SRC). AQUATIC FATE: Little information about the fate of endosulfan sulfate in water was found. If endosulfan sulfate is released to water, it will be expected to adsorb to the sediment and may bioconcentrate in aquatic organisms. Photolysis may not be an important fate process based on the stability of thin films of endosulfan sulfate to light >300 nm. Biodegradation may not be an important fate process since endosulfan sulfate was not degraded in standard screening tests using settled domestic wastewater as inoculum. However, endosulfan sulfate has been reported to occur in the metabolic pathway of endosulfan exposed to mixed cultures from a sandy loam soil. No information about hydrolysis in water was found; this may be an important fate process based on reported hydrolysis half-lives for endosulfan isomers of 35.4-37.5 days at pH 7.0 and 150.6-187.3 days at pH 5.5. Evaporation from water may be an important transport process based on an estimated half-life of 43 hr for evaporation from a river 1 m deep, flowing at 1 m/sec with a wind velocity of 3 m/sec. Evaporation from lakes and deeper streams and rivers will be slower and adsorption to sediments will slow evaporation processes. ATMOSPHERIC FATE: If released to the atmosphere, endosulfan sulfate will react with hydroxyl radicals with a resulting estimated vapor phase half-life in the atmosphere of 1.23 hr. Photolysis may not be an important fate process based on the stability of thin films of endosulfan sulfate to light >300 nm. TERRESTRIAL FATE: IN A CONTROLLED ENVIRONMENT, LOSSES FROM GLASS & PLANT SURFACES WERE IN THE DECREASING ORDER ENDOSULFAN ETHER, ENDOSULFAN I, ENDOSULFAN II, ENDOSULFAN SULFATE, ENDOSULFANDIOL. IN THE GREENHOUSE, HOWEVER, UNDER SEMICONTROLLED CONDITIONS, THE SEQUENCE OF LOSS FROM PLANT SURFACES WAS, IN DECREASING ORDER, ENDOSULFAN I, ENDOSULFAN ETHER, ENDOSULFAN II, ENDOSULFANDIOL, ENDOSULFAN SULFATE.</p>
Drinking Water Impact	<p>Residues found in the Brantas River system, and Madura Sea, and the canals and ponds in the Brantas River system for endosulfan sulfate collected during March, where a major portion of the spraying was also carried out during this period (ie rainy season, January-April (range) were: Canals <0.01 - 0.55 ug/l; Fish ponds: <0.01-0.44 ug/l; River system 0.1-0.45 ug/l; Madura Sea: <0.01-0.28 ug/l. No endosulfan sulfate residues were detected (method sensitivity 10 ug/l) in well waters located near treated fields in Wisconsin and Florida 282 and 100 days respectively, after the last endosulfan application. SURFACE</p>

R



[Spectrum Laboratories Homepage](#)

Published on DES Disclosure Log
RTI Act 2009

R

Refer Fig. 6. for contam. delineation

SUPI

borehole collapse at 2.8 m

PRK Nov
2002

Cleo Eng - Mammur
2000

BH 1

BH 2

BH 3

BH 4

6

7

8

9

10

11

12

14

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16

17

18

19

20

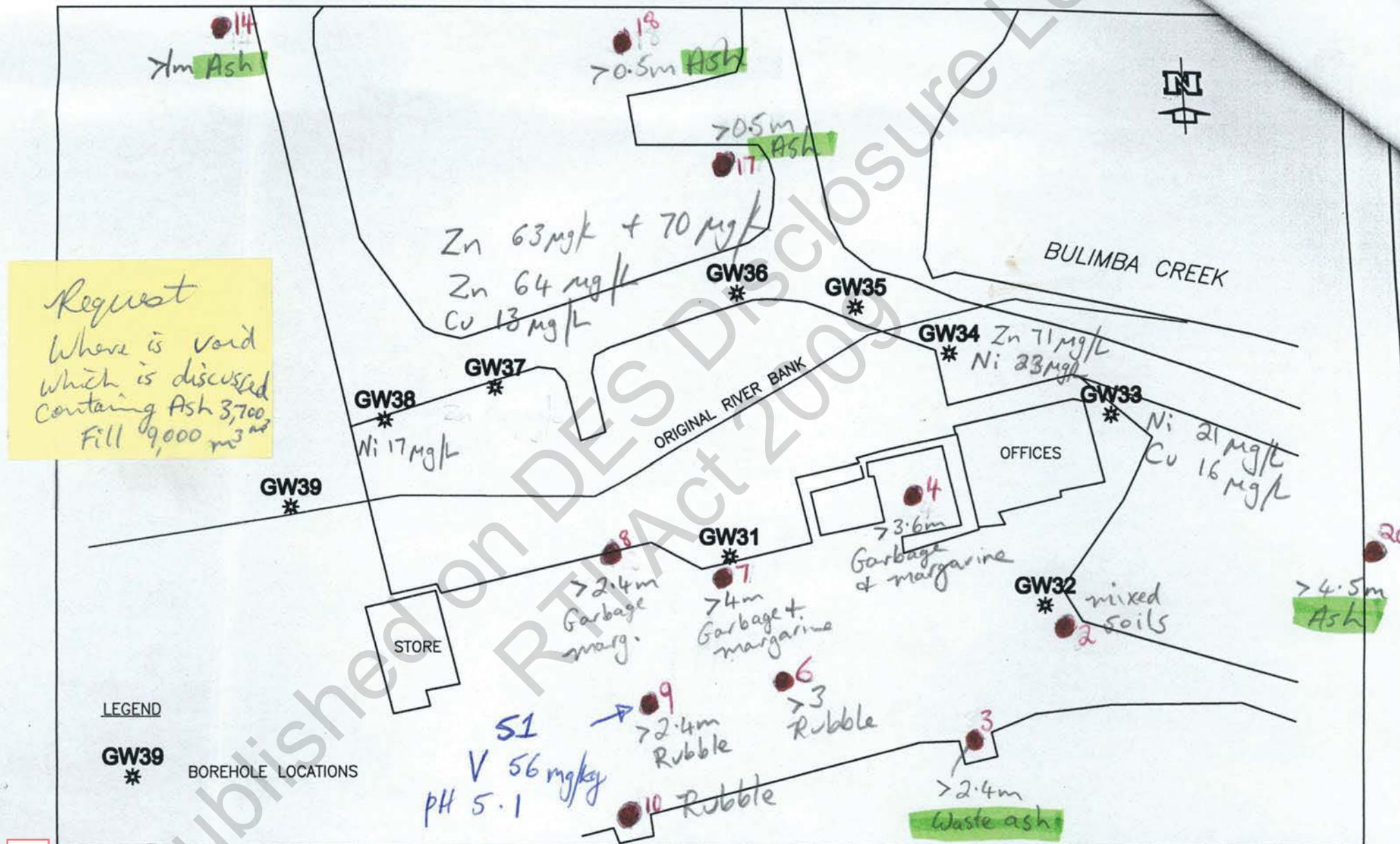
extent of fill not determined

Cleo Eng. April 2000

BA 31

~~BA 32~~

R



Project:	BULIMBA 'A' POWER STATION
Date:	APRIL 2002
Job No:	2138054A
Client:	ENERTRADE
Scale:	NOT TO SCALE

Figure 1
SITE CONTAMINATION ASSESSMENT
BORE LOCATIONS

File: I:\2138054A\WORK\DRAFT REPORT\FIGURE1

PPK
Environment & Infrastructure
A Parsons Brinckerhoff Partnership

Page 131 of 236

55 PARINGA ROAD, MURARRIE

RECONFIGURING A LOT PLANNING REPORT

This planning report has been prepared by Keilar Fox & McGhie Pty Ltd to accompany an application for Reconfiguring a Lot in Two (2) Stages.

Level 2, 15 Leichhardt St.
Spring Hill Qld 4000
P.O.Box 608
Spring Hill 4004

Email: kfmbris@kfm.com.au



Aust. Co. No. 010 102 197



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EXECUTIVE SUMMARY

SITE DETAILS

Site address: 55 Paringa Road and 1098 Lytton Road Murarrie

Site description: Lot 2 on RP813014, Lot 294 on SP 135357

Total area of site: 5.798 hectares

Strategic Plan Designations: Industrial Location

Classification: General Industry Area (GI)

Owners' names: Gale Developments Pty Ltd
Snowday Pty Ltd

APPLICATION DETAILS

Applicant: Keilar Fox and McGhie Pty Ltd

Description of proposal: Reconfiguring a Lot in Two (2) Stages:
Stage 1- ROL 2 into 2 Lots (Boundary Rearrangement)
Stage 2- 1 into 7 Lots plus Park and Common Property (Including Access Easement)

Approvals being sought: Development Permit
Code Assessment

Primary Codes: Subdivision Code

Applicable Secondary Codes: Biodiversity Code; Gas and Oil Pipeline Code, Operational Works Code; Service Works and Infrastructure Code; Stormwater Management Code; Waterway Code; Wetland Code.

REFERRAL AGENCIES

Environmental Protection Agency
(Contaminated Lands)
(Coastal Management Matters)

Department of Main Roads
(Adjoining a State Controlled Road)

REPORT STATUS

Reviewed by:

73(2)Irrelevant Senior Planner)
B. Env Plan (Hons).

Author:

73(2)Irrelevant Planner)
B.B.E (URP) (Disctn).

Report Status:

Final, July 2004

1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 Keilar Fox and McGhie have prepared this report in support of an application for Reconfiguring a Lot (Development Permit) for the property described as:

➤ Lot 2 on RP813014 and Lot 294 on SP 135357

Located at 55 Paringa Road and 1098 Lytton Road, Murarrie. The application is seeking approval for Reconfiguring a Lot in Two (2) Stages.

- 1.1.2 This report assesses the planning aspects of the proposal against the relevant sections of the Brisbane City Plan 2000, which are:

- Local Area Plan
- Primary Codes
- Secondary Codes

- 1.1.3 It is proposed that the site which is designated as "General Industry" in the Strategic Plan and is classified "General Industry Area" will be developed according to the Area Classification and also the requirements of the Australia Trade Coast Local Plan.

- 1.1.4 This report assesses the planning aspects of the proposal against the relevant sections of the Brisbane City Plan and will be divided into two components, which are briefly outlined in the proposal summary below.

1.2 PROPOSAL SUMMARY

- 1.2.1 This application is applying for **Reconfiguring a Lot in 2 Stages (Development Permit)**. Each stage of the proposal is described below:

1) **Stage 1 – Reconfiguring a Lot (2 into 2) Lots (Boundary Rearrangement)**

The first stage of this application is to rearrange the boundaries of Lot 2 on RP813014 and Lot 294 on SP135357 to create proposed Lots 1 and 2 (Refer to **Appendix A - Proposal Plan JD3403-00-009**). Proposed Lot 1 will have an area of 3.944 hectares whilst proposed Lot 2 will have an area of 1.854 hectares.

We note that Stage 1 of the application is a boundary realignment only between the two existing lots. We note that no additional lots or roads will be created as part of Stage 1.

2) **Stage 2 – Reconfiguring a Lot (1 into 7) Lots**

The second stage of this application is to further subdivide proposed Lot 1 as previously created by the minor reconfiguration in Stage 1.

This will involve subdividing this lot into 7 additional lots, parkland and common property (including access easement) (Refer to **Appendix A** - Proposal Plan JD3403-00-012).

- 1.2.2 The report concludes with the recommendation that Council approval is warranted.

R

2.0 THE SITE

2.1 LOCATION

- 2.1.1 The site is located at 55 Paringa Road, Murarie and is described as Lot 2 on RP813014 and Lot 294 on SP135357. It contains an area of 5.798ha and is owned by the Queensland Power Trading Corporation and The State of Queensland (Department of Natural Resources, Mines and Energy) (**Appendix B- Title Search**).

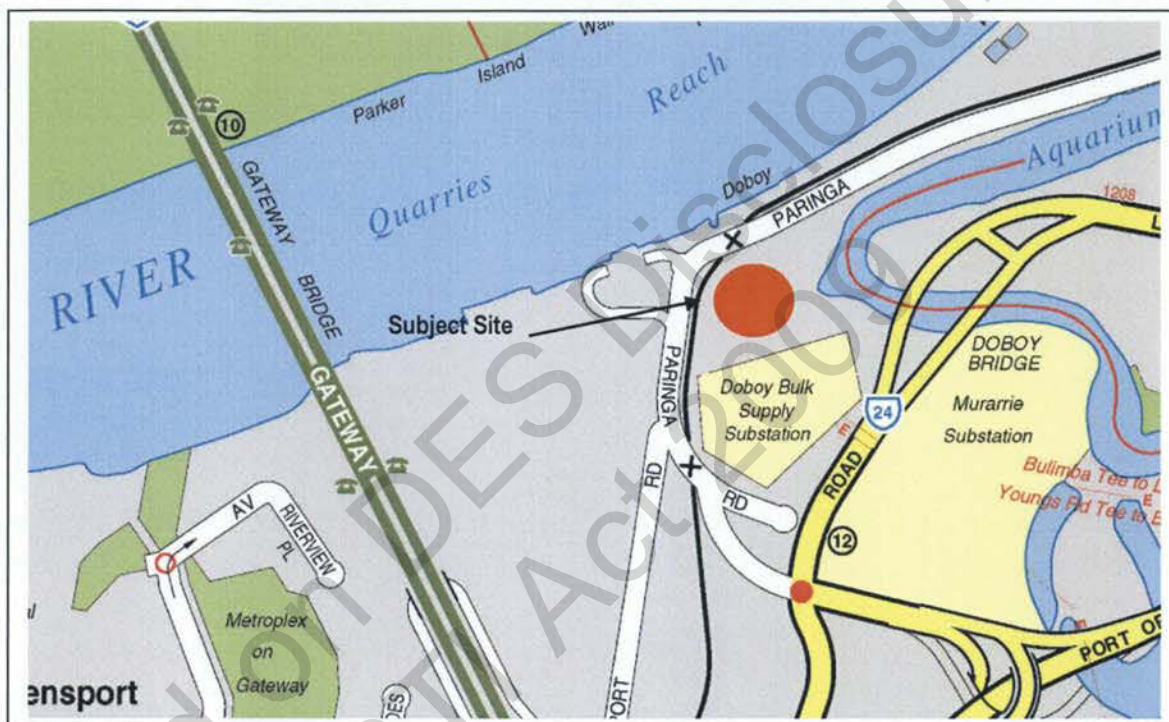


Figure 1

Site Location

(Source UBD- Reproduced with permission copyright Universal Press)

2.2 AREA CLASSIFICATION

2.2.1 The property is classified as a General Industry (GI) Area.



Figure 2

Classification

(Source: Brisbane City Plan 2000)

R

2.3 PREVIOUS USE OF SITE

2.3.1 The former Bulimba 'A' Power Station is located at 55 Paringa Rd, Murarrie. The site comprises of Lot 2 RP813014 and Lot 294 SP135356 in the Parish of Bulimba, County of Stanley.

"The power station was decommissioned in 1970 and demolished in 1978-1981" (Parsons Brinckerhoff, 2004). *was not submitted to EPA.*

2.4 CURRENT USE OF SITE

2.4.1 'Following demolition of the site, it was used up to 2001 for chemical, physical testing and analytical laboratories. It has remained vacant since 2001' (Parsons Brinckerhoff, 2004).

2.4.2 A few buildings remain on site including an old administration building, the remains of the power station, two workshop buildings, gatehouse, internal sealed roads and a few large trees (Parsons Brinckerhoff, 2004). These buildings will not change as a result of the proposed Reconfiguration of a Lot.

2.5 EASEMENTS

2.5.1 Currently there are a number of easement encumbrances on the site (Refer to **Appendix C- Easement Documentation**). The proposed common property in Stage 2 of this application includes an access easement in favour of proposed Lot 2 (created in Stage 1).

2.6 TOPOGRAPHY

2.6.1 The site topography is generally flat and slopes slightly to the north towards the Brisbane River. "It is bounded to the east by Bulimba Creek and Aquarium Passage; to the north and west by Paringa Road and Queensport Road and to the south by more elevated properties" (Parsons Brinckerhoff, 2004) (Refer to **Appendix D- Topographic Map 1: 25,000**).

2.7 ROAD FRONTAGE AND ACCESS

2.7.1 The site's northern boundary has approximately a 250m frontage to Paringa Road. The site's eastern boundary is adjacent to Bulimba Creek with approximately an 80m frontage to Lytton Road. The site's western boundary has approximately a 100m frontage to Paringa Road. An easement for a railway reserve runs adjacent to this boundary on the inside of the property.

2.7.2 The proposal is to contain common property for proposed Lots 1 to 7 (as created in Stage 2) with Lots 4 to 7 gaining access via this common property. This common property will include an access easement in favour of proposed Lot 2 (as created in Stage 1) subject to Proposal Plan JD 3403-00-012. The common property will be twenty (20) metres wide and is to contain a total area of 2880m².

2.7.3 Please note that no access from Lytton Road will occur.

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2.8 EXISTING SIGNIFICANT VEGETATION

- 2.8.1 "The site is mostly open grassed with a cluster of trees adjacent to Bulimba Creek with isolated poincianas and jacarandas..." (Parsons Brinckerhoff, 2004).

2.9 SURROUNDING LAND USE

- 2.9.1 "Waterways surround the site with Aquarium Passage to the east, which feeds into the Brisbane River further downstream. The Brisbane River is approximately 60m from the northern boundary of the site" (Parsons Brinckerhoff, 2004).

The surrounding land uses have a Strategic Classification as "Industrial Location" and an Area Classification of "General Industry Area". It can be noted that the site is located in a primarily industrial location, which is covered by the Australia Trade Coast Local Plan. As such, industrial uses in this area are encouraged.

It is anticipated that future development in the area will generally be for Industrial Uses.

3.0 THE PROPOSAL

3.1 APPLICATION DETAILS

- 3.1.1 It is requested that Council give approval to the application for the proposed Reconfiguring a Lot in Two (2) Stages and issue the requested approval.
- 3.1.2 It is recognised that this application is Code Assessable and will therefore not be publicly notified.

3.2 DESCRIPTION OF PROPOSAL

1) **Stage 1 – Reconfiguring a Lot (2 into 2) Lots (Boundary Rearrangement)**

The first stage of this application is to rearrange the boundaries of Lot 2 on RP813014 and Lot 294 on SP135357 to create proposed Lots 1 and 2 (Refer to **Appendix A - Proposal Plan JD3403-00-009**).

Lot 1 will have an area of 3.944 hectares, whilst Lot 2 will have an area of 1.854 hectares.

We note that Stage 1 of the application is a minor reconfiguration only, and primarily consists of rearranging the boundaries between the two existing lots. We note that no additional lots or roads will be created as part of Stage 1.

2) **Stage 2 – Reconfiguring a Lot (1 into 7) Lots**

The second stage of this application is to further subdivide proposed Lot 1 as previously created by Stage 1 as a minor reconfiguration. This will involve subdividing Lot 1 into 7 additional lots, parkland and common property (including access easement) (Refer to **Appendix A - Proposal Plan JD3403-00-012**).

3.3 PROPOSAL DETAILS

3.3.1 A summary of the proposed "Reconfiguring a Lot" is as follows:

Site Area: 5.798 hectares

Stage 1: Proposed Lot 1- 3.944ha
Proposed Lot 2- 1.854ha

Stage 2:
(Proposed Lot 1) Proposed Lot 1- 3395m²
Proposed Lot 2- 2000m²
Proposed Lot 3- 2000m²
Proposed Lot 4- 2000m²
Proposed Lot 5- 3800m²
Proposed Lot 6- 3100m²
Proposed Lot 7- 1.5ha
Common Property- 2880m²

Area of Park: 4220m²

Servicing: All services are existing and/or available to be connected to the site.

Access: Access will be provided via Paringa Road and Common Property (which includes an access easement).

Landscaping: This application is for Reconfiguring a Lot only and does not involve landscaping. It can be noted however that park dedication of 4220m² is provided as an appropriate buffer to Aquarium Passage and Bulimba Creek.

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4.0 REFERRAL AGENCIES

4.1.1 In accordance with the Integrated Planning Regulation 1998 a number of Referral Agencies have been triggered by the proposal: -

1) The Environmental Protection Agency has been determined as a Concurrence Agency for Contaminated Land Matters because the site is contained on the Environmental Management Register (Refer to **Appendix E**- EMR and CLR Documentation and Appendices **F**- Entertrade Letter and **G**- Environmental Protection Agency Letter for history of the subject site).

2) The site is also located within a Coastal Management District and is assessable under a planning scheme, therefore the application requires referral to the Environmental Protection Agency for this matter also.

3) Main Roads is a concurrence agency for the application, as the number of lots is increasing, although the number of lots abutting the state-controlled road will not be increasing.

Accordingly, referral co-ordination will be required as there are 3 concurrence agencies.

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5.0 PLANNING ASSESSMENT

5.1.1 For applications requiring Code Assessment, Section 3.5.4 of the *Integrated Planning Act 1997* requires that the application is assessed having regard to:

- The common material;
- The applicable codes.

5.1.2 Section 6.0 of this report is an assessment of the proposal in accordance with the following:

- Local Plan
- Area Classification
- Applicable Primary Codes:
 - Subdivision Code
- Applicable Secondary Codes:
 - Biodiversity Code
 - Gas and Oil Pipeline Code
 - Operational Works Code
 - Service Works and Infrastructure Code
 - Stormwater Management Code
 - Waterway Code
 - Wetland Code

5.2 STRATEGIC PLAN

5.2.1 Although the application is Code Assessable only, and the Strategic Plan does not need to be addressed as part of this application, an overall summary of the Strategic Plan requirements is given below.

5.2.2 The preferred "Element of the City" (as documented in the Strategic Plan) describes the subject site as an "Industrial Location". The major aim of this area is to provide industrial locations in two major areas. These areas are:

- the Australia Trade Coast, including the Brisbane Airport and the Port of Brisbane;
- the Brisbane-Ipswich Corridor in the south west.

The subject site is located in the Australia TradeCoast.

"These locations offer enormous potential for industrial, business and transport related employment growth and many locations in the south-west have developed rapidly" (City Plan, pg 18).

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The major aims of the Industrial Location are as follows:

- **Encourage industrial and related employment growth** and the development of a wider industry base, by working with the private sector to concentrate infrastructure investment in the two key growth locations, namely the Australia Trade Coast and the Brisbane-Ipswich Corridor in the south-west.
- **Minimise the conflict between industrial and residential development** arising from industrial site operations and secondary heavy traffic impacts, which can jeopardise industrial operations. The way to achieve this is to:
 - establish and maintain buffers between industry and residential development
 - site only low impact industrial uses near residential interfaces
 - ensure direct access from Industrial Areas to suburban or arterial roads and other elements of the Movement System
 - use physical measures to control impacts, e.g. building design, mounding, landscaping, fencing and double glazing.
- **Improve environmental performance** and ensure industry has no significant adverse impacts on the Brisbane River and tributaries, the Brisbane airshed or significant wetlands.

