

2hrs

In the Planning and Environment Court
Held at: Brisbane

Appeal No. 4528 of 2018

Between:	HARABA PTY LTD ACN 010 502 468	Appellant
And:	BRISBANE CITY COUNCIL	Respondent
And:	R&F GOLDEN PROPERTY PTY LTD ACN 600 698 351	Co-Respondent

In the Planning and Environment Court
Held at: Brisbane

No. 4566 of 2018

Between:	LOUIS CHEUNG	Appellant
And:	BRISBANE CITY COUNCIL	Respondent
And:	R&F GOLDEN PROPERTY PTY LTD	Co-Respondent

JUDGMENT

Before: His Honour Judge Jones

Date of Hearing: 15 May 2020

Date of Order: 15 May 2020

THESE MATTERS HAVING on 15 May 2020 come on for hearing by way of an appeal against the decision of the Respondent to approve, subject to conditions, a development application for a development permit for a reconfiguration of a lot (1 into 133 lots), park, new roads and balance lot (the **Development Application**) in respect of land situated at 309 Priestdale Road, Rochdale in the State of Queensland, and described as Lot 1 on SP286984 (the **Land**)

AND UPON READING the Orders of His Honour Judge Jones made on 3 March 2020, changing the Development Application

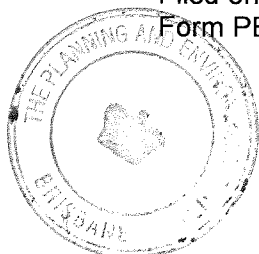
IT IS ADJUDGED THAT:

1. This Judgment is taken to be made in respect of both of the above Appeals;
2. The appeals be allowed in part;

3454-2562-8943v1 **JUDGMENT**
Filed on behalf of the Co-Respondent
Form PEC-7

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Ref: MPL/SMV RFGO25864-9142973-01



15/5/20

3. The Development Application, changed in accordance with the Order made on 3 March 2020, is approved subject to the conditions in the development approval package attached hereto as Annexure "A"; and
4. Each party bears its own cost of the appeal.

.....
Registrar

Filed on:	15 May 2020
Filed by:	Corrs Chambers Westgarth
	Lawyers on behalf of the Co-Respondent
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"A"



Disclaimer: This document has no force or effect unless it is endorsed with a seal of the Court.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	309 PRIESTDALE RD ROCHEDALE QLD 4123
Real Property Description of Site:	L1 SP.286984
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A004873426 Permit Reference Number/s: DARL355064118.
Package Status:	CONSENT ORDER - Version 2
Package Generated:	14/05/2020

PROJECT TEAM

The assessment of this application has been undertaken by:

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Glyn CHISHOLM Landscape Architect Landscape Architecture Team Glyn.Chisholm@brisbane.qld.gov.au 07 3403 0117		

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Plan of Proposed Subdivision	160025_016_PRO Issue D (Sheet 1)	01-MAY-2020
Plan of Proposed Subdivision	160025_016_PRO_Issue D (Sheet 2)	01-MAY-2020
Plan of Proposed Subdivision	160025_016_PRO_Issue D (Sheet 4)	01-MAY-2020
Plan of Proposed Subdivision	160025_016-PRO_Issue D (Sheet 3)	01-MAY-2020
Road Reserve Dedication Plan - Possible Future Glenmore Crescent Extension	160025_020_PRO_Issue B	28-APR-2020
Gardner Road Extension Road Dedication Plan	160025_018_PRO_Issue B	27-APR-2020
Priestdale Road and Gardner Road Extension Intersection	RC16144 Concept Sketch Issue 1	02-NOV-2018
Site Based Stormwater Management Plan	790468 (Amended In Red 20-SEP-2018)	07-SEP-2018 (Received)
Location and Context	Page 6	07-SEP-2018 (Received)
Survey and Tree Identification	Page 8	07-SEP-2018 (Received)
Design Principles	Page 13	07-SEP-2018 (Received)
Landscape Masterplan	Page 16	07-SEP-2018 (Received)
North Precinct	Page 17	07-SEP-2018 (Received)
Park	Page 18	07-SEP-2018 (Received)
Entry Statement - Typical	Page 19	07-SEP-2018 (Received)
Section 1a - Park	Page 22	07-SEP-2018 (Received)
Section 1b - Park	Page 23	07-SEP-2018 (Received)
Section 2 - Townhouse Park Interface	Page 24 (Amended In Red 13-NOV-2018)	07-SEP-2018 (Received)
Section 3 - Bio-filtration Basin	Page 25 (Amended In Red 13-NOV-2018)	07-SEP-2018 (Received)
Section 4 - Entry Statement	Page 26	07-SEP-2018 (Received)
Section 5 - Neighbourhood Road	Page 27 (Amended In Red 13-NOV-2018)	07-SEP-2018 (Received)
Section 6 - Local Road	Page 28 (Amended In Red 13-NOV-2018)	07-SEP-2018 (Received)
Landscape Character Images	Page 30	07-SEP-2018 (Received)
Materials and Finishes	Page 31	07-SEP-2018 (Received)
Planting Palette	Page 32	07-SEP-2018 (Received)
Planting Palette	Page 33	07-SEP-2018 (Received)