The proposed development is for Reconfiguring a Lot. The proposal does not have any detrimental affects on the environment. Overall, it can be noted that the proposal complies with the above aims.

5.2.3 The Strategic Plan further states that the Australia TradeCoast is the largest industrial area in the City and extends from Hamilton Wharves to Luggage Point on the north side of the Brisbane River, and from Colmslie to the Port of Brisbane on the south side. The strategic directions for this area are to:

- Sequence industrial growth in accordance with the economic provision of utility and transport infrastructure;
- Develop and grow the areas close to the Port and the Brisbane Airport for related industries and businesses;
- Gradually relocate inner City waterfront industries towards the River mouth;
- Maintain and develop adequate environmental and safety buffers to Residential Areas giving appropriate consideration to cumulative impacts;
- Restrict subdivision except to meet specific site development needs;
- Preserve and enhance ecologically significant wetlands as part of industry development;
- Provide public access to the riverfront where this does not constrain waterfront operations.

Although the proposal is for Reconfiguring a Lot and one of the above strategic directions states that subdivision will be restricted "...except to meet specific site development needs", it can be noted that the proposed reconfiguration will "develop and grow the areas close to the Port and the Brisbane Airport for related industries and businesses" in the future and will encourage more future industrial activities, thus complying with the above strategic intentions.

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5.3 LOCAL PLAN

- 5.3.1 The site is included in the Australia Trade Coast Local Plan, however the Local Plan does not vary the Level of Assessment in Chapter 3 of the City Plan.
- 5.3.2 We note that for this particular development, there is no Level of Assessment for the precinct in which the site is located. As a result the Level of Assessment for the development will revert back to Chapter 3 of the City Plan.
- 5.3.3 The Local Plan also contains specific local planning requirements for districts designed on the local plan maps, in this case the subject site is located within District 13 (Murarrie).

"This precinct is suitable for general industry. Any proposed development must be of a high quality and complement the development outcomes in the Queensland Precinct."

The major focus for development in the Murarrie precinct in the short term is the land north of Lytton Road. This site is owned by the Department of State Development.

The balance of the precinct is impacted in the short term by the construction of the Port of Brisbane Motorway.

Future land uses on the sites controlled by the Department of Main Roads will be determined upon completion of the Port of Brisbane Motorway.

This area is subject to environmental and drainage constraints. Additions to the Brisbane Green Space System will also be finalised once the Port of Brisbane Motorway is constructed."

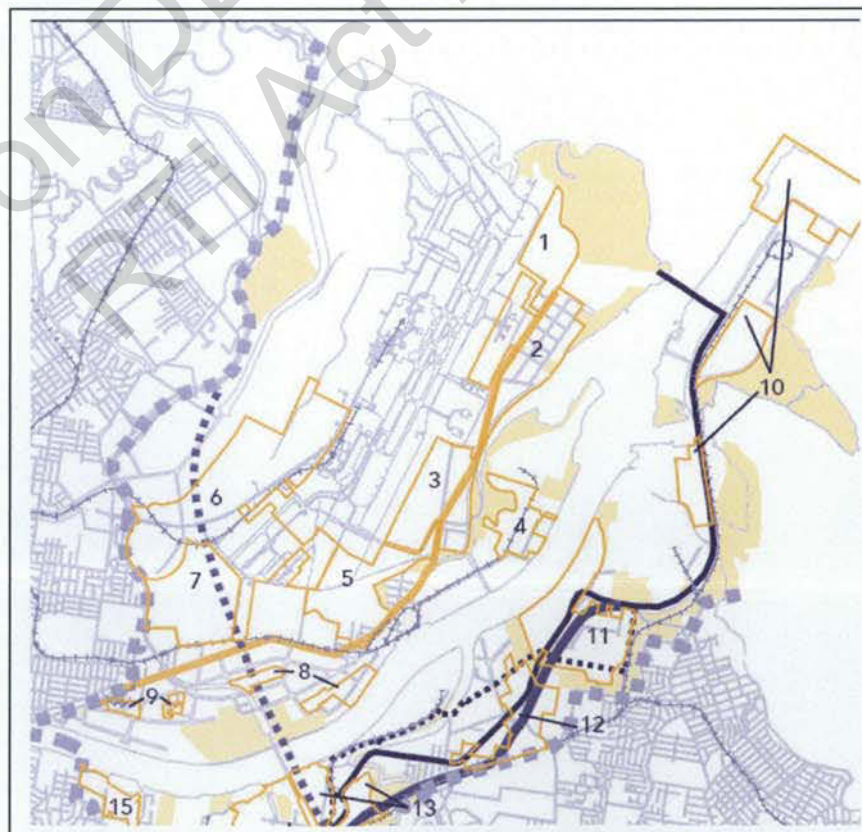


Figure 3

(Source: Brisbane City Plan 2000)



- 5.3.4 Overall the proposal for Reconfiguring a Lot in Two (2) Stages will not compromise the intent of the Local Plan for the Australia Trade Coast.

5.4 AREA CLASSIFICATION

- 5.4.1 The site is classified as a "General Industry" Area. The intent for this area is:

"The General Industry Area features a wide range of industries and complementary activities that meet high standards of amenity and environmental standards."

- 5.4.2 The proposal for Reconfiguring a Lot clearly complies with the intent of the Area Classification as it caters for future industrial uses and complies with the minimum lot sizes for General Industry.

5.5 LEVEL OF ASSESSMENT

In accordance with the City Plan the Level of Assessment for development on the subject site is determined from the Level of Assessment Table for General Industry Areas in Chapter 3 of the City Plan as noted below, the Level of Assessment for Reconfiguring a Lot is Code Assessable with the primary code being the Subdivision Code.

Code Assessable	Relevant Codes
Reconfiguring a Lot, other than volumetric subdivision not associated with an existing or approved building.	Subdivision Code

5.6 APPLICABLE PRIMARY CODES

- 5.6.1 Applicable Primary Codes:

- Subdivision Code.

The applicable primary codes are addressed in Section 6.0 of this report.

5.7 ASSESSMENT OF APPLICABILITY OF SECONDARY CODES

- 5.7.1 The Subdivision Code refers to a number of other Secondary codes. The following section of this report provides an assessment of the applicability of the Secondary Codes identified in the Subdivision Code.

- Acid Sulfate Soil- **Not Applicable**- the site is located below RL5 but does not seek approval to disturb more than 100m³ of soil as part of this application. This shall be dealt with in the subsequent Operational Works application for the site;
- Biodiversity- **Applicable**- the site is listed as a matter in the Biodiversity Code;
- Gas Pipeline- **Applicable**- the site is within 100m of the Roma Gas Pipeline;
- Heritage Place- **Not Applicable**- the site is not a Heritage Place or adjoining a Heritage Place;



- Industrial Areas- Adjacent Development- **Not Applicable**- the application is on an existing industrial site and does not relate to the use of a site as a child care facility, educational purposes, major hospital and medical facility or residential development for people with special needs.
- Operational Works- **Applicable**- refer to Section 9.0 of this Report.
- Services, Works and Infrastructure- **Applicable**- this code applies to assessing a Material Change of Use and/or Building Work and Reconfiguring a Lot;
- Stormwater Management- **Not Applicable**- this code addresses reconfiguring a lot where land disturbing activity is involved;
- Structure Planning- **Not Applicable**- this code only applies to subdivision of land in the Emerging Community Area;
- Transport, Access, Parking and Servicing- **Not Applicable**- this code applies only to assessing a Material Change of Use or Building Work;
- Waste Water Management- **Not Applicable**- the subject site has adequate access to sewerage facilities;
- Waterway- **Applicable**- the site is located in a waterway corridor;
- Wetland- **Applicable**- the site is subject to wetlands.

5.7.2 The Applicable Secondary Codes are addressed in Sections 6.0 to 13.0 of this report.



6.0 SUBDIVISION CODE

6.1.1 In accordance with the Reconfiguring a Lot application, the table below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Subdivision Code. Design elements that apply to small scale subdivisions (less than 10 lots) include:

- Pedestrian and Cyclist Facilities (5.1.3 of the City Plan);
- Public Transport (5.1.4 of the City Plan);
- Public Open Space (5.1.5 of the City Plan);
- Minor Road Design (5.1.6 of the City Plan); and
- Lot Layout (5.1.7 of the City Plan).

6.1.2 The provisions of the Code relating to the rearrangement of boundaries and creating access easements also requires addressing (5.2.2 of the City Plan).

5.1.3 Pedestrian and cyclist facilities

Performance Criteria	Acceptable Solutions
Pedestrian and cyclist facilities	
Planning	
P1 The minor roads and path network must provide pedestrian routes and low speed, low volume routes for cyclists with connections to adjoining minor roads and major roads, open spaces and activity centres.	A1.1 Walk/bikeways comply with the <i>Bicycle Brisbane Plan</i> , any Local Plans and/or Neighbourhood Structure Plans.
Compliance	
P1 Not Applicable- There are no minor roads in the proposed reconfiguration that necessitate pedestrian and cyclist facilities. The existing footpaths around the site will be maintained.	
P2 A network of walk/bikeways must be provided to encourage walking and cycling in accordance with: <ul style="list-style-type: none"> • Identification of opportunities to link pedestrian and cyclist destinations such as schools, shopping centres, open space areas, public transport stations/stops, and local activity centres along the safest, most direct and convenient routes. • Likely users, e.g. school children, parents with prams, the aged and/or people with disabilities, and commuter and recreational cyclists • Topography • Pedestrian and cyclist safety 	A2.1 Walk/bikeways comply with the <i>Bicycle Brisbane Plan</i> , <i>AUSTROAD's Traffic Engineer Practice, Part 14 – Bicycles, Queensland Streets 1993</i> and the <i>Transport and Traffic Facilities Planning Scheme Policy</i> .
Compliance	
P2 Not Applicable- Walk/bikeways are not applicable to the proposed reconfiguration. Existing footpaths around the site will be maintained.	
	A2.2 Walk/bikeways link each residential precinct to pedestrian and cyclist destinations by the most favourable routes.
Compliance	
P3 Not Applicable- This application is for a reconfiguration where walkways/bikeways are not applicable to the proposed application. It is noted that the existing footpaths around the site will be maintained.	

Location and design	
P3.1 The location of walk/bikeways in a street reservation must be determined by vehicle speeds and volumes. The use of footpaths by cyclists must not affect the comfort and safety of pedestrians.	A3 Walk/bikeways are located and designed in compliance with the <i>Bicycle Brisbane Plan</i> , AUSTROAD's <i>Traffic Engineering Practice, Part 14 – Bicycles</i> , <i>Queensland Streets 1993</i> and the Transport and Traffic Facilities Planning Scheme Policy .
Compliance	
P3.1 Not Applicable- This application is for a reconfiguration where walkways/bikeways are not applicable to the proposed application. It is noted that the existing footpaths around the site will be maintained.	
P3.2 The alignment of walk/bikeways must be designed so that they are:	
<ul style="list-style-type: none"> Varied to add interest and conserve trees and other significant features On easily trafficable grades Well lit where subject to high night time usage On safe and convenient routes Located where there is causal surveillance Adequate for passing Widened at potential conflict points 	
Compliance	
P3.2 Not Applicable- This application is for a reconfiguration where walkways/bikeways are not applicable to the proposed application. It is noted that the existing footpaths around the site will be maintained.	

5.1.4 Public Transport

Performance Criteria	Acceptable Solutions
Public Transport	
P1.1 Net residential densities within walking distance of public transport stations and stops must be set at levels that take advantage of the infrastructure investment and support the economic operation of services.	A1 Routes and neighbourhood net residential densities comply with any Local Plan and/or Structure Plan, <i>Queensland Streets 1993</i> and the Transport and Traffic Facilities Planning Scheme Policy .
Compliance	
P1.1 Not Applicable- This application is for an industrial reconfiguration and does not propose residential density development.	
P1.2 Convenient connections to adjoining areas and other public transport routes, including future routes, must provide for ease of movement of buses between developments and link activity centres within and external to the development.	
Compliance	
P1.2 Complies- Existing connections to adjoining areas and other public transport routes, including future routes, will be maintained as a result of this proposal.	

5.1.5 Public Open Space

Performance Criteria	Acceptable Solutions
Public Open Space	
<p>P1.1 Public open space must be designed to provide:</p> <ul style="list-style-type: none"> • A range of recreation settings, corridors for community walk/bikeways, and attractive urban environment settings and focal points. • Adequate facilities to meet the needs of the population density and demographic structure. • A response to the opportunities and constraints presented by the physical characteristics of the land in the proposed use, landscaping and facilities. • Incorporation of existing trees, rocks, streams, waterway frontage and sites of natural or cultural value, and linkage of habitats and wildlife corridors. • Links between public open spaces to form a legible network. • Public safety and reasonable amenity of adjoining land users in the design of facilities and associated engineering works. • Regional, district and neighbourhood open space requirements. 	<p>A1.1 Public open space is provided in compliance with any approved open space strategy, Local Plan and/or Structure Plan and applicable Contributions Planning Scheme Policies in Appendix 1.</p>
<p>Compliance P1.1 Complies- Public Open Space areas to be provided on site will be designed in accordance with the above requirements. This can be conditioned.</p>	
<p>P1.2 Open space must provide for recreational, environmental and stormwater management needs.</p>	<p>A1.2 Areas of public open space, incorporating drainage networks designed as part of multiple-use drainage systems and/or monetary contributions and/or parkland improvements, are provided in compliance with any relevant Contributions Planning Scheme Policies in Appendix 1.</p> <p>Refer to <i>Figure d</i></p>
<p>Compliance P1.2 Complies- A dedication of 4220m² (equivalent to 10%) of park has been provided for along Aquarium Passage, thus complying with the Public Open Space provisions.</p>	

5.1.6 Minor road design

Performance Criteria	Acceptable Solutions
Minor road design	
Function and width P1.1 The design features of each type of road must convey its primary function.	A1 Design of the minor roads complies with <i>Queensland Streets 1993</i> and the Transport and Traffic Facilities Planning Scheme Policy .
Compliance P1.1 Not Applicable- No roads are proposed as part of this application. Common property (including access easement) in the form of a 2880m ² lot will provide access for Lots 4-7. The proposed access easement within the common property will also provide access to proposed Lot 2 (resulting from Stage 1 of the Reconfiguration Proposal).	
P1.2 The minor road reserve width must be sufficient to cater for all road functions, including: <ul style="list-style-type: none"> • Safe and efficient movement of all users • Parked vehicles • Landscaping • Adequate cul-de-sac heads to enable a refuse vehicle to undertake a three point turn • Location, construction and maintenance of public utilities 	
Compliance P1.2 Not Applicable- Refer P1.1.	
P1.3 The minor road verge width must be adequate for safety, visibility, pedestrian movement, landscaping for amenity, noise reduction, parking, allotment access and utility services and must be sufficient to provide for special site conditions and future requirements.	
Compliance P1.3 Not Applicable- Refer P1.1.	
Designing for safety P1.4 The minor road design must facilitate safety for road users, including people with disabilities, the aged and children, by: <ul style="list-style-type: none"> • Providing a carriageway width that allows vehicles to proceed safely at the operating speed intended for that level of road. • Making allowances for restrictions caused by on-street parking. • Providing a horizontal and vertical alignment that is not conducive to excessive speeds. • Promoting the safety of pedestrians where it is intended that they use the carriageway at bus stops and other crossing points. • Promoting the safety of cyclists in streets and at crossing points. 	
Compliance P1.4 Not Applicable- Refer P1.1.	
P1.5 Speed reduction techniques and devices must be used to achieve desired speeds as part of a design for the whole road environment.	
Compliance P1.5 Not Applicable- Refer P1.1.	

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P1.6 Safe sight distances based on the speeds that vehicles may travel at in the street must exist at access points to properties, at pedestrian and cyclist crossings and at junctions and intersections including corner truncations.	
Compliance P1.6 Not Applicable- Refer P1.1.	
Access and verge P1.7 The carriageway width, verge width and crossover dimensions must allow for unobstructed and efficient access to individual lots and sites even when a car is parked on the opposite side of the road.	
Compliance P1.7 Not Applicable- Refer P1.1.	
P1.8 Driveway egress movements must not create a safety hazard.	
Compliance P1.8 Not Applicable- Refer P1.1.	
Geometric design P1.9 Bus routes must have a carriageway width to allow for the movement of buses unimpeded by parked cars, safely accommodate cyclists and avoid cars overtaking parked buses.	
Compliance P1.9 Not Applicable- This application is for Reconfiguring a Lot only. No bus routes are proposed as part of this application.	
P1.10 Geometric design for intersections, roundabouts and slow points must be consistent with the vehicle speed intended for each minor road.	
Compliance P1.10 Not Applicable- This application is for Reconfiguring a Lot only. No intersections, roundabouts and slow points are proposed as part of this application.	
P1.11 On land abutting district access routes or suburban routes, all vehicles must be able to enter or leave the road in a forward gear.	
Compliance P1.11 Not Applicable- This application is for Reconfiguring a Lot only. It is not proposed that access will be gained via district access routes or suburban access routes.	
On-road parking P1.12 Resident and visitor carparking must be provided according to projected needs taking into account: <ul style="list-style-type: none"> Total parking demand; Parking opportunities within allotments; Non-residential and external parking generators 	
Compliance P1.12 Not Applicable- This application is for Reconfiguring a Lot only. No on-road parking is proposed as part of this application.	
P1.13 Carparking must be designed to ensure: <ul style="list-style-type: none"> No obstruction or danger to the passage of vehicles, including bicycles on the carriageway, or to pedestrians. Efficient design of parking spaces and accesses. 	

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<ul style="list-style-type: none"> Convenient vehicle access to allotments. 	
Compliance P1.13 Not Applicable- This application is for Reconfiguring a Lot only. No carparking is proposed as part of this application.	

5.1.7 Lot layout

Performance Criteria	Acceptable Solutions
Lot layout	
Size	
P1 Lots must have an appropriate area and dimensions for the siting and construction of potential buildings, the provision of outdoor space, convenient vehicle access and parking. Lot sizes must meet the requirements of people with different housing needs, and provide housing choice.	A1.1 Large tracts of smaller lots all of the minimum size and frontage are avoided and a mix of lot sizes is provided. Area and frontage are in accordance with <i>Table 2</i> .
Compliance A1.1 Complies- Lot sizes have ample area and dimensions for various future industrial uses. Lot sizes comply with the provisions of Table 2 for the General Industry Area, being 2000m ² or greater in size, as required. Frontage and dimensions also comply.	
	OR A1.2 The reconfiguration relates to the titling of existing or approved buildings.
Compliance A1.2 Not Applicable- This application is for Reconfiguring a Lot only. The reconfiguration does not relate to the titling of existing or approved buildings.	
P2 Lot size and dimensions must enable buildings to be sited to: <ul style="list-style-type: none"> Protect natural or cultural features. Address site constraints including slope, soil erosion, flooding, drainage and bushfire risk. Retain special features such as trees and views. Ensure that lots are not subject to unreasonable risk, hazard, noise impacts or air quality impacts. Ensure reasonable buffers between existing or potential incompatible land uses. 	A2 No Acceptable Solutions is prescribed as each subdivision requires an individual approach.
Compliance P2 Complies- Lot sizes and dimensions have been proposed to enable future buildings to be sited to protect the natural features of the adjoining land (particularly the waterway). A reasonable buffer separates the proposed lots directly adjoining the waterway to minimise any possible impacts on this sensitive environment. The lot sizes proposed take account of all site constraints, and will retain existing vegetation and views where possible. Lot sizes do not create any hazards, noise or air quality impacts. As noted in Appendix H , the Herbarium Vegetation Management Area shows that the site does not contain any significant vegetation.	

User requirements	
P3 Lot frontages must address streets and open spaces to facilitate personal and property security, surveillance of footpaths and public open space, and to deter crime and vandalism.	A3 No Acceptable Solution is prescribed as each situation requires an individual approach.
Compliance P3 Complies- The lot frontages are adequate for property security and surveillance, and generally address the street frontage and/or proposed open space areas.	
Orientation and energy	
P4 Lots must be designed to facilitate the siting of buildings to take advantage of microclimatic benefits, and have dimensions to allow adequate on-site solar access and access to breezes.	A4 No Acceptable Solution is prescribed as each situation requires an individual approach.
Compliance P4 Complies-Lot sizes cater for any building aspect and will allow adequate on-site solar access and access to breezes for future industrial uses on the lots.	
Slope	
P5 Lot size and layout must take into account the slope of the land to minimise the impacts of retaining walls associated with dwelling construction.	A5.1 Lot size and frontage width increase as slope increases across the lot and proposed retaining walls are less than 1.5m in height.
Compliance A5.1 Not applicable- No retaining wall is proposed.	
	A5.2 Lots with an area less than 450m ² are located on land with: <ul style="list-style-type: none"> • A maximum overall slope across the short axis of 1 in 10 except where slab on ground construction is proposed, where the maximum overall slope on the short axis is 1 in 15. • A maximum overall slope across the long axis is 1 in 15.
Compliance A5.2 Not Applicable- Not lots less than 450m ² are proposed as part of this application.	