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Reconfiguring a Lot
Activity(ies):	Subdivision of Land
Stage:	1

General/Planning Requirements

	Timing
1) Approved Drawings and Documents A legible copy of the approved DRAWINGS AND DOCUMENTS, the Development Approval Package and a copy of the Planning and Environment Consent Order bearing the seal of the Planning and Environment Court is to be available on site at all times during the construction and earthworks. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
2) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
3) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).	Prior to Council's notation on the plan of subdivision and then to be maintained
4) Complete All Building Work Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
5) Maintain the Approved Development	To be maintained

Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	
6) Demolish or Relocate Buildings Demolish or relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings. Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)	As indicated
7) Implement Infrastructure Agreements Implement the requirements of the under mentioned Infrastructure Agreements as part of the registration of the first survey plan: i) Infrastructure Agreement for 309 Priestdale Road, Rochedale 2019 Planning Act 2016 executed on 16 August 2019. ii) Infrastructure Agreement for 309 Priestdale Road, Rochedale 2020 Planning Act 2016 executed on 8 May 2020. Note: the Work Contribution requirement under the Infrastructure Agreement at Point (ii) above is not to be implemented as part of this development approval.	As indicated

Ecology

	Timing
8) Natural Assets Local Law (NALL) - Protected Vegetation On Site Ensure that all necessary permits under the NALL have been issued to carry out works on protected vegetation on the site. Note: Apply to Development Services for all the necessary permits under the NALL. Timing: Prior to carrying out works on protected vegetation.	As indicated
9) Natural Asset Local Law (NALL) - Protected Vegetation on Public Land, Road or Park Manage protected vegetation on public land, road or park. Timing: Prior to carrying out works on protected vegetation and thereafter in accordance with arrangement entered into pursuant to part (a) of this condition. 9(a) Enter Arrangement Enter into an arrangement with the Asset Services in relation to the works proposed to be carried out on protected vegetation on public land, road or park including provision for costs and replacement planting as determined by Asset Services. Timing: Prior to carrying out any works on protected vegetation. 9(b) Implement Arrangement	As indicated As indicated As indicated

Implement the arrangement agreed with Asset Services. Provide to Development Services a copy of the arrangement endorsed by Asset Services. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
10) Environmental Offset Delivery (Ecology) Provide an environmental offset for the loss of land of local environmental significance identified in Brisbane City Plan 2014 as an area of high ecological significance. The offset must be based on the significant residual impacts to the area of high ecological significance as determined by an approved Vegetation Management Plan. The offset must be delivered in accordance with the provisions of the Environmental Offsets Act 2014. Timing: Prior to any vegetation removal commencing. Note: Vegetation may only be removed in accordance with the Vegetation Management Plan approved pursuant to condition 11. Note: The deemed conditions in sections 19B, 22, 24 and 25 of the Environmental Offsets Act 2014 are also imposed on this approval.	As indicated
11) Fauna Management - Fauna Spotter Catcher (High Risk) Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing. 11(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Timing: Prior to vegetation/ ecological feature clearing commencing. 11(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ ecological feature clearing is occurring. 11(c) Submit Certification Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ ecological feature clearing was carried out in accordance with this condition. Timing: Prior to issue of Certificate of Classification/ Final	Prior to site/operational/building work commencing and then to be maintained As indicated As indicated As indicated

Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
12) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition. 12(a) Submit Vegetation Management Plan Submit for the approval of Development Services a Vegetation Management Plan prepared by a qualified and experienced Ecologist. The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are in accordance with the relevant Brisbane Planning Scheme Code and include the following: - The extent of the Vegetation Management Plan must include evaluation of all areas including proposed road reserves, external works and development areas - The location of Biodiversity Overlay and Waterway corridor Overlays, and a detailed assessment of the impact of works in these areas, and assessment of significant residual impacts for these works. - The location and description of existing vegetation including species, botanical name, height, canopy spread and Tree Protection Zones (as per AS 4970-2009) - The location and extent of all proposed services, infrastructure, cut/fill and areas of earthworks required to construct the development - Location of Bushfire Management Zone required as part of the conditions of this approval - Detail design of all civil works must protect significant vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring) - The location and description of all vegetation to be retained or to be removed - Methods of physical identification of trees/vegetation to be retained or to be removed - A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970-2009), site protocols, etc - A description of all pruning and tree surgery works (to AS 4373/96) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers) - The location and extent of storage and stockpile areas for cleared vegetation and site mulch - A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works - Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures. Where works are identified within the Tree Protection Zone of trees to be retained, provide supporting documentation from an Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience) which demonstrates that the works will not	While site/operational/building work is occurring As indicated

affect the long-term health of vegetation. The Arborist report must include detailed construction methodologies for all works within the TPZ's of retained vegetation. Timing: Prior to site / operational / building work commencing and prior to or concurrently with any other operational works application.	
12(b) Pre-Start Meeting When measures are in place to identify and protect vegetation on site (such as tree protection fencing), arrange a pre-start meeting with the Ecologist Development Services. A qualified Arborist and Fauna Spotter Catcher must attend the pre-start meeting. Timing: Prior to site / operational / building work commencing.	As indicated
12(c) Implement Approved Vegetation Management Plan Carry out the works in accordance with the approved Vegetation Management Plan. Timing: While site / operational / building work is occurring.	As indicated
12(d) Submit Certification Submit to Development Services, certification from a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan. Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
12(e) Retain and Protect Vegetation Retain and protect vegetation in accordance with the approved Vegetation Management Plan. Timing: To be maintained.	As indicated
13) Bushfire Management Manage bushfire risk within the approved Bushfire Management Zone shown on APPROVED DRAWING Plan of Proposed Subdivision, drawing number: 160025_016_PRO_Issue D dated 1 May 2020. 13(a) Bushfire Management Zone Set Out A Registered Surveyor must survey and peg the approved Bushfire Management Zone. Timing: Prior to site/operational/building work commencing and to be maintained while development is being undertaken (BW or MCU) or while marketing a lot for sale (ROL).	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained As indicated

13(b) Implement Bushfire Management Measures Implement the following bushfire management measures within the approved Bushfire Management Zone: - Grass must be short cropped and maintained at a maximum height of 200mm at all times - Shrubs must be removed - The canopy of trees must be separated by at least 5 metres. - There must be a clearance of at least 2 metres between the lowest tree branches and ground level. - All vegetation debris/leaf litter must be removed at regular intervals. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
13(c) Submit Certification Submit certification to Development Services certifying that the bushfire management measures identified in (b) above have been implemented. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
13(d) Maintain Bushfire Management Measures Maintain bushfire management measures identified in (b) above. Timing: To be maintained until such time that the Bushfire Management Zone is redeveloped.	As indicated
13(e) Notification to Prospective Purchasers Notify all prospective purchasers of proposed lots of the requirements and effects of this condition. Timing: At the time of marketing a lot for sale (ROL).	As indicated

Landscape Architecture and Open Space Planning

	Timing
14) Land for Community Purposes Network - Park (Trunk) Transfer to Council in fee simple on trust for the community purpose of park, the land shown on the approved Plan of Proposed Subdivision, drawing number 160025_016_PRO Issue D dated 1 May 2020 for the Community Purposes Network (Park) which forms LGIP ID ROC-A1-032 in the Local government infrastructure plan 2014. Note: This condition is imposed under section 128(1) of the Planning Act 2016. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). 14(a) Submit Plan of Subdivision	As indicated As indicated

Submit for the approval of Development Services, a plan of subdivision showing the land to be transferred for the Community Purposes Network (Park) to demonstrate compliance with the requirement of this condition. Timing: Prior to submission of the request for compliance assessment pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).	
14(b) Request Preparation of Transfer Documentation Submit a request for Council to prepare the necessary transfer documentation to demonstrate compliance with the requirements of this condition. Note: Land to be transferred to the Brisbane City Council must have the necessary transfer documentation prepared by the Brisbane City Council, free of cost to Council. Timing: Prior to submission of the request for compliance assessment pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).	As indicated
14(c) Lodge Notated Plan and Documentation Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary transfer documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).	As indicated
14(d) Submit Evidence of Registration Submit to Development Services, evidence of the registration of the necessary transfer documentation. Timing: Within one month of the registration of the transfer documentation.	As indicated
15) Retain and Protect Existing Street Tree(s) Identify, retain and protect the existing street trees on the Priestdale Road frontage of this development unless otherwise agreed in writing with Asset Services. Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from Asset Services. 15(a) Implement Protection Measures Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). Note: If fencing is proposed to protect street trees, a permit to temporarily occupy the footway will be required from Compliance	While site/operational/building work is occurring As indicated