5.2.2 Rearranging boundaries, creating access easements, subdivision of existing buildings and volumetric subdivision

Performance Criteria	Acceptable Solutions (A) or Information Requirements (R)
Rearranging boundaries	
<p>P1 The adjustment of a boundary or boundaries must not result in the creation of additional allotments, and must be an improvement on the existing situation.</p> <p><i>Note:</i> Where the adjustment of a boundary or boundaries results in the creation of a lot size that would be subject to notifiable provisions of this Code are applicable.</p>	<p>A1 An improvement on the existing situation results where:</p> <ul style="list-style-type: none"> The frontage to depth ratio is greater than the existing allotments; <p>OR</p> <ul style="list-style-type: none"> The proposed allotments are better suited to the existing or proposed use of the allotments, whether or not minimum standards are met; <p>OR</p> <ul style="list-style-type: none"> Access is provided to an allotment that previously had no access; <p>AND</p> <ul style="list-style-type: none"> The size and configuration of the proposed allotments where located in an established area is consistent with the historical pattern of subdivision in the local area.
<p>Compliance Complies A1. The first stage of this application is to rearrange the boundaries of Lot 2 on RP813014 and Lot 294 on SP135357 to create proposed Lots 1 and 2. Proposed Lot 1 will have an area of 3.944 hectares whilst proposed Lot 2 will have an area of 1.854 hectares. We note that Stage 1 of the application is for boundary realignment between the two existing lots only and that no additional lots or roads will be created as part of Stage 1. This realignment will allow the proposed allotments to be better suited to their future proposed use.</p>	
Access easements	
<p>P2 The access easement must be of adequate width and constructed to a standard appropriate to the situation and must not result in unreasonable detriment or nuisance to neighbours.</p>	<p>A2 No Acceptable Solution is prescribed.</p>
<p>Compliance Complies P2- The proposed common property (including access easement) will be 20 metres wide and 2880m² in area. Therefore, it is of an adequate width and will be constructed to a standard appropriate to the situation.</p>	
Subdivision of existing or approved buildings (including proposed single unit dwellings) whether or not including land	
<p>P3 Subdivision of existing or approved buildings, whether or not including land, must not create a situation where, as a result of the subdivision:</p> <ul style="list-style-type: none"> The use/s and or building/s become unlawful Dependent activities of use/s become separated by means of titling The functioning of use/s or the relevant development approval is compromised <p><i>Note:</i> For instance, premises use for industry that includes manufacturing and an ancillary office. The office cannot be separately titled as it is dependent on the manufacturing component of the industry</p> <p>For instance, the subdivision of a multi-unit dwelling to provide individual community title for units (Building Format Plan with land component). The private courtyard for each unit must be included within the unit tile.</p>	<p>A3.1 The use/s of the land are lawful and any existing buildings are lawfully built, and use/s and/ or building/s comply with the development approval/s</p> <p>OR</p> <p>Where for the subdivision of approved buildings yet to be constructed the subdivision is consistent with the development approval/s</p> <p>AND</p> <p>The subdivision does not result in the use/s and/or buildings becoming unlawful</p> <p>A3.2 Where the development permit for reconfiguration relies on the construction of approved buildings, Council will only endorse the plan of Subdivision when the buildings have been substantially completed</p> <p>A3.3 Any proposed material change in use complies with the relevant Development Code/s</p> <p>A3.4 Where for the feehold subdivision of single unit dwellings, the material change of use component is</p>

	<p>assessed in conjunction with this reconfiguration component and the proposal complies with the Residential Design –Single Unit Dwelling Code.</p> <p>A3.5 Where the freehold subdivision of single unit dwellings involves more than 10 dwellings and lots (except for the conversion of a multi-unit dwellings to single unit dwellings) and/or the creation of new public streets, the appropriate subdivision category by scale and the corresponding design elements that apply to each scale of subdivision as detailed in Table 1 of Section 1 of this Code and contained in Section 5.1 of this Code will apply to the assessment of the reconfiguration, excluding the minimum lot size requirements.</p>
<p>Compliance P3 Not Applicable- The application will not involve the subdivision of existing or approved buildings whether or not including land.</p>	
<p>Volumetric subdivision</p>	
<p>P4 The subdivision of the space above or below the surface of the land must facilitate efficient development in accordance with the intent of the area where the land is located.</p>	<p>A4 No Acceptable Solution is prescribed as each situation requires an individual approach.</p>
<p>Compliance P4 Not applicable- the application will not involve volumetric subdivision.</p>	

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7.0 BIODIVERSITY CODE

7.1.1 The table below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Biodiversity Code.

Performance Criteria	Acceptable Solutions
General	
<p>P1 Ecological features and processes on or adjacent to the site, including those identified in the Natural Assets Planning Scheme Policy, must be protected, managed and restored, where necessary, to ensure their long term viability.</p> <p><i>Note:</i> Brisbane City Council Ecological Assessment Guidelines 1998 provide guidance on demonstrating compliance with this part of the Code.</p>	<p>A1.1 Ecological features and processes likely to be affected by the proposal are identified, evaluated and protected. Local knowledge is accessed where available.</p> <p>A1.2 Potential impacts, including edge effects, on ecological features and processes are identified on or adjacent to the site, such as fauna and flora habitat areas, ecological corridors, habitat trees, waterways (in-stream habitats), riparian zones and wetlands.</p> <p>A1.3 Development layout and planning retains, protects and manages the ecological features and processes identified on or adjacent to the site, such as fauna and flora habitat areas, ecological corridors, habitat trees, waterways (in-stream habitats), riparian zones and wetlands.</p> <p>A1.4 Disturbed significant habitat areas are rehabilitated through revegetation and restoration that assists in maintaining and improving biodiversity values. A rehabilitation plan is prepared and implemented generally consistent with the format and principles contained in the Brisbane City Council Ecological Assessment Guidelines.</p> <p>A1.5 The proposal meets the management intent for any Significant Flora Species, Significant Fauna Species or Significant Vegetation Communities, as defined in the Natural Assets Planning Scheme Policy, or in any existing Council Conservation Action Statements, Natural Area Management Plans or other relevant conservation or management plans.</p>
<p>Compliance P1 Complies- The subject site adjoins Aquarium Passage and Bulimba Creek, which are tributaries of the Brisbane River. In order to protect the potential impacts of edge effects, the proposed Reconfiguration of 1 into 7 Lots (Stage 2) is successfully buffered from Aquarium Passage and Bulimba Creek via a proposed park buffer, which has an area of 4220m² and a frontage of 6 metres. Therefore, the development layout protects and retains the ecological features adjoining the subject site.</p>	
<p>P2 Ecological corridors within or adjacent to the site must be identified and retained to create, maintain and/or improve connectivity between habitat areas and to allow wildlife movement between habitat areas.</p>	<p>A2 The design and management of ecological corridors is consistent with the principles contained in the Brisbane City Council Ecological Assessment Guidelines.</p>
<p>Compliance P2 Complies- As above.</p>	
<p>P3 The management of fire must maintain and/or enhance biodiversity.</p>	<p>A3.1 Clearing for fire management does not occur outside Building Location Plans, access ways and areas required for essential infrastructure services.</p>

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	<p>OR</p> <p>A3.2 Where clearing is proposed outside of areas described in A3.1, a Fire Management Plan demonstrating the protection of biodiversity is provided. The Plan is consistent with the principles contained in the Brisbane City Council Fire Management Guidelines and Ecological Assessment Guidelines.</p>
<p>Compliance A3.1/3.2 Not Applicable- No clearing is proposed as part of this Application.</p>	
<p>P4 The design and management of the proposal must ensure that significant biodiversity areas will be provided with ongoing protection.</p>	<p>A4.1 Areas supporting significant ecological features and/or processes are transferred to community ownership or control, e.g. Council, community group trusteeship, or community title.</p> <p>OR</p> <p>A4.2 Areas supporting significant ecological features and/or processes are included in the Conservation Area or included under a protective covenant.</p>
<p>Compliance P4 Not Applicable- The subject site is not located in an area that supports significant ecological features, however a parkland buffer has been proposed (as part of Stage 2 of this application) to buffer the adjoining creek (which may have biodiversity values) to the proposed Subdivision of 1 into 7 Lots.</p>	
<p>Waterways and wetlands</p>	
<p>P5 Ecological features and processes associated with waterways and wetlands must not be significantly and adversely impacted by changes in hydrological regimes, including wet/dry regimes.</p>	<p>A5 Impacts on the surface and ground water flow patterns of the subject waterway or wetland are minimised.</p> <p><i>Note:</i> <i>Information used to demonstrate the above is collected and presented in accordance with the principles and procedures of the Stormwater Management Code and the Environmental Impact Assessment Planning Scheme Policy.</i></p>
<p>Compliance A5 Complies- Refer to Appendix I (Engineering Services Report- Concept Engineering).</p>	
<p>Information</p>	
<p>P6 Ecological assessment information accompanying applications must be comprehensive, competent and adequate.</p>	<p>A6 Ecological assessment information accompanying the application is consistent with the principles and procedures contained or referenced in the Brisbane City Council Ecological Assessment Guidelines, Brisbane City Council Fire Management Guidelines, Natural Assets Planning Scheme Policy, Management of Urban Stormwater Quality Planning Scheme Policy and the Environmental Impact Assessment Planning Scheme Policy.</p>
<p>Compliance A6 Complies- All ecological assessment information is comprehensive, competent and adequate.</p>	

8.0 GAS AND OIL PIPELINE CODE

8.1.1 The table below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Gas and Oil Pipeline Code.

Performance Criteria	Acceptable Solutions
<p>P1 The safe operation of the Roma Gas or Moonie Brisbane Oil Pipelines must not be compromised by the proposal, and life and property must not be put at risk by uses near the Roma Gas or Moonie Brisbane Oil Pipelines.</p> <p><i>Note:</i></p> <p><i>Compliance can be demonstrated by a qualitative risk assessment in accordance with AS2885 Part 1 – Pipelines – Gas and Liquid Petroleum Design and Construction, and the concurrence of AGL Petroleum Pipelines Limited</i></p>	<p>A1 No Acceptable Solution is prescribed</p>
<p>Compliance</p> <p>P1 The proposal is for Reconfiguring a Lot only. The safe operation of the Roma Gas Oil Pipeline will not be compromised by the proposal.</p>	

9.0 OPERATIONAL WORKS CODE

- 9.1.1 This Application is for Reconfiguring a Lot in Two (2) Stages and Subdivision (Group Title) of One (1) into Seven (7) Lots plus Park and Common Property (Including Access Easement). Any additional work, such as earthworks, will be addressed during the Operational Works stage of the application. All Operational Works will be in compliance with the Operational Works Code.

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10.0 SERVICES WORKS AND INFRASTRUCTURE CODE

10.1.1 The table below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Services, Works and Infrastructure Code.

Performance Criteria	Acceptable Solutions
<p>P1 Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy.</p>	<p>A1 The land is provided with:</p> <ul style="list-style-type: none"> ▪ Reticulated water, sewerage, drainage, electricity and telecommunication services. ▪ Gas service where reasonable.
<p>Compliance</p> <p>A1 Complies- Refer to Appendix I (Engineering Services Report- Concept Design).</p>	
<p>P2 Frontage to the site must provide the following to an appropriate urban standard:</p> <ul style="list-style-type: none"> ▪ An effective, high quality paved roadway ▪ An effective, high quality roadway kerb and channel ▪ Safe, high quality crossings over channels and walkways ▪ Safe, accessible high quality bikeways ▪ A safe, accessible, high quality public walkway compatible and integrated with the surrounding environment ▪ Provision of and alteration to required public utilities ▪ Effective drainage ▪ Appropriate conduits to facilitate the provision of required street lighting systems and traffic signals 	<p>A2 The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed part of a new subdivision:</p> <ul style="list-style-type: none"> ▪ Concrete kerb and channel ▪ Forming and grading to walkways ▪ Crossings over channels and walkways ▪ A constructed bikeway ▪ A constructed walkway, minimum 1.2m wide and full width from the property line to the kerb in Multi-purpose Centres ▪ Reconstruction of any damaged public walkway in concrete ▪ Construction of the carriageway ▪ Payment of costs for required alterations to public utility mains, services or installations ▪ Construction of and required alterations to public utility mains, services or installations ▪ Drainage works ▪ Installation of electrical conduits
<p>Compliance</p> <p>A2 Not Applicable- The existing treatment of the road frontage will be maintained. No additional roadworks are proposed along the frontage of the site.</p>	
<p>P3 Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)</p>	<p>A3.1 Conduits, cabling or ducting is provided in all residential, community, commercial and industrial buildings of a sufficient diameter to enable two or more carriers to service the building. An underground access connection pit and "lead in" duct is provided in the footpath, plus a conduit from the property boundary to:</p> <ul style="list-style-type: none"> ▪ A designated entry point in each building ▪ Each lot in community title developments

	<ul style="list-style-type: none"> ▪ Each floor and tenancy in multi occupancy buildings <p>All works is to be in accordance with relevant Building Codes and Australian Standards</p> <p><i>Note:</i></p> <p><i>An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath.</i></p> <p>Additional requirements for Multi-unit Dwellings of more than 4 storeys and 20 units or Centre Activities with a gross floor area of 2500m² or greater:</p>
	<p>A3.2 New buildings are provided with:</p> <ul style="list-style-type: none"> ▪ A co-located equipment room ▪ A central (vertical) riser duct within the core of the building ▪ A telecommunications closet on each floor ▪ Distribution by underfloor or suspended ceiling ducts ▪ Designated wireless area on roof with structural capacity <p>All work is to be in accordance with relevant Building Codes and Australian Standards.</p> <p>Refer to <i>Figure a</i>.</p> <p><i>Note:</i></p> <p><i>A signed statement must be submitted to Council by a competent person (as defined in the Standard Building Regulation 1993) confirming that the premises as built complies with these requirements, when final building certification is issued.</i></p>
<p>Compliance</p> <p>P3 Not Applicable- This application is for Reconfiguring a Lot only. No building design or layout is proposed as part of this application.</p>	

R

P4 Major public projects promote the provision of affordable, high bandwidth telecommunication services throughout Brisbane.

A4 Conduits are provided in all major Council and government works projects to enable the future provision of fibre optic cabling:

- When the additional expense is unlikely to be prohibitive
- When further major work is unlikely or disruption would be a major concern eg limited capacity roads
- When there is a clear gap in the bandwidth available to the area

Note:

An accurate, digital 'as built' three dimensional location plans will need to be supplied for all infrastructure provided in the road reserve

Compliance

P4 Not Applicable- This application is for Reconfiguring a Lot only. No major public projects are proposed as part of this application.

R

11.0 STORMWATER MANAGEMENT CODE

- 11.1.1 As noted in **Appendix J** a Stormwater Management Plan has been complied by Concept Engineers Pty Ltd. This Stormwater Management Plan addresses such issues raised in the Stormwater Management Code. Therefore, compliance with the Stormwater Management Code has been achieved.

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12.0 WATERWAY CODE

12.1.1 The table below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Waterway Code.

Performance Criteria	Acceptable Solutions
General	
P1 The natural functions of Waterways as landscape and environmental corridors must be preserved.	<p>A1 No vegetation is disturbed on land:</p> <ul style="list-style-type: none"> ▪ In the Green Space Areas ▪ Covered by a Vegetation Protection Order of a Voluntary Conservation Agreement ▪ Designated in a Local Plan as being an area subject to environmental and scenic constraint ▪ Identified in the <i>Natural Assets Planning Scheme Policy</i>
<p>Compliance A1 Complies- As noted in Appendix H according to the Herbarium Vegetation Management Area the site is cleared and does not contain any significant vegetation. Therefore, it can be noted that the site is mostly open grass with a cluster of trees adjacent to Bulimba Creek. Stands of trees adjacent to the site (and Aquarium Passage) are listed as wetland vegetation under the BCC's Natural Assets Planning Scheme Policy. This vegetation will not be disturbed as a result of this Application.</p>	
P2 Waterfront land must be preserved for public use where relevant	<p>A2 Land in a Waterway Corridor or Brisbane River Corridor is transferred into public ownership in accordance with the relevant Contributions Planning Scheme Policies, where that land is required for ecological, open space or recreation functions, including:</p> <ul style="list-style-type: none"> ▪ Public use ▪ Access for maintenance ▪ Linking core and remnant habitat areas ▪ Protecting water quality and ecological processes ▪ Other public benefit
<p>Compliance A2 Complies- The area of the site, which adjoins Aquarium Passage and Bulimba Creek, is dedicated as a 4220m² park area.</p>	
P3 The proposal must provide for ongoing maintenance of any works or planting required to ensure the impacts on the ecology of waterways or the Brisbane River, or on riparian vegetation, are minimised both during and after construction.	A3.1 A maintenance program is approved by Council and implemented.
<p>Compliance P3 Complies- Compliance with the above can be achieved during construction stage. This application is for Reconfiguring a Lot only.</p>	
	A3.2 A performance bond and agreement is lodged with Council to ensure the approved maintenance program is implemented

Compliance Refer to P3 above.	
P4 Where a site includes degraded land identified for rehabilitation in a Catchment Management Plan, SMP, WMP or a rehabilitation plan approved by Council, it must be implemented and maintained at the landowner's expense.	A4.1 A rehabilitation plan is approved by Council and implemented.
Compliance Refer to P3 above.	
	A4.2 A performance bond and agreement is lodged with Council to ensure the ongoing maintenance of rehabilitation works.
Compliance Refer to P3 above.	

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13.0 WETLAND CODE

13.1.1 Below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Wetland Code.

Performance Criteria	Acceptable Solutions
P1 Wetlands must be adequately protected from the impacts of adjacent development	<p>A1.1 Development is set back:</p> <ul style="list-style-type: none"> 40m from the maximum water level of a freshwater wetland 100m from the Highest Astronomical Tide line of a tidal wetland <p>A1.2 The use complies with the Biodiversity Code</p>
<p>Compliance</p> <p>P1 Complies- The wetlands area will be protected from the impacts of the development in Stage 2 of the proposal by the provision of a park area adjoining Aquarium Passage approximately 4220m² in area. This park area adequately protects the wetland area from the proposed subdivision.</p>	
P2 Ecological features and processes associated with the wetland must be protected, managed and restored where necessary, to ensure their long term viability	A2 The use complies with all relevant Acceptable Solutions in the Biodiversity Code
<p>Compliance</p> <p>A2 Complies- The proposal complies with the Biodiversity Code, as addressed previously.</p>	
P3 Proposals must be designed to protect wetland values through maintenance of hydrological regimes, including water quantity, water quality and wet/dry phases, during and after construction	A3 The use complies with the Biodiversity Code , and the Stormwater Management Code , and the Waterway Code and with the Management of Urban Stormwater Quality Planning Scheme Policy
<p>Compliance</p> <p>A3- The use complies with the applicable code, as highlighted above.</p>	

14.0 BRISBANE RIVER CORRIDOR PLANNING SCHEME POLICY

14.1.1 The subject site is located in the Brisbane River Precinct 5. The Brisbane River Corridor Planning Scheme Policy identifies five different precincts of the river. The policy details the characteristics, favoured outcomes and preferred development types in each precinct.

14.1.2 An assessment of the Planning Scheme Policy is noted below:

The key outcomes for Precinct 5- Bulimba to the bay are as follows:

- To improve the gateway image of the Brisbane River by requiring development to maintain a high level of amenity and urban design of major structures;
- To support port related activities through implementation of the Australia Trade Coast Local Plan;
- To maintain or enhance existing public access points where appropriate, having regard to the location, adjoining land uses and utility of the access;
- To ensure that future development in the area enhances riparian amenity.

Overall it can be noted that the proposal complies with the key outcomes of the Brisbane River Corridor Planning Scheme Policy. It can be noted that the proposed application supports port related activities through compliance with the Australia Trade Coast Local Plan (Refer to Section 5.3).

Furthermore, the Stage 2 of this application proposes a new park area of 4220m². This park area successfully provides a buffer to Aquarium Passage, thus ensuring the future development will not impact on any sensitive environment.

All existing easements will remain as they are. Stage 2 of this application includes common property (including access easement) for Lots 1 to 7 with Lots 4 to 7 gaining access via this common property. This common property (including access easement) is also for the benefit of proposed Lot 2 (resulting from Stage 1 of the Reconfiguration proposal).

Overall the proposed lot sizes take account of all site constraints, and will retain existing vegetation and views where possible. Lot sizes do not create any hazards, noise or air quality impacts.

15.0 CONCLUSION

15.1.1 This planning report demonstrates that there is sufficient justification for Council to approve the proposed Reconfiguring a Lot in Two (2) Stages.

15.1.2 The proposal is in keeping with:

- The provisions of the Integrated Planning Act 1997
- The Intent of the Strategic Plan (Industrial Areas) designation
- The Australia Trade Coast Local Plan and the intent of the Murarrie district
- The intent of the "General Industry- GI" Area classification
- The following is a list of the applicable Primary Codes:
 - Subdivision Code
- The following is a list of the applicable Secondary Codes:
 - Biodiversity Code
 - Gas and Oil Pipeline Code
 - Operational Works Code
 - Services, Works and Infrastructure Code
 - Stormwater Management Code
 - Waterway Code
 - Wetland Code.

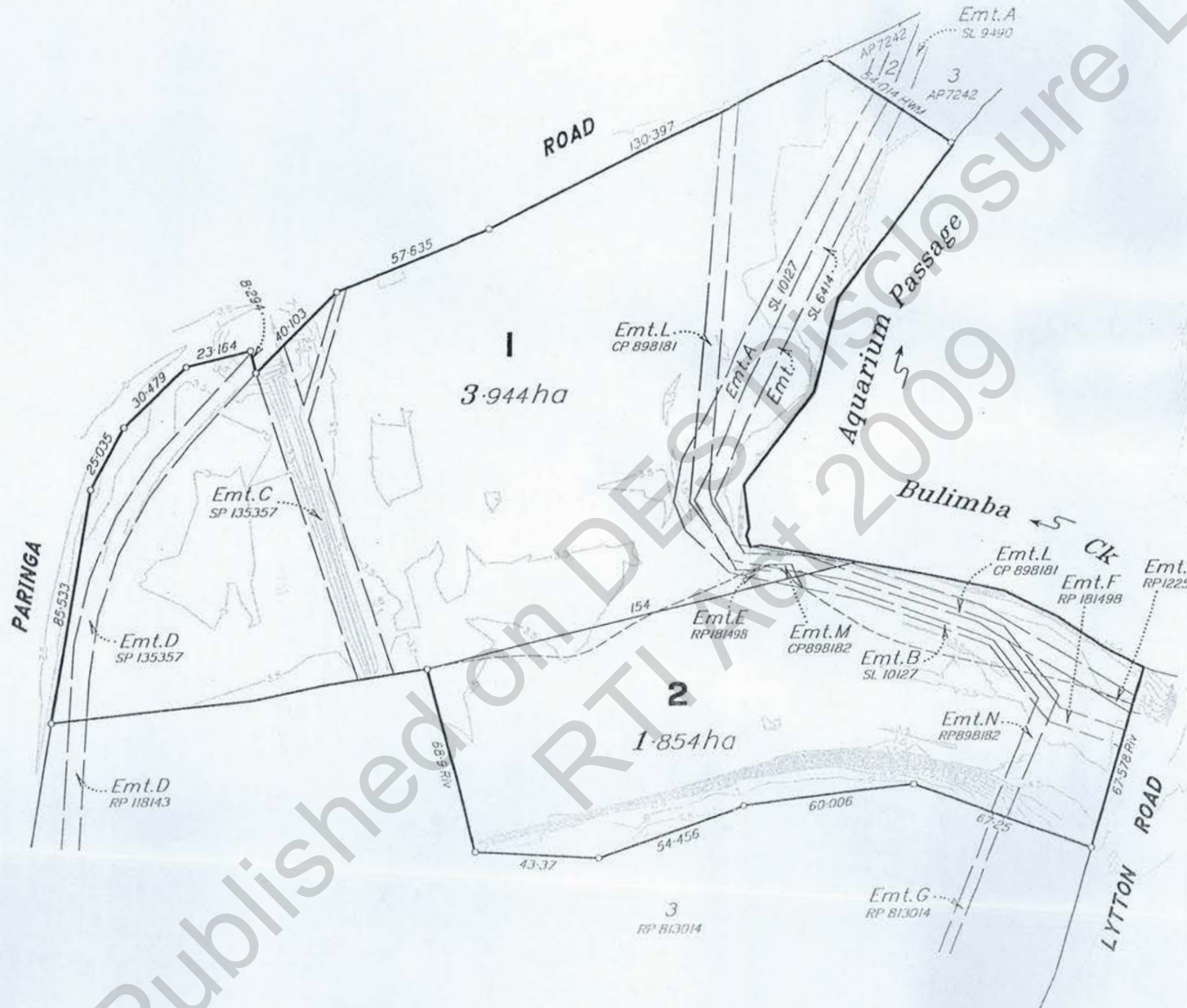
15.1.3 It is recommended that Council support of the application is warranted and approval should be granted.