and Regulatory Services.	
Timing: Prior to site / operational / building work occurring.	
15(b) Maintain Protection Measures	As indicated
Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use.	
Timing: While to site / operational / building work is occurring.	
16) Streetscape Works - Subdivision New Road	Prior to Council's notation on the plan of subdivision
Carry out streetscape improvement works for Stage One of the subdivision on the approved Plan of Proposed Subdivision, drawing number: 160025_016_PRO_Issue D dated 1 May 2020 including concrete path, turf and street trees to the verges of the new roads to a Neighbourhood Street Minor standard for all other roads (Suburban / District / Neighbourhood / Local) in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4, 3.7.4.5 and 3.7.5.	
Note: Council's consent to undertake works within the ARS is required prior to any work being undertaken.	
16(a) Concrete Path	As indicated
Install a 1.2m wide broom finished standard Portland grey concrete path to both sides of the carriageway of Suburban / District / Neighbourhood (bus route) / Industrial roads and one side of the carriage way of a Neighbourhood (non-bus route) road. The edge of the path is to be setback 1.9m from the back of the kerb for industrial roads and 1.3m from the back of kerb for all other roads. The path is to transition to existing paths on verges that adjoin the development.	
Install a 2m wide broom finished standard Portland grey concrete path to the pedestrian corridor link to Glenmore Crescent and to Priestdale Road between Lot 133 and Lot 1. The edge of the path is to be setback 1.3m from the eastern corridor boundary.	
Timing: Prior to Council's notation of the plan of subdivision.	
16(b) Submit As-Constructed Drawings	As indicated
Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.	
Timing: Prior to Council's notation of the plan of subdivision (ROL).	
16(c) Turf	As indicated
Install turf to the full width of the verge excluding any concrete path required by this condition.	
Timing: Prior Council's notation of the plan of subdivision.	
16(d) Street Tree(s)	As indicated
Enter into and implement an arrangement with the Asset Services Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above	

sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Asset Services. Provide to Development Services a copy of the agreement signed by Asset Services. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision.	
17) Streetscape Works - Neighbourhood Street Carry out streetscape improvement works along the Gardner Road and Priestdale Road frontages of this development including concrete path, turf and street trees to the verge to a Neighbourhood Street Minor standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5. 17(a) Concrete Path Install a 1.2m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 17(b) Submit As-Constructed Drawings Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 17(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 17(d) Street Tree(s) Enter into and implement an arrangement with the Asset Services Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated As indicated As indicated As indicated

maintenance of the required street tree(s) as determined by Asset Services. Provide to Development Assessment a copy of the agreement signed by Asset Services. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	
18) Maintenance Period for Work - Park (12 Months) Maintain the work for park required by condition <i>13 Land for Community Purposes Network - Park (Trunk)</i> and rectify any defects in accordance with the requirements detailed in this condition. Timing: During the maintenance period. 18(a) On-Maintenance Acceptance Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance. Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period. Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work plus \$1.00 per square metre of the transferred area or \$10,000.00, whichever is greater. Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 18(b) On-Maintenance Period Provide 12 months maintenance to the work from the time the work is accepted on-maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period. Timing: 12 months from acceptance on-maintenance. 18(c) Off-Maintenance Acceptance On completion of the maintenance period arrange an off-maintenance inspection with Development Services, and obtain written confirmation from Council that the work is accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for off-maintenance Inspection.	As indicated As indicated As indicated As indicated