APPENDIX A

PROPOSAL PLANS

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R



SNOWDAY PTY LTD

PROJECT
PROPOSED
RECONFIGURATION
OF LOT 2 ON RP813014 & LOT
294 ON SP135357

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

NOTES
(i) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
(iv) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	2			5.798 ha

SCALE BAR
0 20 60 100m

SCALE 1:1500 (A3)



**KEILAR
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& MCGHIE**
PLANNING
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Spring Hill
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PO Box 5000
Spring Hill
QLD 4004
Phone:
(07) 3002 0005
Facsimile:
(07) 3002 0006
E-Mail:
kfm@kfm.com.au

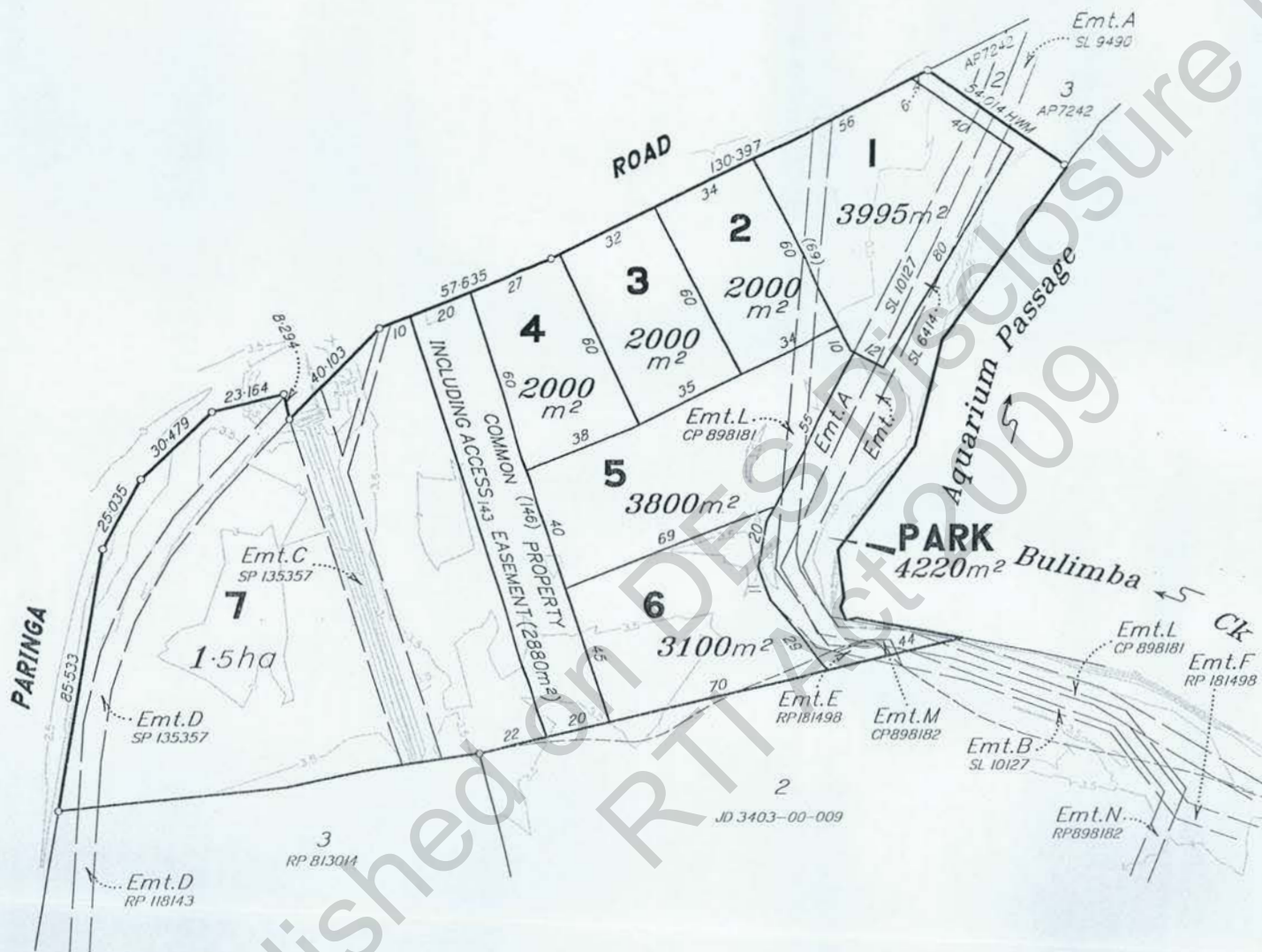


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LEVEL DATUM	AHDD
LEVEL ORIGIN	PSM139701 RL 2.466
CONTOUR INTERVAL	0.5 m
COMPUTER FILE	340300C0
DRAWN	ADH
DATE	2/07/2004
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	JD 3403-00-009

Page 174 of 236

N



CLIENT
SNOWDAY PTY LTD

PROJECT
PROPOSED
RECONFIGURATION
OF LOT 2 ON RP813014 & LOT
294 ON SP135357

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

NOTES

(i) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.

Keilar Fox & McGhie Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	7		4220m ²	3.944 ha

SCALE BAR
0 20 60 100m

SCALE 1:1500 (A3)

KEILAR FOX & MCGHIE
PLANNING
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MAPPING
INFORMATION
TECHNOLOGY

Office Address
Level 12
15 Laidlaw St
Spring Hill
QLD 4000
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P.O. Box 608
Spring Hill
QLD 4004
Phone
(07) 3532 0055
Facsimile
(07) 3532 0996
E-Mail
kfm@kfm.com.au

benchmark
IN QUALITY
ASSETS ISO 9001

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LEVEL DATUM	AHDD
LEVEL ORIGIN	PSM139791 RL 2.466
CONTOUR INTERVAL	0.5 m
COMPUTER FILE	340300C3
DRAWN	SDD
DATE	15/07/2004
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	JD 3403-00-012

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIRE FILE B OR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES, MINES & ENERGY.

APPENDIX B

TITLE SEARCH

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RTI Act 2009

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CURRENT TITLE SEARCH
NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 111360480

Search Date: 24/06/2004 8:51 am

Title Reference: 18125182

Date Created: 02/04/1991

Previous Title: 17224045

REGISTERED OWNER

Dealing No: 704362601 12/10/2000

QUEENSLAND POWER TRADING CORPORATION

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 813014
County of STANLEY

Parish of BULIMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19551213 (POR 11)
2. EASEMENT IN GROSS No 601315180 (E811191) 02/08/1974
BURDENING THE LAND
TO ASSOCIATED PIPELINES LIMITED
OVER EASEMENT C ON RP122515
3. EASEMENT IN GROSS No 703595462 27/09/1999 at 09:34
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENTS M AND N ON RP898182
4. TRANSFER No 707795139 10/06/2004 at 11:07
EASEMENT IN GROSS: 703595462
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233
ENERGEX LIMITED A.C.N. 078 849 055 JOINT TENANTS
5. EASEMENT IN GROSS No 706909894 21/08/2003 at 10:48
burdening the land
ENVESTRA (QLD) LIMITED A.C.N. 009 760 883
over
EASEMENTS E AND F ON RP181498

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Page 1/-

CURRENT TITLE SEARCH
NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 111360480

R

Search Date: 24/06/2004 8:51 am

Title Reference: 18125182
Date Created: 02/04/1991

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: ABR ONLINE

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RTI Act 2009

Page 2/2

Client Reference: kem
JD340300

R

CURRENT TITLE SEARCH
NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 111360485

Search Date: 24/06/2004 8:51 am

Title Reference: 50459796

Date Created: 30/09/2003

Previous Title: 40039115

REGISTERED OWNER

Dealing No: 707034857 30/09/2003

THE STATE OF QUEENSLAND

(REPRESENTED BY DEPARTMENT OF NATURAL RESOURCES & MINES)

ESTATE AND LAND

Estate in Fee Simple

LOT 294 SURVEY PLAN 135357

County of STANLEY

Parish of BULIMBA

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40039115 (Lot 294 on SP 135357)
2. EASEMENT No 602808360 (A1088) 03/11/1977
burdening the land to
ASSOCIATED PIPELINES LIMITED
OVER AN EASEMENT ON CROWN
PLAN NO.SL6414
3. EASEMENT No 602808361 (A2184) 16/03/1987
burdening the land to
GAS CORPORATION OF QUEENSLAND LIMITED
OVER EASEMENTS A AND B ON CROWN PLAN
NO.SL10127
4. EASEMENT IN GROSS No 703595469 27/09/1999 at 09:35
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT L ON CP 898181
5. TRANSFER No 707795147 10/06/2004 at 11:07
EASEMENT IN GROSS: 703595469
ENERGEX LIMITED A.C.N. 078 849 055
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233 JOINT TENANTS
6. EASEMENT No 707067625 09/10/2003 at 10:56
burdening the land to
LOTS 477 AND 621 ON CP SL8784
OVER EASEMENT D ON SP135357

Page 1/-

CURRENT TITLE SEARCH
NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 111360485

R

Search Date: 24/06/2004 8:51 am

Title Reference: 50459796
Date Created: 30/09/2003

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

7. EASEMENT No 707067669 09/10/2003 at 11:01
burdening the land to
LOT 3 ON RP813014
OVER EASEMENT C ON SP135357
8. EASEMENT No 707354326 06/01/2004 at 15:25
benefiting the land over
EASEMENT A ON SP135376

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: ABR ONLINE

Page 2/2

Client Reference: kem
JD340300

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APPENDIX C

EASEMENT DOCUMENTATION

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DIAGRAM A

May 19 3400

Years:	1	2
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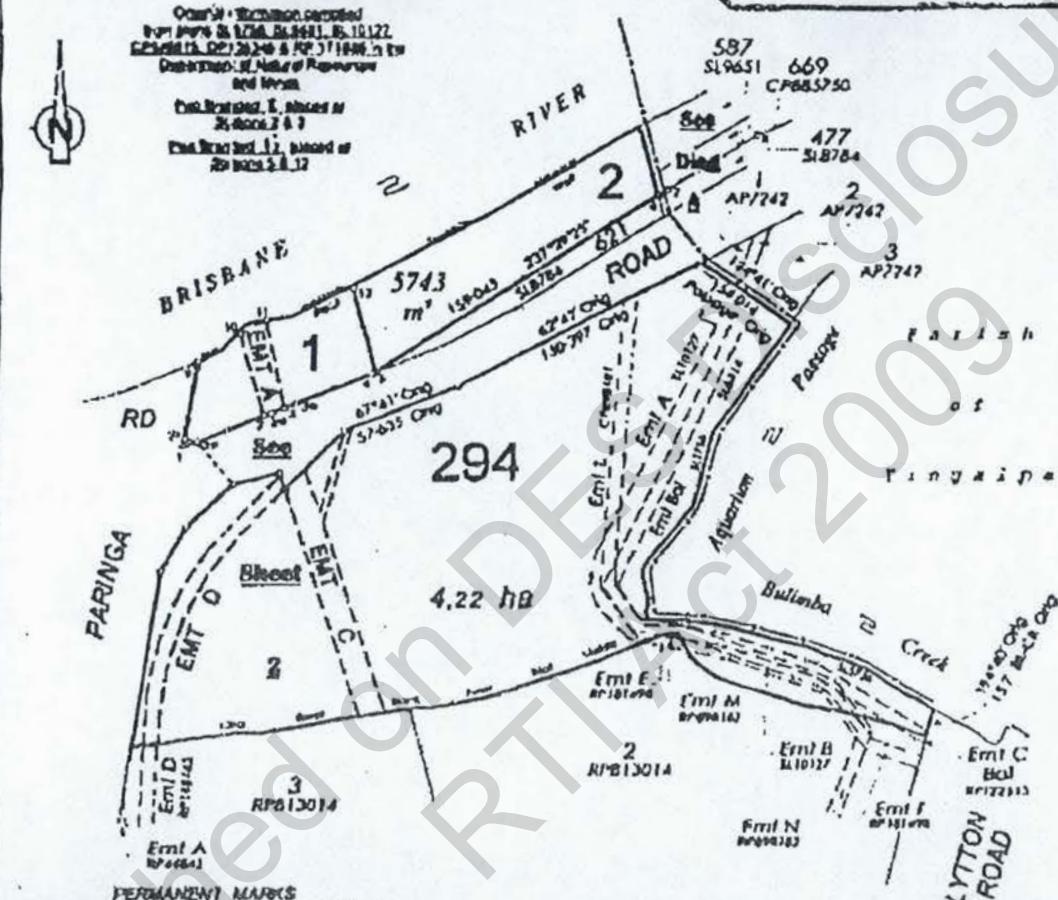
REFERENCE MARKS				
STATION	TO	BEARING	DIST	CHORD
1	OP	At Station		2746.736
2	3000 ft in Street and	78°05'30"	34.387	
3	OP	77°14'43"	3.676	
4	2000 ft in Street and	139°13'30"	77.596	
5	OP	132°33'	1.006	8/31.5673
6	OP	147°29'33"	1.078	10/31.3673
7	OP back	241°13'30"	1.308	14/31.3673
8	OP	81°17°30"	34.673	17/31.3673
9	OP at Cord Station	75°21'	37.03	17/31.9740
10	OP	180°30"	0.956	17/31.3336
11	4 Street	286°0'	1.192	21/31.46675



Oscar W. Richardson, deceased
 Born March 26, 1890, at 1441 E. 1st St.,
 Chicago, Ill.; died Feb. 27, 1946, at his
 residence, 11 N. Maple St., Evanston,
 Ill.

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2-000	000000	12-000	12-000	12-000

**Lots 1, 2, 294
and Proposed Easements A in Lot 1,
and C & D in Lot 294**
Cancelling Lot 294 on plan SL8761

PARISH. BULIMBA COUNTY. STANLEY

AMU v. gov 00120213 (2000 02)

2000

STANDARD

SP135357

73(2)Irrelev

73(2) Irrelevant

Expanded Coverage

[illegible]

WARNING FOLDING OR MUTILATING WILL LEAD TO REJECTION PLAN MAY BE REVISED

813014

PLAN MUST BE DRAWN WITHIN BLUE LINES

813014

813014

PLAN MUST BE DRAWN WITHIN BLUE LINES

813014

STN	TO	REMARKS	BEARING	DIST
1	QIP	Down	180°00'30"	1.346
1	QIP		34°45'	0.937
1	PA		180°00'30"	7.326
2	PA		341°44'	0.304
3	QIP		19°16'30"	2.042
5	Same	at Sta		
5	Same		338°21'30"	0.8
7	PA		136°21'30"	1.25
8	PA		68°15'	0.328
9	PA		119°21'30"	1.0
20	PA		248°21'30"	1.7
14	QIP		15°34'30"	0.713
14	QIP		170°26'10"	1.431
16	QIP		177°42'30"	0.905
17	QIP		300°03'33"	0.788
20	QIP		120°23'15"	0.804

DIAGRAM

NOT TO SCALE

EMT G

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LINE	BEARING	DIST
2-3	78°1'35"	123.942
3-4	78°1'35"	123.926
4-5	30°25'30"	124.333
1-4	40°00'30"	213.337
13-21	78°1'04"	123.93

PM	BEARING	DIST	BS
1-OPR	101°00'30"	213.337	53.555
13-OPR	78°1'04"	123.93	57.813

73(2)Irrelevant

Original measurements compared from RP 214303
at the Department of Titles, Brisbane

73(2)Irrelevant

PLAN OF
Lots 2 and 3
and Proposed Easement G in Lot 3
Concerning Lot 2 or RP 214303

PARTSH BULIMBA
COUNTY Stanley
Municipality CITY OF BRISBANE
LOCAL AUTHORITY BRISBANE, CC
LAND ADMINISTRATION
BRISBANE

73(2)Irrelevant

APPROVED PLAN 813014

CHARGE COPYRIGHT RESERVED

AB-H-112115-01

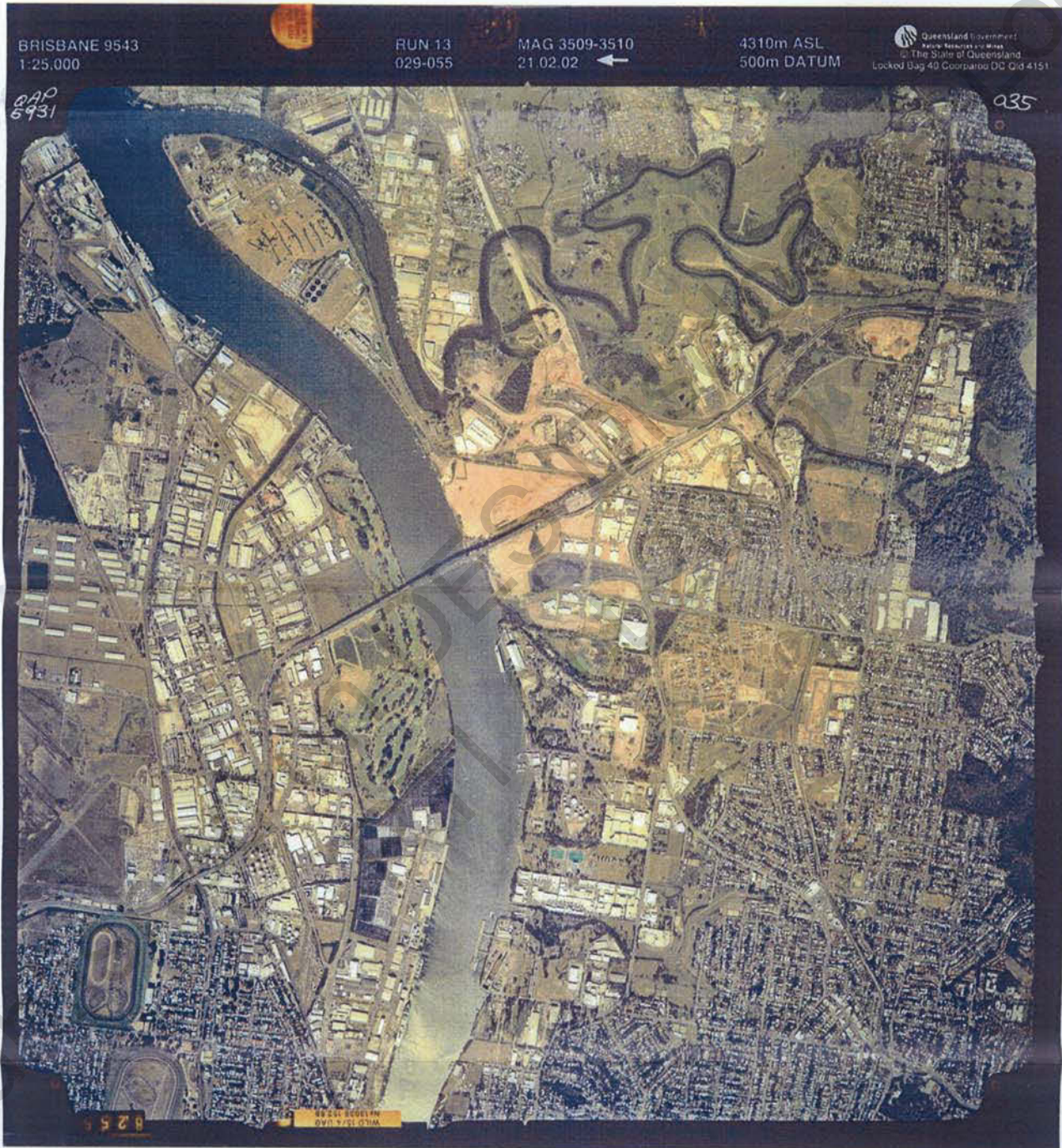
APPENDIX D

TOPOGRAPHIC MAP (1: 25,000)

Published on DES Disclosure Log
RTI Act 2009

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SUBJECT SITE



APPENDIX E

**ENVIRONMENTAL MANAGEMENT REGISTER (EMR) AND
CONTAMINATED LAND REGISTER (CLR) DOCUMENTATION**

Published on DES Disclosure Log
RTI Act 2009

QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 608695 EMR Site Id: 927 30 January 2004

This response relates to a search request received for the site:

Lot: 2 Plan: RP813014

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 2 Plan: RP813014
Address: 1098 LYTTON ROAD
MURARRIE 4172

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

LANDFILL - disposing of waste (excluding inert construction and demolition waste).

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

If you have any queries in relation to this search please phone (07) 3227 7370.

Tess Dobinson
Acting Registrar, Contaminated Land Unit

R

QLD ENVIRONMENTAL PROTECTION AGENCY**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 608703 EMR Site Id: 44374 30 January 2004

This response relates to a search request received for the site:

Lot: 294 Plan: SP135357

EMR RESULT

The above site IS included on the Environmental Management Register.

The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 294 Plan: SL8781
Address: 323 QUEENSPORT ROAD
MURARRIE 4172

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

WASTE STORAGE, TREATMENT OR DISPOSAL - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50, 000 persons having sludge drying beds or on-site disposal facilities.

ABRASIVE BLASTING - carrying out abrasive blast cleaning (other than cleaning carried out in fully enclosed booths) or disposing of abrasive blasting material.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

If you have any queries in relation to this search please phone (07) 3227 7370.

Tess Dobinson

Acting Registrar, Contaminated Land Unit



APPENDIX F

ENERTRADE LETTER (14/01/03)

Published on DES Disclosure Log
RTI Act 2009

14 January 2003

Ref. 165/18/9

Attention: Ms Kim Barry

Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Dear Ms Barry

**LAND AT 55 PARINGA ROAD MURARRIE
BULIMBA 'A' POWER STATION SITE
(EPA FILE NO. BNE3112)**

folio 34 in Part 4

I refer to your letter dated 2 July 2002 in which you indicated that further investigation was needed in relation to the potential for methane generation on the above site.

I am pleased to advise that Enertrade engaged Parson Brinckerhoff Australia Pty Limited (formerly named PPK Environment & Infrastructure) to carry out two investigations into the potential for methane production from the site, particularly in the area where it was reported that a quantity of margarine had been buried. The results of the first of these investigations is reported in PPK letter dated 30 August 2002 entitled "Methane Assessment - Bulimba 'A' Power Station, Murarrie, Queensland"

A copy of this is enclosed. The results of this first investigation still left some unanswered question relating to the potential for methane generation and another investigation was commissioned by Enertrade. The results of that investigation are reported in

Parsons Brinckerhoff letter dated 28 November 2002 entitled "sol Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland"

A copy is enclosed. As you will see, the results of this investigation indicate that there is no ongoing methane generation present on the site.

I trust that these investigations meet with the requirements of your letter of 2 July 2002 relating to the further investigation of the potential of methane generation.

In view of the results of these investigations, will you please advise whether the requirement of your letter of 2 July 2002 to cap the area is still considered necessary.