Note: If the inspection is successful the maintenance security will be released. Timing: On completion of the on-maintenance period.	
19) Work for Community Purposes Network - Park (Trunk)	As indicated
Construct work for the Community Purposes Network (Park) shown on the approved Plan of Proposed Subdivision drawing number: 160025_016_PRO_Issue D dated 1 May 2020 in the Local government infrastructure plan 2014, in accordance with the requirements detailed in this condition. Note: This condition is imposed under section 128(1) of the Planning Act 2016. Timing: Prior to commencement of use (MCU) and prior to Council's notation of the plan of subdivision (ROL).	
19(a) Submit Plan for Work	As indicated
Submit for the approval of Development Services a Detailed landscape plan for work in the Community Purposes Network (Park) in accordance with the ROC-A1-032 in the Local government infrastructure plan 2014, relevant Brisbane Planning Scheme Codes, Australian Standards and the approved Landscape Design 3.3 Park, DRAWING NUMBER RFI04 170303 North, dated 07-09-2018. The Detailed landscape plan must include the following: - Site preparation; - Infrastructure: - 1 x electricity connection (supply pillar only) - 1 x 25mm water service connection and meter - 1 x water tap and bubbler with dog bowl - 1 x maintenance vehicle access (crossover and lockrail) - barriers to road frontages to prevent unauthorised vehicle access; - Playground and outdoor gym equipment; - Design certification: - certification by a Registered Professional Engineer Queensland for design of proposed structures - certification by a Registered Professional Engineer Queensland or by a member of the Illuminating Engineering Society of Australia and New Zealand that pedestrian lighting design complies with Australian Standard – AS/NZS 1158.3.1 Lighting for roads and public spaces – Pedestrian area lighting Performance and Design requirements - certification for design of proposed play equipment and impact attenuation surfacing; and - Maintenance program: - details of a 12 month maintenance program for the park. Timing: Prior to site/operational work commencing.	
19(b) Pre Start Meeting	As indicated
Arrange a pre-start meeting with Development Services. Timing: Prior to site/operational work commencing.	
19(c) Implement Approved Detailed Landscape Plan	As indicated

Carry out the works in accordance with the approved Detailed landscape plan. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
19(d) Submit As Constructed Drawings Submit "As Constructed" drawings including an asset register, prepared by a registered, experienced and qualified Landscape Architect or Landscape Contractor and a Registered Professional Engineer Queensland as appropriate, certifying that the works have been completed in accordance with the approved Detailed landscape plan. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated

Engineering

	Timing
20) Filling and / or Excavation All proposed earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated
20(a) Submit Earthworks Drawings Submit for the approval of Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS, the relevant Brisbane Planning Scheme Codes. The Earthworks Drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note: If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans must show the location of these in relation to all services. The cost of moving services,	As indicated

utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner is required. Timing: Prior to site/operational/building work commencing.	
20(b) Fill Material, Placement, Compaction and Testing All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. Timing: While site/operational/building work is occurring.	As indicated
20(c) Implement Approved Earthworks Drawings Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings. Timing: While site/operational/building work is occurring and then to be maintained.	As indicated
20(d) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings prepared by a Registered Surveyor. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated
20(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL).	As indicated
21) Waterway Corridor Materials, equipment or structures of any description, (including but not limited to material stockpiles, sheds, concrete areas, and landscaping materials) must not be located within the waterway corridor unless specifically shown on the approved DRAWINGS AND DOCUMENTS. Timing: To be maintained.	As indicated
22) Grant Easements Grant the following easement(s):	As indicated

i) Easements for underground drainage, overland flow and access purposes as may be required, in favour of Brisbane City Council.

ii) Easements for underground drainage, open cut, overland flow and access purposes over that part of the site affected by the 1% AEP for Creek/waterway flooding, in favour of Brisbane City Council.

iii) Easements over turning areas for refuse vehicle turn-around where such areas are located on private property, in favour of Brisbane City Council and its agents.

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL), and then to be maintained.

22(a) Submit Plan of Subdivision and Documentation (Non-Council Easement)

As indicated

Submit for the approval of Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition.

Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors.

Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

22(b) Submit Plan of Subdivision and Documentation (Council Easement)

As indicated

Submit for the approval of Development Services, a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition.

Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

22(c) Lodge Notated Plan and Documentation

As indicated

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).

22(d) Submit Evidence of Registration

As indicated

Submit to Development Services evidence of the registration of the necessary easement documentation.

Timing: Within one month of the registration of the easement documentation.