\\qplcdbsvr\khesse\murarrie\lr030113epa.doc

Level 20
200 Queen Street
Brisbane QLD 4002
Christine Cameron
+61 7 3331 9900
+61 7 3331 9901
enertrade@enertrade.com.au

R

Queensland Power Trading Corporation ABN 39 282 390 374

If it is considered that capping is still required, please confirm that 'the area' referred to is the area previously occupied by the now-demolished power station building.

Should you have any queries regarding this matter, please call [73(2)Irrelevant] on the telephone number shown below (please note a change from previous numbers as a result of the relocation of Enertrade's office). Technical questions relating to the Parsons Brinckerhoff reports may be directed to [73(2)Irrelevant] of Parson Brinckerhoff (07 3218 2640)

Yours sincerely

[73(2)Irrelevant]

Michael Cavell
CHIEF EXECUTIVE OFFICER

Enquiries: [73(2)Irrelevant]
Telephone (07) 3331 9925
Facsimile (07) 3331 9901

APPENDIX G

ENVIRONMENTAL PROTECTION AGENCY LETTER (26/02/03)

Published on DES Disclosure Log
RTI Act 2009

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Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone (07) 3225 1827 Fax (07) 3247 3278
www.env.qld.gov.au ABN: 87221158786

Enquires to : Kim Barry
Telephone : 3225 1045
Your reference : 165/18/9
Our reference : BNE3112

73(2)Irrelevant

Enertrade
GPO Box 10
BRISBANE QLD 4001

Attention: 73(2)Irrelevant

Re: Submission of a site investigation report for the land described as Lot 2 on RP813014 and L294 on SL8781, Former Bulimba 'A' Power Station, Murarrie, Queensland

The most recent soil gas assessment of methane generation at the above site has indicated that there is no ongoing methane generation on-site. Enertrade may sell the land with or without submitting a draft site management plan (SMP) to the Environmental Protection Agency Contaminated Land Unit. As discussed in our recent telephone conversation, an SMP may be submitted at any time.

73(2)Irrelevant

Signed

Kim Barry
Principal Scientific Advisor
Contaminated Land Unit

Date

26/09/03

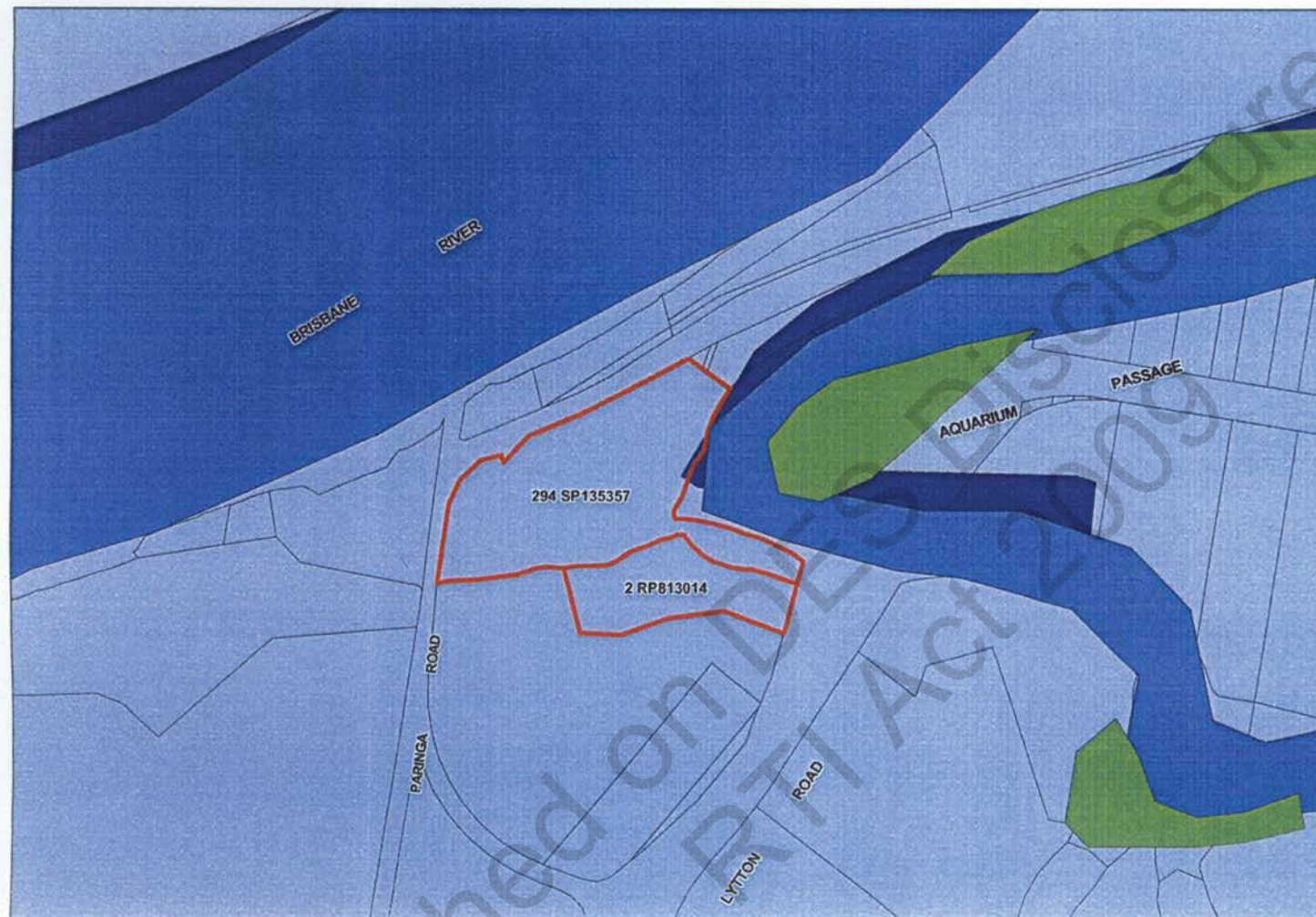
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APPENDIX H

HERBARIUM VEGETATION MANAGEMENT AREAS

Published on DES Disclosure Log
RTI Act 2009

55 PARINGA ROAD, MURARRIE
Herbarium Vegetation Management Areas
Over Area of Project



Herbarium 2003 Version 4.0
Vegetation Management Code

- Cleared/Non-remnant
- Endangered/Of Concern
- Endangered
- Not Of Concern/Of Concern
- Of Concern
- Not Of Concern
- Plantation
- Water

Estuaries by Habitat Type

- Barrier/back-barrier
- Bedrock
- Central Basin
- Channel
- Coral
- Flood- and Ebb-tide Delta
- Fluvial (bay-head) Delta
- Intertidal Flats
- Mangrove
- Rocky Reef
- Saltmarsh/Saltflat
- Tidal Sand Banks
- Unassigned
- all others

1:100,000 Survey and Mapping of Vegetation Communities and
Regional Ecosystems of Queensland. Version 4.0, (September 2003)
Queensland Herbarium, Environmental Protection Agency

Estuaries data from Queensland COASTAL WATERWAYS
GEOMORPHIC HABITAT MAPPING (1:100 000 SCALE DIGITAL DATA)
from the OzEstuaries Database (January 2004 release)

Based on or contains data provided by the Department
of Natural Resources, Mines and Energy, Queensland 2004
which gives no warranty in relation to the data (including
accuracy, reliability, completeness or suitability) and accepts
no liability (including without limitation, liability in negligence)
for any loss, damage or costs (including consequential
damage) relating to any use of the data.



NB: There appears to be remnant mangrove vegetation along the western
bank of Aquarium Passage, below the mappable size of the estuaries dataset,
as visible on 2002 1:25000 aerial photography. This vegetation may require
further investigation.



Landsat TM (October 2002)
Approx. Scale 1:50,000

Prepared By:



KFM Ref: JD3403-006
Date: 25-06-04

APPENDIX I

ENGINEERING SERVICES REPORT (CONCEPT ENGINEERING)

Published on DES Disclosure Log
RTI Act 2009



concept

E.N.G.I.N.E.E.R.I.N.G.
Design • Project Management
ABN 69 077 448 312

Suite 5 31 Sherwood Road
Toowong QLD 4066

PO Box 881
Toowong QLD 4066

Phone 07 3371 3229
Fax 07 3371 3294

Email mail@concepteng.com.au

21 June 2004

Ref GA:GA 04006 Services and Infrastructure

Keilar Fox McGhie
PO Box 608
SPRING HILL QLD 4004

ATTENTION:

73(2)Irrelevant

Dear Sir,

RE: **BOUNDARY REALIGNMENT AND
RECONFIGURATION INTO 7 INDUSTRIAL LOTS
55 PARINGA ROAD, MURARRIE 4172
LOT 2 RP 813014 AND LOT 294 SP 135357
ENGINEERING SERVICES REPORT**

Further to your request on the above development, we have reviewed the above site and the existing services and address possible engineering concerns as follows.

1. EROSION HAZZARD ASSESMENT

With consideration of Council's Stormwater Management Code and the land disturbance from the above-mentioned development, the proposed works will not pose any erosion concerns as the natural topography of the site is basically flat and the earthworks required are minimal.

In the event of a storm during construction the stormwater will either pond in the excavated road box or slowly sheet flow across the existing grassed area towards either Bulimba Creek or the existing open drain. An erosion and sediment control plan will be detailed for the operational works approval and this plan will indicate how the site will be adequately treated by means of conventional methods of control (namely: sediment fences and diversion drains).

The Erosion Hazard Assessment rating for this site is 14, which is well below the trigger score of 17. Refer attached soil logs and Erosion Hazard Assessment sheet.

2. STORMWATER DRAINAGE

The site currently drains in three directions; towards Paringa Road, Bulimba Creek and the existing open drain which transverses the western portion of the site.

The proposed development will ultimately alter the site drainage once each allotment is developed. The fully developed case will result in each allotment draining towards the proposed road and ultimately discharging into the open drain via an appropriately sized treatment device.

The proposed stormwater drainage will be detailed at the operational works stage of the development.

3. SEWERAGE RETICULATION

Currently an existing sewerage main runs parallel inside the southern boundary of lot 2 on RP 813014. Three existing 150mm connections at IL 0.948m, IL 0.890m and IL 0.633m are available.

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These connections vary in depth from 3.0m to 3.7m with a further 350mm to 400mm drop to the main branch line, thus adequately controlling the proposed development.

The proposed sewer line will be detailed at the operational works stage of the development.

4. WATER RETICULATION

Paringa Road has an existing 540mm diameter water trunk main, which fronts the site; therefore, more than adequate water is available for the development. (Refer attached services plan which shows existing water main)

SUMMARY

As indicated above the proposed development has adequate infrastructure available and poses no engineering concerns during construction and operation.

Should you have any further queries regarding the above please do not hesitate to contact me

Yours faithfully,

73(2)Irrelevant

Director
Encl

R



Erosion Hazard Assessment

To be lodged with any development or operational works/detail design application requiring assessment against a code/s requiring water quality management with respect to minimising soil erosion and the control of sediment.

What is an Erosion Hazard Assessment?

Generally, the most significant soil erosion and sediment pollution 'risk' applies during the construction stage of a development. In some cases however, the development may present a long term risk after completion.

The Erosion Hazard Assessment determines whether that risk is 'low' or 'high'. The assessment uses a point scoring system based on Council's requirements for stormwater management and Erosion and Sediment Control (ESC).

Explaining the Erosion Hazard Assessment form

Complete the table on the back of this form before you complete the certification below.

- **Site condition** – lists varying erosion-related factors to be assessed.
- **Points** – a range of values representing the significance of the erosion-related factors for each site condition. Note that the higher the points value, the more significant its potential erosion and/or pollution hazard.
- **Score** – your assessment. Allocate the appropriate point score for each site condition which best matches your development proposal. (Example: for the first site condition, you would write score 2 points if the average slope of disturbance area was 6%.)
- **Trigger score** – some site conditions have been allocated a trigger score. If your score for any of these site conditions is equal to or greater than the trigger score, the development proposal will usually be considered 'high risk'.
- **Certification** – only a person with suitable qualifications and experience in erosion and sediment control can certify that this form has been completed accurately and to Council's requirements. Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process* for the definition of a 'suitably qualified and experienced professional in erosion and sediment control'.
- **Additional information** – refer to the Erosion Hazard Assessment Technical Notes for more information about completing this assessment. Where you see a number in brackets like this [-] in the assessment table the number is referenced in the technical notes.

A 'low' risk score

Generally, if the *Erosion Hazard Assessment* produces a Total Score of less than 17 and no individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'low risk'.

A 'high' risk score

If the *Erosion Hazard Assessment* produces a Total Score of 17 or greater or any individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'high risk'. Applicants must lodge sufficient supporting information to demonstrate that the performance criteria of the relevant Code/s in the *City Plan 2000* can be achieved.

Certification – complete Assessment Table on back of this form first

Is Total Score equal to or greater than 17?

No ☒ Yes ☐ Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process*

Did you answer 'yes' to any Trigger Score question?

No ☒ Yes ☐ Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process*

Application number

Site address

55 PARINGA ROAD
MURARIE QLD 4172

Prepared by Print name

73(2)Irrelevant

Certified by Print name

73(2)Irrelevant

Business name

CONCEPT ENGINEERING

Certifier's signature and date

73(2)Irrelevant 21/06/04

Brisbane Assessor's name

City Council Use Only Officer code Date

Assessment Table

Site Condition	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA				
<ul style="list-style-type: none"> less than 3% (3% = 33H:1V) 0 more than 3% but less than 5% (5% = 20H:1V) 1 more than 5% but less than 10% (10% = 10H:1V) 2 more than 10% but less than 15% (15% = 6.7H:1V) 4 more than 15% 6 		0	Score equal to or greater than 4? No ☐ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726)				
<ul style="list-style-type: none"> GW, GP, GM, GC 0 SW, SP, SM, SC, Pt 1 MH, CH, OH 2 ML, CL, OL, if imported fill will be used, or if soils untested 3 		3		
[3] EMERSON (DISPERSION) CLASS NUMBER				
<ul style="list-style-type: none"> Class 4, 6, 7, or 8 0 Class 5 2 Class 3 4 Class 1 or 2 6 		2	Score equal to or greater than 4? No ☐ Yes ☐	
[4] DURATION OF SOIL DISTURBANCE				
<ul style="list-style-type: none"> less than 1 month 0 more than 1 month but less than 4 months 2 more than 4 months but less than 6 months 4 more than 6 months 6 		2	Score equal to or greater than 4? No ☐ Yes ☐	
[5] AREA OF DISTURBANCE				
<ul style="list-style-type: none"> less than 1000 m² 0 more than 1000 m² but less than 5000 m² 1 more than 5000 m² but less than 1 ha 2 more than 1 ha but less than 4 ha 4 more than 4 ha 6 		1	Score equal to or greater than 4? No ☐ Yes ☐	
[6] WATERWAY DISTURBANCE				
<ul style="list-style-type: none"> No disturbance to watercourse, open drain or channel 0 Involves disturbance of watercourse, open drain or channel 2 		0	Score equal to or greater than 2? No ☐ Yes ☐	
[7] REHABILITATION METHOD				
Percentage of area (relative to total disturbance) revegetated by seeding without mulching (ie. worst case revegetation method)				
<ul style="list-style-type: none"> less than 1% 0 more than 1% but less than 5% 1 more than 5% but less than 10% 2 more than 10% 4 		1		
[8] RECEIVING WATERS				
<ul style="list-style-type: none"> Open water body (eg. creek, river, bay) 0 Enclosed water body (eg. lake, boat harbour) 2 		0		
[9] SUBSOIL EXPOSURE				
<ul style="list-style-type: none"> No subsoil exposure except for service trenches 0 Subsoils are likely to be exposed 2 		2		
[10] EXTERNAL CATCHMENTS				
<ul style="list-style-type: none"> No external catchment 0 External catchment diverted around the soil disturbance 1 External catchment not diverted around the soil disturbance 2 		0		
[11] ROAD CONSTRUCTION				
<ul style="list-style-type: none"> No road construction 0 Involves road construction works 2 		2		
[12] pH OF SOILS TO BE REVEGETATED				
<ul style="list-style-type: none"> less than pH 5 1 more than pH 5 but less than pH 9 0 more than pH 9, or if pH testing not done at this stage 1 		1		
[13] Total Score = 11				

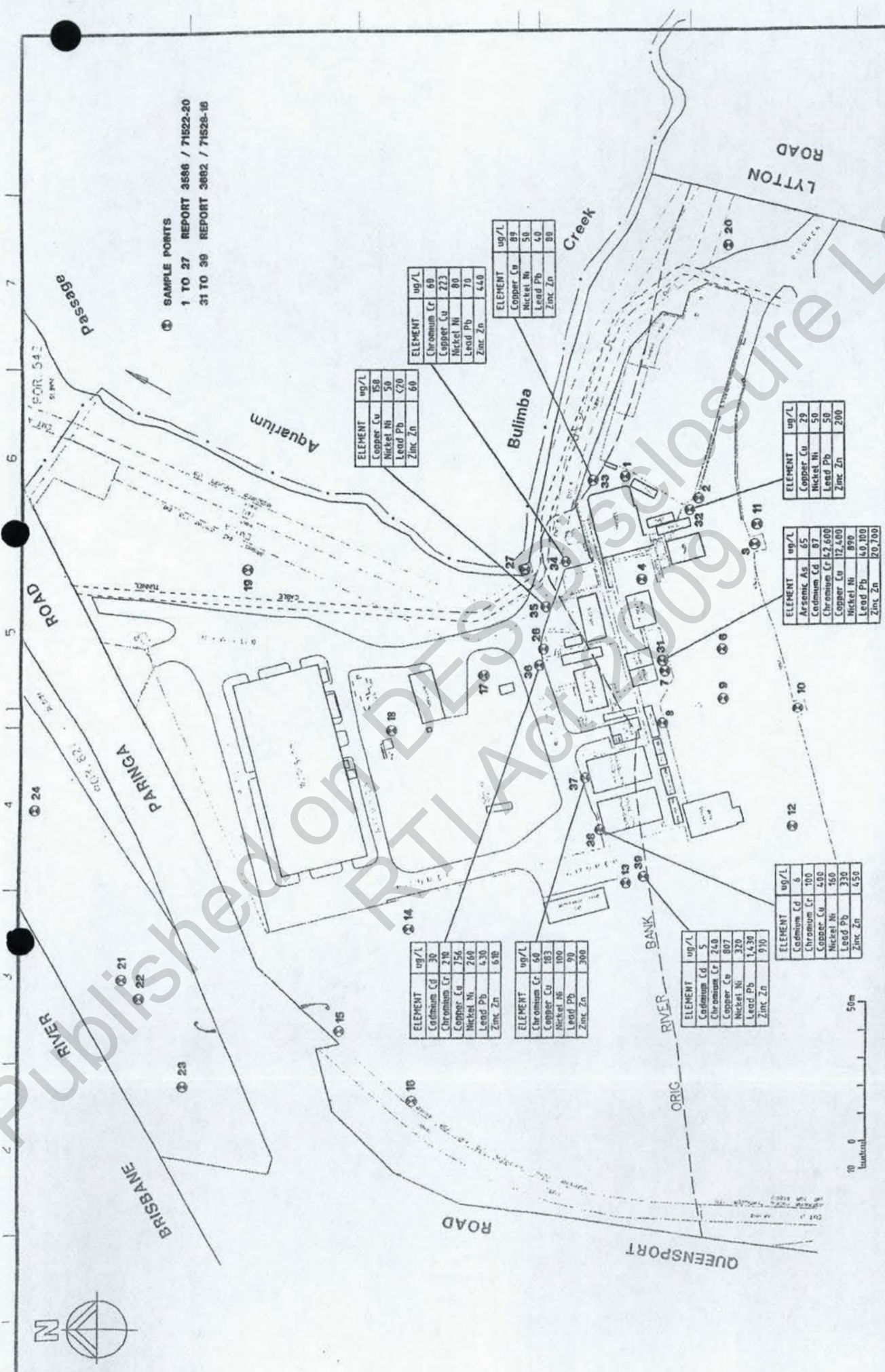


FIGURE 2

MURARRIE COMPLEX
GROUNDWATER CONTAMINATION ASSESSMENT
PLAN & SAMPLE LOCATIONS

GEO:ENG
The Right Decision

Brisbane Office:
Level 17, 300 Adelaide St. Brisbane
P.O. Box 10703
Brisbane, Queensland 4000
Australia
Ph: 61-7-3229 8922
Fax: 61-7-3229 4443

Brisbane • Melbourne • Morwell • Perth • Sydney • Beijing • Nanjing • Wuhan • Jakarta

DATE: 1-12-20
SCALE: 1:250
DRAWN: S. VERHEIJEN
CHECKED: [Signature]
DESIGNED: [Signature]
APPROVED: [Signature]

CLIENT No: 35-101-415
JOB No: 71528
MANAGER: GDO-PDG



BOREHOLE LOG ENVIRONMENTAL

BORE No 17

Page: 1 of 1

Client: Austa Energy
Project: Bulimba A Power Station Site
Job No: 71522
Location: 1098 Lytton Road, Murarie
Date Drilled: 27/1/2000 to: 27/1/2000

Drilling Co: Earthtech
Driller:
Rig Type: Auger
Inclination:
Bearing:

Easting:
Northing:
Grid Ref:
Collar RL:
Logged by: PGM Checked by:

Depth (m)	Packaging	Sampling Method	Sample Identification	PID (headspace) Reading (ppm)	Graphic Log	Group Symbol	MATERIAL DESCRIPTION Type, colour, particle size and shape, structure, minor components, observed contamination, odours.	Moisture	Consistency / Density	Bore Construction Details	Water Levels
0.00							Grass Little soil - mainly ash				0.00
0.50	J	F	BA18.005 S				Limit of Bore				0.50
1.00											1.00
1.50											1.50
2.00											2.00
2.50											2.50
3.00											3.00
3.50											3.50
4.00											4.00
4.50											4.50
5.00											5.00

consistency:

VS very soft
S soft
F firm
ST stiff
VST very stiff
H hard

relative density:

VL very loose
L loose
MD medium dense
D dense
VD very dense

moisture:

D Dry
M Moist
W Wet

water:

▼ water level
▼ level risen to
● water inflow

notes:

Photograph taken of excavation

C - Composite sample

packaging:

V Vial
J Jar
P Plastic bag

sampling method:

H Hand auger
F Flight auger
C Core Barrel
S Split tube
E Excavator & trowel

soil classification:

soil is classified in accordance with AS1726 unless otherwise noted

The Geo-Eng Group

pl 2050-4 rev: 2 18 Jun 1999



BOREHOLE LOG ENVIRONMENTAL

BORE No 18

Page: 1 of 1

Client: Austa Energy
Project: Bulimba A Power Station Site
Job No: 71522
Location: 1098 Lytton Road, Murarrie
Date Drilled: 27/1/2000 to: 27/1/2000

Drilling Co: Earthtech
Driller:
Rig Type: Auger
Inclination:
Bearing:

Easting:
Northing:
Grid Ref:
Collar RL:
Logged by: PGM Checked by:

Depth (m)	Packaging	Sampling Method	Sample Identification	PID (headspace) (reading (ppm))	Graphic Log	Group Symbol	MATERIAL DESCRIPTION Type, colour, particle size and shape, structure, minor components, observed contamination, odours.	Moisture	Consistency / Density	Bore Construction Details	Water Levels
0.00							Grass Little soil - mainly ash				0.00
0.50	J	F	BA18.005.S				Limit of Bore				0.50
1.00											1.00
1.50											1.50
2.00											2.00
2.50											2.50
3.00											3.00
3.50											3.50
4.00											4.00
4.50											4.50
5.00											5.00

consistency:
VS very soft
S soft
F firm
ST stiff
VST very stiff
H hard

relative density:
VL very loose
L loose
MD medium dense
D dense
VD very dense

moisture:
D Dry
M Moist
W Wet

water:
Y water level
Y level risen to
L water inflow

notes:
Photograph taken of excavation
C - Composite sample

packaging:
V Vial
J Jar
P Plastic bag

sampling method:
H Hand auger
F Flight auger
C Core Barrel
S Split tube
E Excavator & trowel

soil classification:
soil is classified in accordance with AS1726
unless otherwise noted

The Geo-Eng Group

pf 2C50-4 rev: 2 18 Jun 1999



BOREHOLE LOG ENVIRONMENTAL

BORE No 19

Page: 1 of 1

Client: Austa Energy
Project: Bulimba A Power Station Site
Job No: 71522
Location: 1098 Lytton Road, Murarie
Date Drilled: 28/1/2000 to: 28/1/2000

Drilling Co: Earthtech
Driller:
Rig Type: Landcruiser drill rig
Inclination:
Bearing:

Easting:
Northing:
Grid Ref:
Collar RL:
Logged by: PGM Checked by:

Depth (m)	Packaging	Sampling Method	Sample Identification	PID (heads) (ppm)	Graphic Log	Group Symbol	MATERIAL DESCRIPTION Type, colour, particle size and shape, structure, minor components, observed contamination, odours.	Moisture	Consistency / Density	Bore Construction Details	Water Levels
0.00							Grass				0.00
							Ash				
0.50							Ash and soil				0.50
1.00	J	G	BA19.01S				Loose fill Soil - light brown	D	S/L		1.00
1.50											1.50
2.00											2.00
2.50											2.50
3.00											3.00
3.50											3.50
4.00							Groundwater level				4.00
4.50											4.50
5.00							Limit of Bore				5.00

consistency:
VS very soft
S soft
F firm
ST stiff
VST very stiff
H hard

relative density:
VL very loose
L loose
MD medium dense
D dense
VD very dense

moisture:
D Dry
M Moist
W Wet

soil classification:
soil is classified in accordance with AS1726
unless otherwise noted

water:
▽ water level
▽ level risen to
L water inflow

notes:

Photograph taken of excavation Refer Appendix C Photograph 44

packaging:
V Vial
J Jar
P Plastic bag

sampling method:
H Hand auger
F Flight auger
C Core Barrel
S Split tube
E Excavator & trowel

The Geo-Eng Group

pf 2050-4 rev: 2 18 Jun 1999



BOREHOLE LOG ENVIRONMENTAL

BORE No 20

Page: 1 of 1

Client: Austa Energy
Project: Bulimba A Power Station Site
Job No: 71522
Location: 1098 Lytton Road, Murarrie
Date Drilled: 27/1/2000 to: 27/1/2000

Drilling Co: Rainbow Env. Services
Driller:
Rig Type: Excavator
Inclination:
Bearing:

Easting:
Northing:
Grid Ref:
Collar RL:
Logged by: PGM Checked by:

Depth (m)	Packaging	Sampling Method	Sample Identification	PID (heads)space Reading (ppm)	Graphic Log	Group Symbol	MATERIAL DESCRIPTION Type, colour, particle size and shape, structure, minor components, observed contamination, odours.	Moisture	Consistency / Density	Bore Construction Details	Water Levels
0.00							Grassed Dry ash				0.00
0.50							Dry mixed soil, gravel and ash Dual cable duct at 0.75m				0.50
1.00	J		BA20.01.S				Ash	D	S/L		1.00
1.50											1.50
2.00											2.00
2.50											2.50
3.00	J		BA20.03.S				Red soil with yellow decomposing sandstone Sandy clay - light white/yellow colour	D	S/L		3.00
3.50											3.50
4.00											4.00
4.50							Limit of Excavation				4.50
5.00											5.00

consistency:
VS very soft
S soft
F firm
ST stiff
VST very stiff
H hard

relative density:
VL very loose
L loose
MD medium dense
D dense
VD very dense

moisture:
D Dry
M Moist
W Wet

notes:
Photograph taken of excavation refer Appendix C Photograph 43

soil classification:
soil is classified in accordance with AS1726
unless otherwise noted

water:
water level
level risen to
water inflow

packaging:
V Vial
J Jar
P Plastic bag

sampling method:
H Hand auger
F Flight auger
C Core Barrel
S Split tube
E Excavator & trowel

The Geo-Eng Group

pl 2050-4 rev: 2 18 Jun 1999

[illegible]

1	What time did you wake up?	10:00 AM
2	What time did you go to bed?	11:00 PM
3	What time did you eat breakfast?	8:00 AM
4	What time did you eat lunch?	12:00 PM
5	What time did you eat dinner?	7:00 PM
6	What time did you take a shower?	9:00 AM
7	What time did you take a nap?	2:00 PM
8	What time did you take a walk?	3:00 PM
9	What time did you take a bath?	10:00 PM
10	What time did you take a car ride?	4:00 PM
11	What time did you take a train ride?	5:00 PM
12	What time did you take a plane ride?	6:00 PM
13	What time did you take a boat ride?	7:00 PM
14	What time did you take a bus ride?	8:00 PM
15	What time did you take a subway ride?	9:00 PM
16	What time did you take a taxi ride?	10:00 PM
17	What time did you take a motorcycle ride?	11:00 PM
18	What time did you take a bicycle ride?	12:00 PM
19	What time did you take a horse ride?	1:00 PM
20	What time did you take a roller coaster ride?	2:00 PM
21	What time did you take a ferris wheel ride?	3:00 PM
22	What time did you take a carousel ride?	4:00 PM
23	What time did you take a bumper car ride?	5:00 PM
24	What time did you take a water slide ride?	6:00 PM
25	What time did you take a wave pool ride?	7:00 PM
26	What time did you take a lazy river ride?	8:00 PM
27	What time did you take a hot tub ride?	9:00 PM
28	What time did you take a sauna ride?	10:00 PM
29	What time did you take a steam bath ride?	11:00 PM
30	What time did you take a massage ride?	12:00 PM
31	What time did you take a pedicure ride?	1:00 PM
32	What time did you take a manicure ride?	2:00 PM
33	What time did you take a hair salon ride?	3:00 PM
34	What time did you take a beauty salon ride?	4:00 PM
35	What time did you take a spa ride?	5:00 PM
36	What time did you take a gym ride?	6:00 PM
37	What time did you take a swimming pool ride?	7:00 PM
38	What time did you take a beach ride?	8:00 PM
39	What time did you take a park ride?	9:00 PM
40	What time did you take a zoo ride?	10:00 PM
41	What time did you take a museum ride?	11:00 PM
42	What time did you take a library ride?	12:00 PM
43	What time did you take a bookstore ride?	1:00 PM
44	What time did you take a cafe ride?	2:00 PM
45	What time did you take a restaurant ride?	3:00 PM
46	What time did you take a bar ride?	4:00 PM
47	What time did you take a nightclub ride?	5:00 PM
48	What time did you take a concert ride?	6:00 PM
49	What time did you take a sports event ride?	7:00 PM
50	What time did you take a shopping ride?	8:00 PM
51	What time did you take a driving ride?	9:00 PM
52	What time did you take a flying ride?	10:00 PM
53	What time did you take a roller coaster ride?	11:00 PM
54	What time did you take a ferris wheel ride?	12:00 PM
55	What time did you take a carousel ride?	1:00 PM
56	What time did you take a bumper car ride?	2:00 PM
57	What time did you take a water slide ride?	3:00 PM
58	What time did you take a wave pool ride?	4:00 PM
59	What time did you take a lazy river ride?	5:00 PM
60	What time did you take a hot tub ride?	6:00 PM
61	What time did you take a sauna ride?	7:00 PM
62	What time did you take a steam bath ride?	8:00 PM
63	What time did you take a massage ride?	9:00 PM
64	What time did you take a pedicure ride?	10:00 PM
65	What time did you take a manicure ride?	11:00 PM
66	What time did you take a hair salon ride?	12:00 PM
67	What time did you take a beauty salon ride?	1:00 PM
68	What time did you take a spa ride?	2:00 PM
69	What time did you take a gym ride?	3:00 PM
70	What time did you take a swimming pool ride?	4:00 PM
71	What time did you take a beach ride?	5:00 PM
72	What time did you take a park ride?	6:00 PM
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74	What time did you take a museum ride?	8:00 PM
75	What time did you take a library ride?	9:00 PM
76	What time did you take a bookstore ride?	10:00 PM
77	What time did you take a cafe ride?	11:00 PM
78	What time did you take a restaurant ride?	12:00 PM
79	What time did you take a bar ride?	1:00 PM
80	What time did you take a nightclub ride?	2:00 PM
81	What time did you take a concert ride?	3:00 PM
82	What time did you take a sports event ride?	4:00 PM
83	What time did you take a shopping ride?	5:00 PM
84	What time did you take a driving ride?	6:00 PM
85	What time did you take a flying ride?	7:00 PM
86	What time did you take a roller coaster ride?	8:00 PM
87	What time did you take a ferris wheel ride?	9:00 PM
88	What time did you take a carousel ride?	10:00 PM
89	What time did you take a bumper car ride?	11:00 PM
90	What time did you take a water slide ride?	12:00 PM
91	What time did you take a wave pool ride?	1:00 PM
92	What time did you take a lazy river ride?	2:00 PM
93	What time did you take a hot tub ride?	3:00 PM
94	What time did you take a sauna ride?	4:00 PM
95	What time did you take a steam bath ride?	5:00 PM
96	What time did you take a massage ride?	6:00 PM
97	What time did you take a pedicure ride?	7:00 PM
98	What time did you take a manicure ride?	8:00 PM
99	What time did you take a hair salon ride?	9:00 PM
100	What time did you take a beauty salon ride?	10:00 PM



REF 2435	REF 2436	REF 2437	REF 2438	REF 2439	REF 2440	REF 2441	REF 2442	REF 2443	REF 2444	REF 2445	REF 2446	REF 2447	REF 2448	REF 2449	REF 2450	REF 2451	REF 2452	REF 2453	REF 2454	REF 2455	REF 2456	REF 2457	REF 2458	REF 2459	REF 2460	REF 2461	REF 2462	REF 2463	REF 2464	REF 2465	REF 2466	REF 2467	REF 2468	REF 2469	REF 2470	REF 2471	REF 2472	REF 2473	REF 2474	REF 2475	REF 2476	REF 2477	REF 2478	REF 2479	REF 2480	REF 2481	REF 2482	REF 2483	REF 2484	REF 2485	REF 2486	REF 2487	REF 2488	REF 2489	REF 2490	REF 2491	REF 2492	REF 2493	REF 2494	REF 2495	REF 2496	REF 2497	REF 2498	REF 2499	REF 2500	REF 2501	REF 2502	REF 2503	REF 2504	REF 2505	REF 2506	REF 2507	REF 2508	REF 2509	REF 2510	REF 2511	REF 2512	REF 2513	REF 2514	REF 2515	REF 2516	REF 2517	REF 2518	REF 2519	REF 2520	REF 2521	REF 2522	REF 2523	REF 2524	REF 2525	REF 2526	REF 2527	REF 2528	REF 2529	REF 2530	REF 2531	REF 2532	REF 2533	REF 2534	REF 2535	REF 2536	REF 2537	REF 2538	REF 2539	REF 2540	REF 2541	REF 2542	REF 2543	REF 2544	REF 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2656	REF 2657	REF 2658	REF 2659	REF 2660	REF 2661	REF 2662	REF 2663	REF 2664	REF 2665	REF 2666	REF 2667	REF 2668	REF 2669	REF 2670	REF 2671	REF 2672	REF 2673	REF 2674	REF 2675	REF 2676	REF 2677	REF 2678	REF 2679	REF 2680	REF 2681	REF 2682	REF 2683	REF 2684	REF 2685	REF 2686	REF 2687	REF 2688	REF 2689	REF 2690	REF 2691	REF 2692	REF 2693	REF 2694	REF 2695	REF 2696	REF 2697	REF 2698	REF 2699	REF 2700	REF 2701	REF 2702	REF 2703	REF 2704	REF 2705	REF 2706	REF 2707	REF 2708	REF 2709	REF 2710	REF 2711	REF 2712	REF 2713	REF 2714	REF 2715	REF 2716	REF 2717	REF 2718	REF 2719	REF 2720	REF 2721	REF 2722	REF 2723	REF 2724	REF 2725	REF 2726	REF 2727	REF 2728	REF 2729	REF 2730	REF 2731	REF 2732	REF 2733	REF 2734	REF 2735	REF 2736	REF 2737	REF 2738	REF 2739	REF 2740	REF 2741	REF 2742	REF 2743	REF 2744	REF 2745	REF 2746	REF 2747	REF 2748	REF 2749	REF 2750	REF 2751	REF 2752	REF 2753	REF 2754	REF 2755	REF 2756	REF 2757	REF 2758	REF 2759	REF 2760	REF 2761	REF 2762	REF 2763	REF 2764	REF 2765	REF 2766	REF 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CONCEPT ENGINEERING

DETAIL SURVEY
of
LOT 234 ON RP135357
AND
LOT 2 ON RP13014
PARISH OF LYTTON VIC.
MURAREE



NOTES
1. This plan shows the result of a survey conducted in accordance with the provisions of the Survey Act 1958 and the Survey Regulations 1960.
2. The survey was conducted by the Surveyor-General of Victoria, and the result is certified by him to be correct.
3. The survey was conducted in accordance with the provisions of the Survey Act 1958 and the Survey Regulations 1960.
4. The survey was conducted in accordance with the provisions of the Survey Act 1958 and the Survey Regulations 1960.
5. The survey was conducted in accordance with the provisions of the Survey Act 1958 and the Survey Regulations 1960.

NO.	DESCRIPTION	AREA	REMARKS
1	LOT 234 ON RP135357	1.00	
2	LOT 2 ON RP13014	1.00	
3	TOTAL	2.00	

NO.	DESCRIPTION	AREA	REMARKS
1	LOT 234 ON RP135357	1.00	
2	LOT 2 ON RP13014	1.00	
3	TOTAL	2.00	

NO.	DESCRIPTION	AREA	REMARKS
1	LOT 234 ON RP135357	1.00	
2	LOT 2 ON RP13014	1.00	
3	TOTAL	2.00	

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NO.	DESCRIPTION	AREA	REMARKS
1	LOT 234 ON RP135357	1.00	
2	LOT 2 ON RP13014	1.00	
3	TOTAL	2.00	

JD 3403-00-001 SHEET 3 OF 3

Scale 1:200



NOTE:
The survey was conducted in accordance with the provisions of the Survey Act 1958 and the Survey Regulations 1960.
The survey was conducted in accordance with the provisions of the Survey Act 1958 and the Survey Regulations 1960.
The survey was conducted in accordance with the provisions of the Survey Act 1958 and the Survey Regulations 1960.



APPENDIX J

STORMWATER MANAGEMENT PLAN
(CONCEPT ENGINEERING)

Published on DES Disclosure Log
RTI Act 2009



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STORMWATER MANAGEMENT PLAN

for

**BRIDGE VIEW ON GATEWAY
55 Paringa Road,
Murrarie**

JULY 2004

R

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1. Introduction

The purpose of this management plan is to address current and future management issues for the stormwater drainage at the Bridge View on Gateway Project, 55 Paringa Road, Murarrie.

The site is currently vacant land with abandoned buildings on it. These buildings were part of the Bulimba A Power Station that was decommissioned last century. The State Government has demolished and removed from site approximately half of the previous building but a few structures still remain. The remaining part of the site, which constitutes approximately 75% of the site, consists of very flat grassland.

The proposed project consists of the removal of the existing infrastructure and construction of a new industrial roadway access. The on-site civil works consist of the access construction, construction of services within the road reserve and final trimming and seeding of the lots after demolition and removal of the abandoned infrastructure.

2. Purpose of This Plan

This plan has been developed to address the management of the quality and quantity of stormwater during both construction and operational phases of this project. This includes the design, installation and maintenance for erosion and sediment control through the above-mentioned phases.

3. Site Characteristics

3.1 Location

Figure 1 (refer 9.0 References) defines the location of the proposed development. The site is located in southeastern Queensland, in the suburb of Murarrie within the Brisbane City Council.

3.2 Site Details

RPD – Lot 294 on SP135357 and Lot 2 on RP 813014 (Refer FIGURE 2) (9.0 References)
Site Area – 5.798ha

ADDRESS – 55 Paringa Road, Murarrie.

3.3 Existing Site Topography

The site is composed of the following significant topographic features:

- Several abandoned buildings which are due for removal
- Very flat site with good grass cover
- Minimal vegetation and tree cover
- Steep bank to Bulimba Creek with dense vegetation cover and tree cover.
- Good coverage of topsoil across the property.

The site is currently vacant land with abandoned buildings on it. These buildings were part of the Bulimba A Power Station that was decommissioned last century. The State Government has demolished and removed from site approximately half of the previous building but a few structures still remain. The remaining part of the site, which constitutes approximately 75% of the site, consists of very flat grassland.

The eastern boundary is adjacent to Bulimba Creek where a batter then steepens to the creek bank. The Bulimba Creek bank has dense vegetation cover and tree cover. On the northern side of Paringa Road is the Brisbane River. Refer **Figure 2** (9.0 References)

3.4 Proposed Site Topography

The project proposes development of industrial allotments with an access from Paringa Road. The on-site civil works consist of the access construction, construction of services within the road reserve and final trimming and seeding of the lots after demolition and removal of the abandoned infrastructure.

It should be noted that no earthworks are proposed on the allotments thus leaving the topography generally unchanged. Refer **Figure 3** (9.0 References)

3.5 Soils

The Brisbane Geological Mapsheet indicates that beneath the fill on the site, the underlying/bedrock consists of either shale sediments conglomerate, sandstone, siltstone or rhyolite tuff of the Ipswich Coal Measures of the Triassic Age. River sands, mangroves mud, and other tidal delta deposits are also present in varying degrees under the fill between the river and the backing hill.

The site has been filled with a variety of power station wastes both from the demolition of the Bulimba A Power Station and the ash from boiler furnaces of Bulimba A and Bulimba B Power Stations.

4. Stormwater Drainage System

4.1 Existing Stormwater Drainage System

Figure 4 (refer 9.0 References) defines the direction of flow around the existing site. The site has been abandoned for tens of years and a lot of the existing buildings and drainage systems have been demolished. As the site is adjacent to Bulimba Creek and the Brisbane River, the stormwater drainage from the site discharges into to both of these river systems.

As the site is very flat, a lot of the stormwater will infiltrate into the groundwater and be transported into the either of the river systems.

Currently an upstream property discharges a 1350mm diameter stormwater drainage pipe into an open earth channel, which inturn drains north through the proposed property directly into the Brisbane River.

4.2 Proposed Stormwater Drainage System

Figure 5 (refer 9.0 References) defines the proposed catchment boundaries and minor stormwater pipe system layout. The minor drainage system will discharge into the existing earth channel flowing north into the Brisbane River. The upstream 1350dia pipe will be extended and piped through the site, therefore, the open channel shall be filled in for the extent of the downstream lot.

The stormwater from the proposed access is to be treated by an appropriately sized treatment device whilst the runoff from the proposed industrial allotments will be treated by individual devices as part of the future building works.

5. Impact on Environment

5.1 Potential for Impact

The development of this site is expected to affect the environment as follows:

- Air pollution during construction due to wind borne dust, and sand;
- Noise pollution, particularly during construction hours;
- Surface water pollution due to the mobilisation of sediments, nutrients, and litter during rainfall events;
- Ground water pollution due to infiltration of dissolved nutrients, and potentially, the release of acid sulphates.

This section discusses the general potential for impact on the environment of these processes, particularly concentrating upon surface water pollution and groundwater pollution impacts, and relating these impacts to the construction and implementation phases of development.

5.2 Construction Impacts

Potential construction impacts on the environment are discussed in the following sections:

Air Pollution

Construction works are anticipated to have the following impacts:

- Increase in air borne dust caused by the working of material on site, haulage vehicles;
- Wind borne dust from cleared areas during earthworks, generally limited to periods of strong winds.

These impacts are short term and are limited to the life of the construction period.

Noise Pollution

Construction works are anticipated to have the following impacts:

- Increase in noise due to construction equipment use;
- Increase in noise due to machinery and haulage operations.

Again these works are short-term and are limited to the life of the construction period. The surrounding area is also heavy industrial and hence the noise will be of little concern.

Surface Water Pollution

Construction works will have the greatest affect on surface water quality during periods of rainfall. Records indicate December through March to be the wetter months, and the potential for surface water pollution is high during this period. (Refer APPENDIX A).

During construction, surface water pollution is likely to be caused by:

- Mobilisation of sediments following clearing and grubbing operations;
- Sediment mobilisation from deposited dirt / soil on street and other paved surfaces;
- Mobilisation of sediments during rainfall events that occur during minor excavation and filling operations;
- Mobilisation of sediments from finished fill surfaces, and from bare soil surfaces prior to stabilisation.
- Mobilisation of sediments from finished top soil on the lot, after driveway and services provisions are completed;
- Mobilisation of nutrients with soil erosion during establishment of grass cover.

Groundwater Pollution

Infiltration of precipitation during construction is likely to affect groundwater as follows:

- Slight increase in nutrient infiltration during clearing, and prior to cover by filling;
- Slight increase in nutrient infiltration during earthworks due to runoff from the site;
- Potential acid sulphate pollution, if acid sulphate soils are encountered, exposed, and left untreated.

5.3 Implementation Impact

Whereas for the most part, construction impacts are short term, implementation impacts are long-term, approaching indefinite. Except during building construction of the individual lots, air and noise impacts are minor and require no further consideration in this section.

Surface Water Pollution

Surface water pollution is likely to be due to the following:

- Gross pollutants (litter) washed into the drainage network;
- Sediment mobilisation from the landscaping.
- Nutrient load due to attachment of nutrients to soil particles, dissolved nutrients in the water body, and detergents;
- Wash of oils, grease and heavy metals from driveway and parking surfaces;
- Increase in other pollutants namely oxygen demanding substances, and bacteria.

Groundwater Pollution

In the implementation phase of this development, it is expected that pollution of the groundwater body is unlikely as the sites will be developed and the majority of the site will be impervious.

Placing of mulch, turf and planting of grasses and plants will be a condition of development on the lots and this will reduce groundwater infiltration, and therefore will reduce the potential to increase nutrient and bacterial concentration.

6. Impact Amelioration

6.1 Impact Amelioration Measures

In the first instance, the design needs to take into account construction and implementation impacts as separate processes, because the former are temporary and the latter are permanent and long term.

The impacts of air and noise pollution are temporary impacts, and are easily able to be controlled. The Development Consent at least prescribes noise pollution constraints to apply

during construction. Air pollution (dust and wind blown sand) can be controlled through regular construction watering.

This Soil and Water Management Plan does not address the specific requirements required for air and noise pollution.

This Soil and Water Management Plan only addresses the requirements for amelioration of potential pollution to surface water and groundwater.

6.2 Choice of Treatment Measures, Treatment Train

The treatment comprises the following works:

Construction (refer to **Figure 6**)

- Temporary sediment fences on the perimeter limits
- Hay bales within outflow drainage paths
- Temporary sediment traps about stormwater inlets
- Inlet control devices
- Sediment Traps – excavated subgrade box

Implementation

- Closely spaced stormwater inlets (refer to **Figure 5**)
- Gross Pollutant Traps

6.3 Appropriateness of Designed Treatment Train

Construction provisions are consistent with the measures prescribed in the BCC guidelines for the proposed works to be undertaken. Other construction activities and works practices are discussed in later sections, where these have impact on the potential for pollution and control methods.

6.4 Validation of Design

6.4.1 Construction Provisions

The designed construction control measures target removal of sediments and this is logical given the nature of the proposed development. Sediments are likely to be generated from soil surface erosion during the following operations:

- Clearing and grubbing which exposes and loosens the sand surface;
- Bulk Earthworks and the working of material to areas within the development;
- Roadwork / Driveway construction
- Trenching operations for installation of underground infrastructure;
- Stabilisation of topsoil.

To determine the expected sediment generation for the construction period, the following parameters are adopted:

- Construction of infrastructure, allotments, and all related development works will take approximately 12 weeks;
- Grass cover will take approximately 3 weeks to establish depending on weather conditions.

The majority of this load will be captured by the temporary measures, of sediment fences, hay bales, sediment basins and stormwater inlet protections.

In terms of sediment generation, other work practices that are not specifically mentioned in the design, and which will assist in controlling erosion impacts, should be implemented. These are:

- Place material stockpiles within areas that drain to the control measures established under construction;
- Construction and maintenance of sediment traps.
- Lay turf strips on footpaths immediately behind the pavement edge strip / kerb and channel, as soon as practicable following footpath construction;
- Lay turf strips on the top edge of fill batters and Hydromulch or turf the downward slope of fill batters immediately upon completion of the earthworks.
- Maintain sediment fences, and other interim controls regularly.

Given that the site of the works has only a minor external catchment, the construction measures taken should cater for the likely sediment generation without any significant impact on the external environment for the construction period.

6.4.2 Implementation (Permanent) Provisions

The main design principles to be considered for stormwater quality treatment are:

- Design event;
- Treatment goals;
- Treatment methods.

The treatment goals are to achieve retention of suspended solids, sediments, dissolved nutrients, etc, during construction and the operational phase. For the purposes of evaluating the potential effectiveness of the treatment methods, the design event should be reviewed in line with the construction period of 12 weeks.

Design Event

The construction period is approximately 12 weeks, therefore, a reasonable design event is that with an ARI of 3 months. This event produces the following parameters:

- Peak flow of disturbed allotment area – $Q_{3\text{month}} = 0.430 \text{ m}^3/\text{s}$

Appendix A, spreadsheet A2 contains average monthly rainfalls for Brisbane. These data give the following:

- Annual rainfall - 1185 mm
- Total wet days - 122 per annum
- Average wet day rainfall - 9.71 mm/wet day

There is large difference in the quantum of potential daily runoff for this development. The further assessment considers both events.

6.5 Acid Sulphate Soils

The following summary is appropriate:

Table 1: Potential ASS Impact and Amelioration

Activity	Potential for Impact
Clearing, grubbing and earthworks	Unlikely that there will be an impact based on investigations.

R

Bulk Earthworks	No impact as NO bulkearthworks are proposed.
Trench excavations	Disturbance is limited to trench dimensions. Backfilling will occur rapidly using excavated material. The length of time for this work is small and any potential for exposure is limited. Also, unlikely that there will be an impact based on geotechnical investigations.

7. Management Plan

7.1 Need for Plan

Structural measures are proposed to control potential impacts of the development. In the implementation phase, management of these measures is necessary to ensure their effectiveness in the long-term control of potential environmental impact. This plan identifies the required Construction and Management measures.

Policy Principles

The Bridge View on Gateway Stormwater Management Plan identifies a commitment to providing a management plan in consultation with the stakeholders so as to enhance the catchment and maintain the environmental values of the Brisbane River.

This will be accomplished by utilisation of Best Management Practices (BMP) and Best Planning Practices (BPP). The result will be ecologically sustainable development in accordance with the principles of total catchment management.

7.3 Objectives

1. To minimise sediment loads in surface water run-off entering natural waterways.
2. To minimise sediment and nutrient loads in surface run-off waters entering natural waterway during construction.
3. To provide a stormwater drainage network able to maintain acceptable levels of water quality in receiving waters,

7.4 Stormwater Management

7.4.1 Works

The construction of the sediment fences, stormwater inlet protection, hay bales, temporary construction entrance and gross pollutant trap.
(Refer Figure 6).

7.4.2 Maintenance

Maintenance responsibilities for the works are to be as follows:

- Contractor / developer for 12 months following linen plan release
- Body Corporate thereafter

Maintenance works shall comprise the following:

- a) Inspection of silt fences and stormwater inlet controls weekly during construction and after any discharge event to ensure maximum efficiency of these devices;
- b) Clean out silt fences when design capacity is reduced by 30%;

- c) Removal of captured pollutants from Gross Pollutant Traps;
- d) If silt fences are found to be deficient or are required, take corrective action.

7.5 Erosion Control

7.5.1 Works (Refer Figure 6)

- Before clearing and stripping works, sediment fences are to be installed. These sediment fences are to be constructed of geotextile filter fabric, or similarly effective material and supported by steel mesh and steel posts. Sediment fences are to be located as detailed on Drawing as a minimum requirement.
- Topsoil where present is to be removed and stockpiled for later use in locations away from drainage lines and areas. Topsoil should be stockpiled to a maximum height of 1.0m.
- Catch drains are to be constructed at the toe of stockpiles and diverted through pollution control devices. If topsoil stockpile is to remain for a period of longer than 3 months the stockpile is to be sown with a cover crop, provided that no topsoil remains in a stockpile for more than 12 months so as to maintain the viability of in-situ seed stocks for indigenous species.
- The area of disturbance on a construction site is to be maintained at minimum levels at all times through a progressive working program and progressive rehabilitation to worked areas. This program is discussed below.
- During construction, disturbed areas and exposed soils and stockpiles of topsoil or other earth are to be watered, as required, to minimise soil losses to wind action.
- Rapid establishment of turf to reduce dependence upon the watering measures is important. The goal will be to achieve at least 35% ground cover within 7 to 10 days of sowing.

7.5.2 Maintenance

Maintenance responsibilities for the works are to be as follows:

- Contractor / Developer during construction
- Body Corporate Management thereafter

Maintenance works for erosion shall comprise the following:

- Watering of grassing and turf as per the irrigation requirements, to establish and maintain cover.
- Remove gross pollutants to manufacturers requirements from the Gross Pollutant Trap.

7.6 Surface Water Quality Controls

7.6.1 Works

In undertaking any construction work, adherence to the Erosion Control measures as detailed in this Plan will ameliorate potential impact to water quality in the receiving water bodies. (Refer Figure 6)

7.6.2 Control Measures

Controls relevant to stormwater quality are detailed in Section 5.

7.6.3 Amelioration Measures

For site installations, exceedance of the adopted objectives will require amelioration particular to the parameter(s) of concern. Measures to be implemented are as follows:

- pH too low - lime dose as necessary to neutralise acidity - test after adding and mixing has occurred.
- pH too high - dilute with site water until pH has achieved specified level - test after adding and mixing has occurred.
- Nitrogen exceedance - not expected to be incurred, but measures should look to reducing times of flow to maximise infiltration for later take up by vegetation.
- phosphorous exceedance - as for nitrogen
- Suspended solids - as for nitrogen, but also the use of flocculation agents.

For the Brisbane River, amelioration of impacts is more difficult as this is dependent upon a substantial variety of inputs. Attention to site discharge amelioration, should address the local impacts which might result.

7.7 Operational Phase

7.7.1 Objectives

1. To minimise sediment loads in surface water run-off entering natural waterways during the operational phase of the development.
2. To provide a stormwater drainage network able to maintain acceptable levels of water quality in receiving waters.

7.7.2 Proposed Works

The installation and maintenance of an appropriately sized treatment device will restrict allotment and driveway pollutants from entering the Brisbane River. The stormwater drainage system will then discharge to the open earth channel, where removal of any other nutrients and gross pollutants will occur before re-entering the natural water system. The open earth channel will reduce the nutrient loading as the pollutants are initially immobilized by bonding them to the grass and plants. Over time, settling, filtration and infiltration into the subsoil gradually remove pollutants, while hydrocarbons may be digested and processed by soil microorganisms.

7.7.3 Existing Works

The existing vegetation will reduce the nutrient loading as pollutants are initially immobilized by bonding them to the grass. Over time, settling, filtration and infiltration into the subsoil gradually remove pollutants, while hydrocarbons may be digested and processed by soil microorganisms.

7.7.4 Maintenance

Maintenance responsibilities for the works are to be as follows:

- Contractor / Developer during construction
- Body Corporate Management thereafter

Maintenance works shall comprise the following:

During operation, visual inspections of both the open earth channel and the gross pollutant trap should occur quarterly or after any major discharge event to ensure maximum efficiency

of these devices. When the device has been reduced to the manufacturer's recommended capacity, then removal and disposal of the pollutants off site should take place.

8. Conclusions

The potential for impact on stormwater quality from the proposed Bridge View on Gateway Development is mitigated as follows:

- Sedimentation fences, hay bales, sediment traps, temporary construction entrance/exit and other site work practices during construction in order to control erosion impacts;
- The installation and maintenance of an appropriately sized treatment device to restrict allotment and driveway pollutants from entering the Brisbane River;
- Revegetation in the way of turfing, grassing and other stabilisation works to the disturbed areas.

Construction site practices are considered satisfactory for this development. Additional operational phase measures have been incorporated for the long-term management. They are:

- The installation and maintenance of an appropriately sized treatment device to restrict allotment and driveway pollutants from entering the Brisbane River;
- Revegetation in the way of turfing, grassing and other stabilisation works to the disturbed areas;
- Rehabilitation and stabilisation works to the outlets to minimise erosion.

Appendix A



What is the weather usually like?

- Climate Averages for Australian Sites -

Averages for BRISBANE AERO

Make sure you understand [what the Climate Averages are all about](#) before you make use of the following information. A comma separated text file of these averages is also available for [download](#) which can be graphed in software such as a spreadsheet

040223	BRISBANE AERO												Commenced: 1929	Last record: 2000
Latitude:-27.4178 S	Longitude: 153.1142 E												Elevation: 4.0 m	State: QLD
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN	No. Yrs	%age comp
Mean Daily Max Temp (deg C)														
29.1	28.9	28.1	26.3	23.5	21.2	20.6	21.7	23.8	25.6	27.3	28.6	25.4	50.7	100
Mean no. Days, Max >= 40.0 deg C														
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.7	100
Mean no. Days, Max >= 35.0 deg C														
0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.4	0.4	1.3	50.7	100
Mean no. Days, Max >= 30.0 deg C														
9.6	8.1	4.1	1.2	0.0	0.0	0.0	0.0	0.5	1.6	3.7	7.7	36.6	50.7	100
Highest Max Temp (deg C)														
39.1	35.8	38.3	34.3	30.1	28.3	29.6	28.7	33.8	39.1	39.4	39.6	39.6	50.8	100
Mean Daily Min Temp (deg C)														
20.9	20.9	19.5	16.9	13.8	10.9	9.5	10.0	12.5	15.6	18.0	19.8	15.7	50.7	100
Mean no. Days, Min <= 2.0 deg C														
0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.0	0.3	50.7	100
Mean no. Days, Min <= 0.0 deg C														

0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.7	100
Lowest Min Temp (deg C)														
15.7	15.5	12.6	7.5	4.7	0.6	0.9	0.6	2.6	7.3	9.1	12.1	0.6	50.8	100
Mean 9am Air Temp (deg C)														
25.7	25.3	24.1	21.5	18.0	15.1	14.1	15.5	18.9	21.9	23.9	25.3	20.8	50.0	100
Mean 9am Wet-bulb Temp (deg C)														
21.4	21.5	20.5	18.1	15.0	12.3	11.1	12.0	14.6	17.1	18.9	20.5	16.9	50.0	100
Mean 9am Dew Point Temp (deg C)														
18.8	19.2	18.3	15.7	12.4	9.3	7.8	8.1	10.5	13.2	15.3	17.5	13.8	50.0	100
Mean 9am Relative Humidity (%)														
67	70	71	70	71	70	68	63	60	60	61	63	66	50.0	100
Mean 9am Wind Speed (km/hr)														
11.8	11.5	10.8	10.5	11.1	11.7	11.1	10.9	10.9	11.4	11.5	11.2	11.2	50.4	100
Mean 3pm Air Temp (deg C)														
27.6	27.5	26.7	25.0	22.4	20.2	19.6	20.6	22.4	23.9	25.6	26.9	24.0	50.4	100
Mean 3pm Wet-bulb Temp (deg C)														
22.0	22.1	21.2	19.2	16.7	14.5	13.6	14.1	15.9	18.0	19.7	21.3	18.2	50.4	100
Mean 3pm Dew Point Temp (deg C)														
18.7	19.1	17.9	15.2	12.0	9.0	7.3	7.3	9.9	13.2	15.6	17.8	13.6	49.8	100
Mean 3pm Relative Humidity (%)														
60	61	60	57	55	51	48	45	48	54	57	59	55	49.8	100
Mean 3pm Wind Speed (km/hr)														
20.8	19.7	18.8	16.6	14.2	14.2	15.1	17.1	20.5	21.5	22.0	21.5	18.5	50.1	100
Mean Rainfall (mm)														
157.7	171.7	138.5	90.4	98.8	71.2	62.6	42.7	34.9	94.4	96.5	126.2	1185.4	50.8	100
Median (Decile 5) Rainfall (mm)														
127.4	119.8	124.4	53.3	72.3	35.6	40.0	33.8	33.0	73.5	73.9	107.0	1138.4	50	
Decile 9 Rainfall (mm)														
277.7	420.0	261.5	186.3	232.9	193.9	155.3	97.9	72.6	185.9	182.6	222.3	1644.2	50	
Decile 1 Rainfall (mm)														
43.2	46.5	27.4	18.1	10.6	3.1	4.1	4.3	1.8	26.8	23.8	47.7	732.6	50	
Mean no. of Raindays														
13.0	14.2	14.1	11.0	10.5	7.5	7.2	6.6	6.9	10.0	10.0	11.5	122.4	50.8	100
Highest Monthly Rainfall (mm)														
803.6	543.5	413.6	501.6	616.8	701.1	399.0	126.3	104.1	406.6	408.4	437.5		50.8	100
Lowest Monthly Rainfall (mm)														
33.4	24.1	5.6	3.0	2.6	1.1	0.6	0.0	0.2	4.0	1.3	29.6		50.8	100

R

Highest Recorded Daily Rain (mm)

307.4	210.3	224.5	169.6	163.2	294.9	217.7	67.3	43.6	132.1	166.9	152.7	307.4	50.7	100
-------	-------	-------	-------	-------	-------	-------	------	------	-------	-------	-------	-------	------	-----

Mean no. of Clear Days

4.6	4.0	8.1	9.8	10.8	13.0	15.0	16.7	15.6	10.1	8.0	6.7	122.4	50.7	100
-----	-----	-----	-----	------	------	------	------	------	------	-----	-----	-------	------	-----

Mean no. of Cloudy Days

12.4	12.6	11.6	8.6	9.7	7.5	7.0	5.5	5.1	8.5	9.7	10.5	108.6	50.7	100
------	------	------	-----	-----	-----	-----	-----	-----	-----	-----	------	-------	------	-----

Mean Daily Sunshine (hrs)

8.5	7.5	7.7	7.4	6.4	7.2	7.4	8.4	8.9	8.5	8.6	8.8	8.0	23.5	100
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	-----

Maximum Wind Gust (km/hr)

185.4	139.0	105.5	85.3	98.3	83.5	105.5	85.3	100.1	118.4	124.2	124.2	185.4	47.3	100
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Mean Daily Evaporation (mm)

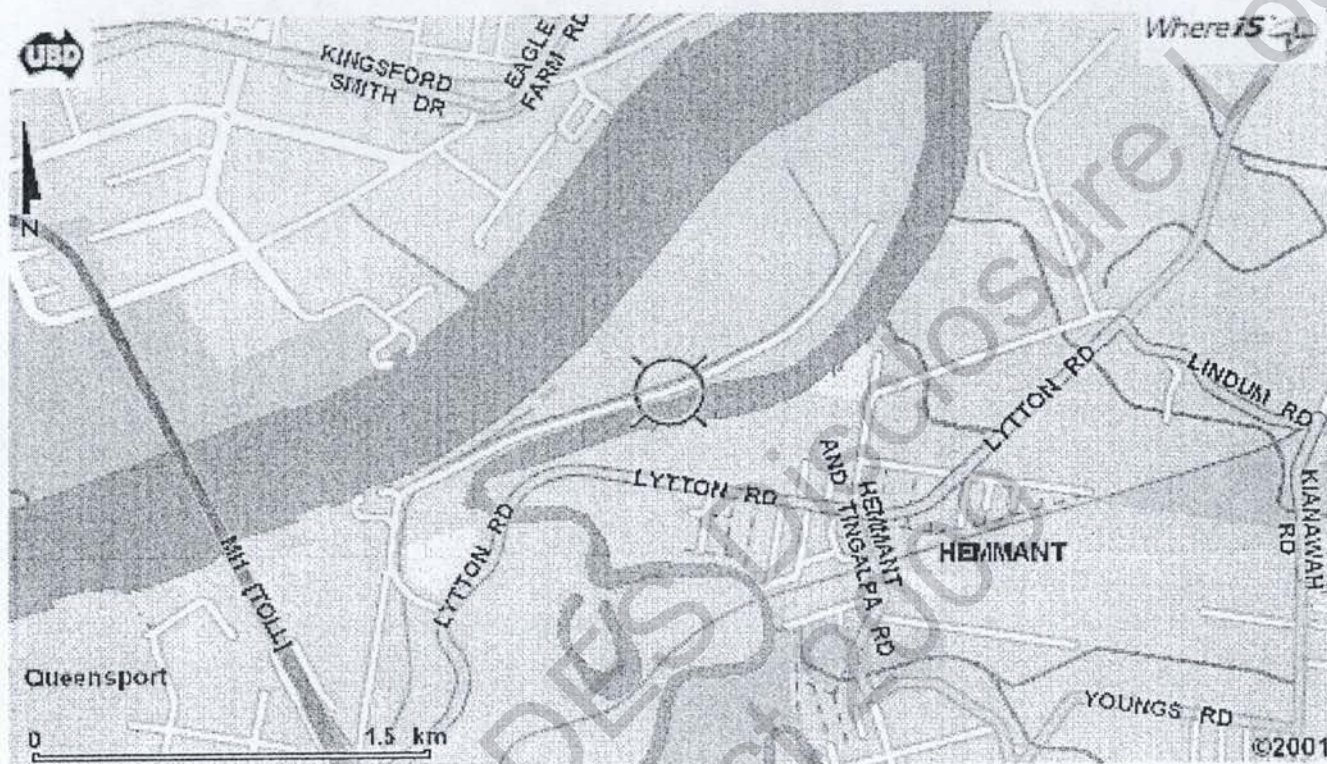
7.3	6.5	5.8	4.5	3.2	3.0	3.2	4.1	5.5	6.3	7.2	7.5	5.3	13.8	100
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Last modified 7 October 2003

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LOCALITY PLAN

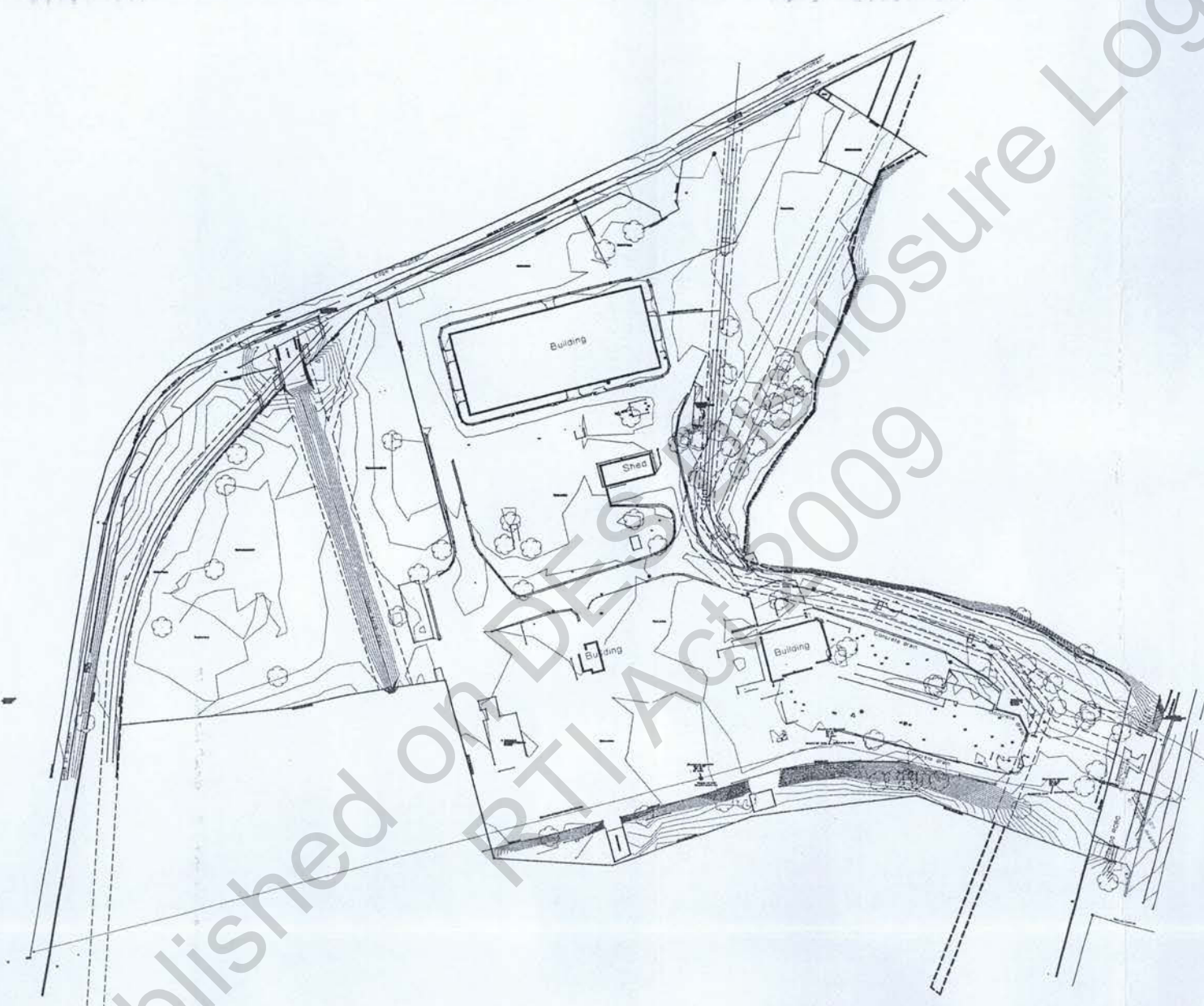
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UBD Map 161 Ref.Q1

Paringa Road, Murarrie



9. References (Figures)



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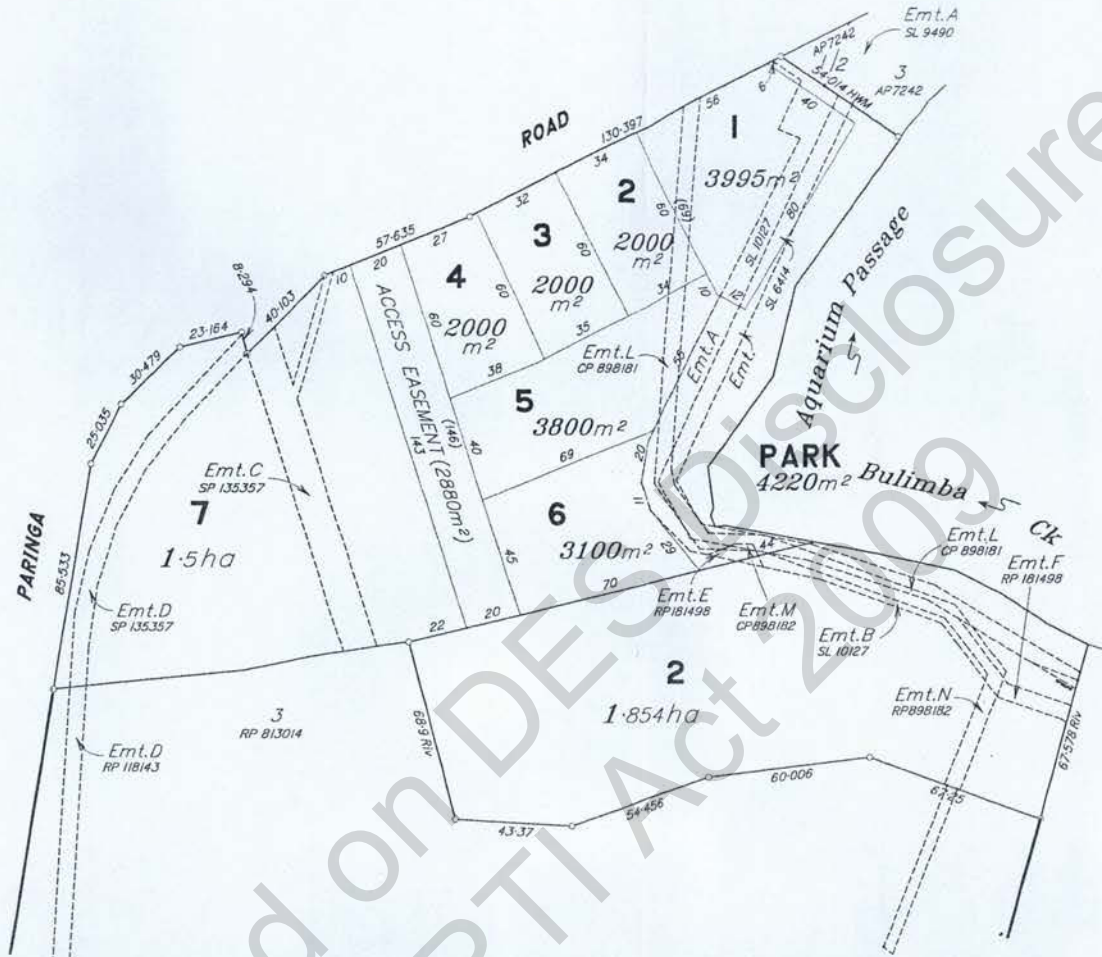
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PROJECT
PROPOSED SUBDIVISION
LOT294 on SP135357 & LOT2 on RP813014,
55 PARINGA ROAD
CLIENT
MCGINTY AND MATTHEWS
BRIDGE VIEW ON GATEWAY ESTATE

SHEET
FIGURE 2
EXISTING SITE
TOPOGRAPHY

APPROVED
73(2)Irrel
JOB No.
04006

DRAWING No.
FIG2



NOTE

1. AREAS SUBJECT TO FINAL SURVEY
2. PLAN IS INDICATIVE ONLY



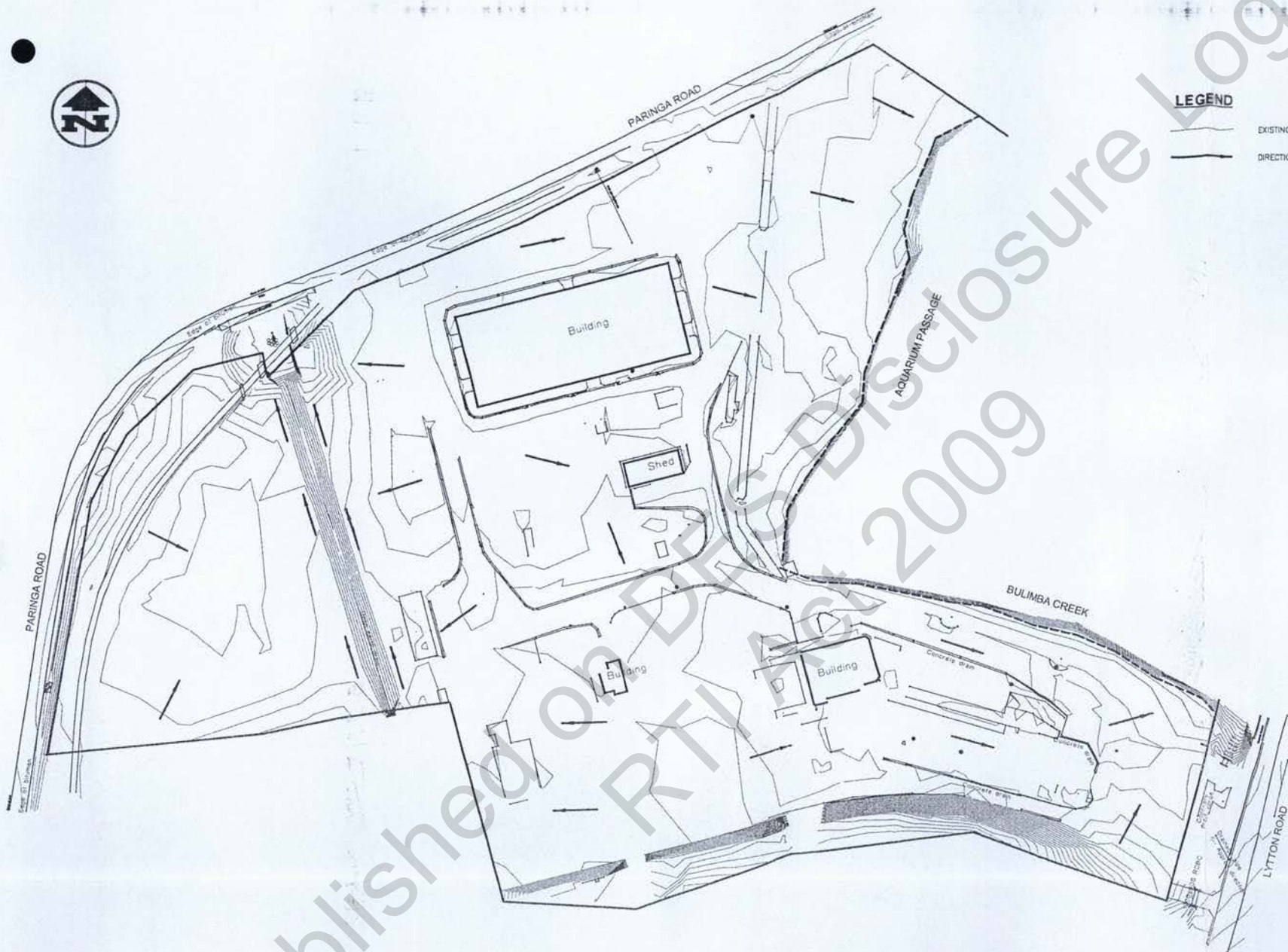
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MCGINTY AND MATTHEWS
BRIDGE VIEW ON GATEWAY ESTATE

SHEET FIGURE 3 PROPOSED SITE LAYOUT PLAN	APPROVED 73(2)Irre	JOB NO. 04006	DRAWING NO. FIG3
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LEGEND

- EXISTING CONTOURS
- DIRECTION OF FLOW

R

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CLIENT
MCGINTY AND MATTHEWS
BRIDGE VIEW ON GATEWAY ESTATE

SHEET
FIGURE 4
EXISTING STORMWATER
DRAINAGE SYSTEM

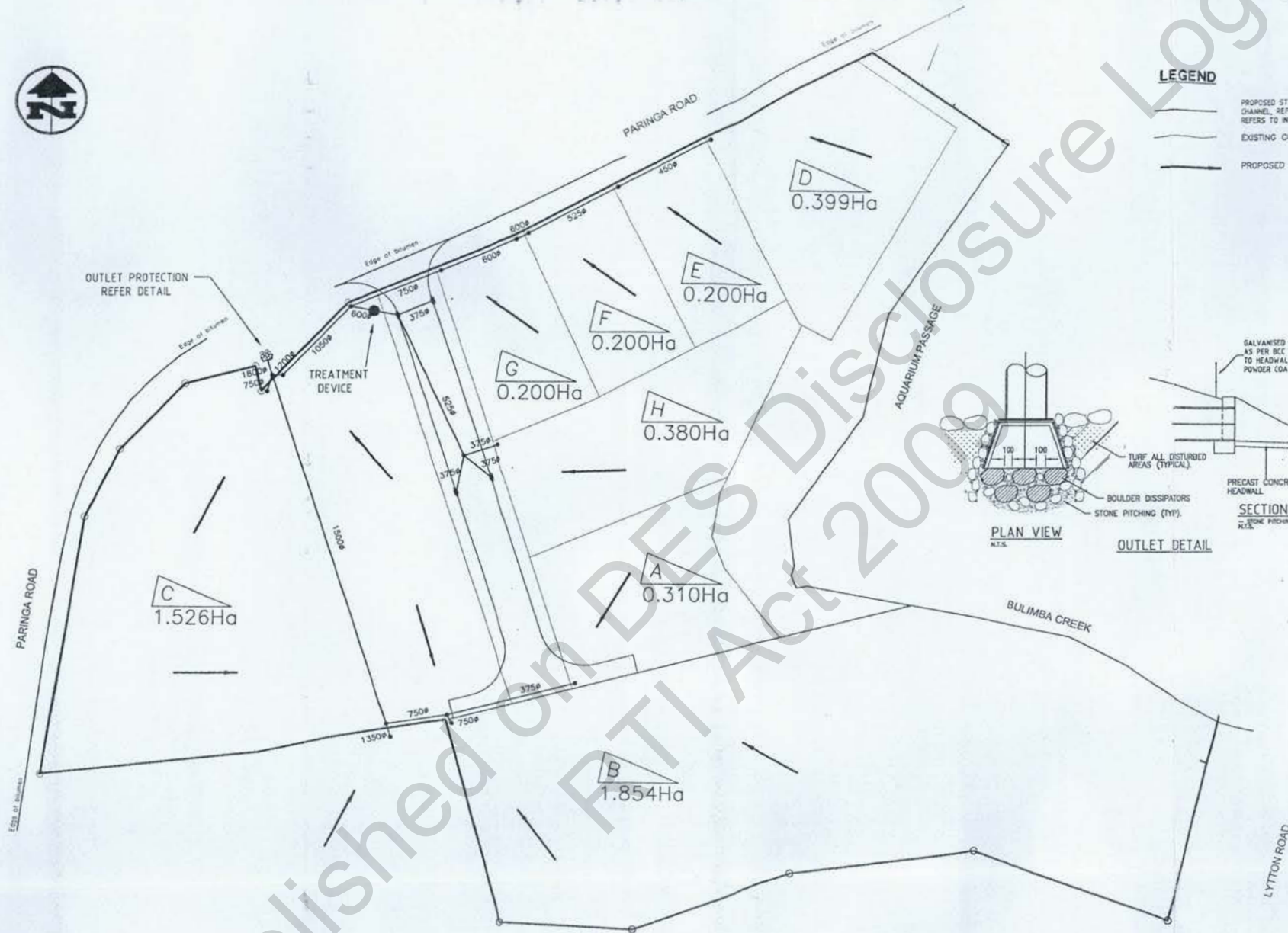
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DRAWING No.
FIG4



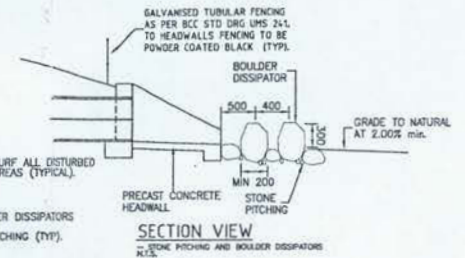
LEGEND

- PROPOSED STANDARD TYPE 'D' KERB AND CHANNEL. REFER BCL GUIDELINES FIG. 5.5(c) REFERS TO INVERT OF KERB AND CHANNEL
- EXISTING CONTOURS
- PROPOSED DIRECTION OF FLOW



PLAN VIEW
N.T.S.

OUTLET DETAIL



SECTION VIEW
N.T.S.



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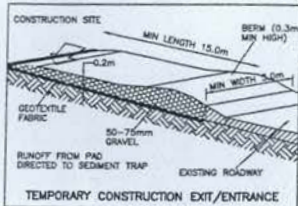
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PROJECT
PROPOSED SUBDIVISION
LOT294 on SP135357 & LOT2 on RP813014
55 PARINGA ROAD
CLIENT
MCGINTY AND MATTHEWS
BRIDGE VIEW ON GATEWAY ESTATE

SUBJECT
FIGURE 5
PROPOSED STORMWATER
DRAINAGE SYSTEM

APPROVED
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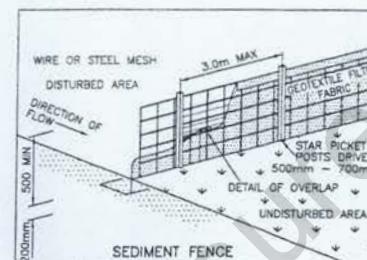
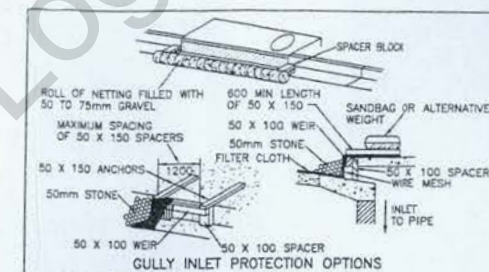
DRAWING NO.
FIG5



WITH CONSIDERATION OF COUNCIL'S STORMWATER MANAGEMENT REQUIREMENTS AND THE LAND DISTURBANCE FROM THE ABOVE-MENTIONED DEVELOPMENT, THE PROPOSED WORKS WILL NOT POSE ANY EROSION CONCERNS. THE EARTHWORKS REQUIRED ON THE SITE INVOLVE THE EXCAVATION FORMING AN EXCAVATED SUBGRADE BOX.

IN THE EVENT OF ANY STORM THE STORMWATER WILL BE CONTAINED WITHIN THIS FOOTING BOX WITH NO RUN-OFF. ANY CAPTURED STORMWATER WILL REQUIRE TREATMENT BEFORE BEING DISCHARGED FROM THE SITE. THIS CAN BE ACHIEVED BY USING A WASTE REMOVAL TRUCK, SIMILAR TO THAT USED TO CLEAN OUT HUMECTORS, OR PUMPING TO EXISTING DRAINAGE VIA APPROPRIATE FILTRATION TO REMOVE ANY SUSPENDED PARTICLES.

PLEASE NOTE ALSO, THE SUBGRADE BOX HAS NO EXTERNAL DEVELOPMENT CATCHMENT.
PLEASE ALSO NOTE THE EXCAVATED SUBGRADE BOX IS OUR PROPOSED SEDIMENT BASIN



PROPOSED STANDARD TYPE "D" KERB AND CHANNEL, REFER BCC GUIDELINES FIG. 5.51(1)
REFERS TO INVERT OF KERB AND CHANNEL

MINOR EXISTING CONTOURS

**CULLY INLET PROTECTION
REFER DETAIL**

SEDIMENT FENCE (RETURNS @ 30m SPACINGS)

3 STRIPS OF 'A' GRADE TURF

NOTES

1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD.
2. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED/CLEANED AND/OR REPAIRED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%.
3. ALL PERIMETER BANK/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
4. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION AND GULCH INLETS.
5. INLETS TO HAVE SILT PROTECTION IN ACCORDANCE WITH KERB INLET PROTECTION DETAIL AT LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER.
6. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE SEEDS AS SPECIFIED, WITHIN SEVEN DAYS OF FINAL TRIMMING.
7. EXTRA EROSION CONTROLS ARE TO BE DELETED AS ORDERED BY THE SUPERINTENDENT.
8. CLEARING OF SITE AND STOCKPILE AREAS TO BE AS DIRECTED BY THE SUPERVISING ENGINEER.
9. PREPARE WASH DOWN BAY OR SHAKE DOWN AT ENTRY/EXIT POINTS AS DIRECTED BY THE ENGINEER.

SILT MANAGEMENT PROGRAM

PHASE	DESCRIPTION
CLEARING	<ul style="list-style-type: none"> - EARTH BANK & TABLE DRAIN TO BE CONSTRUCTED ALONG THE TOP OF THE EXISTING BATTER - SEDIMENT FENCES, SEDIMENT BASINS AND EARTH RILLS WITHIN ROADS TO BE ERECTED AS INDICATED ON REQUIRED. - EXISTING GRASSSED AREAS TO BE KEPT WHERE POSSIBLE. - SHAKE DOWN/WASH DOWN BAY AT ENTRY EXIT POINT AS REQUIRED BY COUNCIL OFFICER.
EARTHWORKS	<ul style="list-style-type: none"> - SEDIMENT FENCES, SEDIMENT BASINS AND EARTH RILLS WITHIN ROADS TO BE ERECTED AS INDICATED ON REQUIRED.
STORMWATER/SERVICES	<ul style="list-style-type: none"> - EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH AND TO PROTECT PIPE WORK AND DIRECT SURFACE WATER AWAY FROM TRENCH EXCAVATIONS. - DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SEDIMENT POND. - TOPSOIL AND GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER, ROOFWATER/DRAINAGE CONSTRUCTION.
STOCKPILE	<ul style="list-style-type: none"> - SEDIMENT FENCES TO BE ERECTED 8.5M FROM TOE OF BATTER ON LOW SIDE OF STOCKPILE. - BUNDING TO BE PROVIDED ON UPSTREAM SIDE OF STOCKPILE TO DIVERT OVERLAND FLOW.
ROADWORKS	<ul style="list-style-type: none"> - SEDIMENT FENCES TO ALLOTMENTS TO BE ERECTED. - KERB INLET PROTECTION TO BE PROVIDED.
ALLOTMENTS	<ul style="list-style-type: none"> - TOPSOIL AND SEED ALLOTMENTS - SEDIMENT FENCES TO ALL ALLOTMENTS TO BE ERECTED. - COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATES THE GRASS STRIKE IS SUFFICIENT. - ESTABLISHMENT OF 70% COVERAGE WITHIN 30 CALENDAR DAYS OF COMPLETION OF WORKS.
MAINTENANCE PERIOD	<ul style="list-style-type: none"> - THE SEDIMENT FENCES ARE TO BE INSPECTED WEEKLY. ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY. - SEDIMENT AFTER RAIN IS TO BE CLEANED FROM STREETS AND ALLOTMENTS IMMEDIATELY AND CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE OF THE FAILURE.

[illegible]

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PROPOSED SUBDIVISION
LOT294 on SP135357 & LOT2 on RP813014
55 PARINGA ROAD

CLIENT
MCGINTY AND MATTHEWS
BRIDGE VIEW ON GATEWAY ESTATE

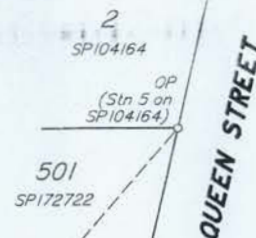
	SUBJECT
	FIGURE 6
014	TREATMENT TRAIN

APPROVED	JOB No.
73(2)Irrel	04006

FIG6

[illegible]

N



DISCLOSURE PLAN FOR PROPOSED LOT 9

This plan shows:

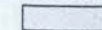
Details of Proposed Lot 9 on the Reconfiguration Plan JD 2276-00-004 which accompanied the development application for reconfiguration of Lot 3 on SP104164 at Albert Street, Goodna.

This subdivision application was approved by the Ipswich City Council on 4th April 2002, subject to conditions.

Natural surface contours based on A.H.D.D. datum at an interval of 0.5m, shown as: — 1.0 —

Design surface contours based on A.H.D.D. datum at an interval of 0.5m, shown as: — 2.0 —

Where applicable, areas to be filled are shown as:



Vendor Purchaser

Witness Witness

Natural surface contours shown hereon have been generated from original orthophotomaps by Kellar Fox and McGhie Pty Ltd.

Client:

BGM PROPERTIES P/L

Project:

**ALBERT STREET, GOODNA
STAGE I**



**KEILAR
FOX
&
MCGHIE**
PLANNING
SURVEYING
MAPPING
INFORMATION
TECHNOLOGY

A.C.N. 010 162 197
A.B.N. 48 010 162 197
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benchmark
IN QUALITY
ASINZS ISO 9001

DATUM	A.H.D.D.
LEVEL ORIGIN	PM 38764 RL 43.475m
COMPUTER FILE	227600C1
CCAD FILE	
ACAD FILE	2276-00-000 LOT 9
SCALE	1:750 @ A3
DRAWN	SEC
CHECKED	DATE 16/07/04
APPROVED	DATE
PLAN NUMBER	

JD 2276-00-

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SCALE 1:250 (A3)

Note:
Where there are no design contours shown in the lot,
the final surface does not differ from the natural surface.