23) On-site Erosion (high risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion. 23(a) Prepare ESC Plan and Program Prepare Erosion and Sediment Control (ESC) Plan(s) & Program, and provide design certificates, inspection certificates and a schedule of registered business names for the site in accordance with the relevant Brisbane Planning Scheme Codes. The plan(s) and program must be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control and must be certified by a CPESC. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of all required documentation, including design certificates to Council's Compliance and Regulatory Services at: CARS-ESC@brisbane.qld.gov.au. Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion. 23(b) Attend a Pre-Start meeting Arrange and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: CARS-ESC@brisbane.qld.gov.au Timing: Prior to commencement of any site works causing exposure of soil. 23(c) Implement Certified ESC Plan and Program Implement the certified ESC plan(s) and Program to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion. The plan(s), program, design certifications & inspection certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times. Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated As indicated As indicated As indicated
24) Maintenance Period for Engineering Work Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition.	As indicated

Timing: During the on-maintenance period.	
24(a) On-Maintenance Acceptance Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance. Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period. Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater. Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's <i>Infrastructure Installation and Construction Requirements Manual</i> for further details about the on-maintenance procedure and requirements. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
24(b) On-Maintenance Period Provide a minimum 12 months maintenance to the work from the time the work is accepted on-maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period. Timing: A minimum 12 months from acceptance on-maintenance.	As indicated
24(c) Off-Maintenance Acceptance On completion of the maintenance period arrange an off-maintenance inspection with Development Services, and obtain written confirmation from Council that the work is accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for off-maintenance Inspection. Note: If the inspection is successful the maintenance security will be released. Timing: On completion of the on-maintenance period.	As indicated
25) Information Signage Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below: a) The sign should provide a brief description of the development proposed; b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:	As indicated

Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m²; f) The sign is to be positioned as follows: located centrally along Priestdale road frontage of the site; located on or within 1.5 metres of the road frontage; mounted at least 300 millimetres above ground level; and clearly visible from the street for a pedestrian; g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; h) The sign is to be non-illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	
26) Engineering Pre-Start Meeting To arrange an engineering pre-start meeting with Development Service to comply with a condition of this approval, request letter to be emailed to DA-ComplianceEngineering@brisbane.qld.gov.au including the following details: - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. Note: - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Refer to Council's <i>Infrastructure Installation and Construction Requirements Manual</i> for full details of the notification, meeting, inspection and liaison requirements. Timing: Prior to site/operational/building work commencing.	As indicated

27) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners - Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. 27(a) Certification of Retaining Walls For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining wall and ancillary drainage is in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	Prior to site/operational/building work commencing As indicated
28) Construction Management Plan - Major Carry out development in accordance with a Construction Management Plan prepared in accordance with the requirements of this condition. 28(a) Submit Construction Management Plan Submit for the approval of Development Services a Construction Management Plan for the demolition (where in a Centre zone, the Mixed use zone or where the demolition is otherwise assessable development), excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes, Workplace Health and Safety Legislation, Environmental Protection Act, the requirements of any Concurrence Agency, any other relevant legislative requirements and the following. The Construction Management Plan must be supported by Permits or written approvals from the relevant Council sections or other body listed below (where applicable to the Plan) to ensure all potential impacts to Council and other infrastructure have been addressed:	While site/operational/building work is occurring As indicated

- (i) Work Zones / Temporary Road Closures / Taxi Ranks - (Congestion Reduction Unit, Planned Incident Management / Temporary Road Closures);
- (ii) Full/Partial Footway-Footpath Closures – (Brisbane Infrastructure – Congestion Reduction Unit);
- (iii) Street Lighting - (Brisbane Infrastructure - Asset Services-City Lighting);
- (iv) City Cycle bike stations and JCDecaux Advertising Signage (including obstruction to sight lines for such advertising - owned by JCDecaux)- (Brisbane Infrastructure - Transport Planning and Strategy, Contract Management section);
- (v) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage);
- (vi) Waste Bins - (Brisbane Infrastructure, Waste Service);
- (vii) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy-Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations);
- (viii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture);
- (ix) Parking Meters/Spaces - (Brisbane Infrastructure - City Parking);
- (x) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations);
- (xi) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage);
- (xii) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL);
- (xiii) Erect Scaffolding/Hoarding Permit, (Queen Street Mall, Reddacliff Place, Chinatown Mall and Brunswick Street Mall) - (City Planning and Sustainability – City Malls Management, City Planning and Economic Development);
- (xiv) Vehicle Access Permits, (Queen Street Mall, Reddacliff Place, Chinatown Mall and Brunswick Street Mall) - (City Planning and Sustainability - City Malls Management, City Planning and Economic Development).

The construction management plan must address the following:

- (i) Provision for pedestrian management including alternative pedestrian routes, past or around the site;
- (ii) Location of and impacts on any Council or other authority's assets on or external to the site;
- (iii) Temporary vehicular access points and frequency of use;
- (iv) Provision for loading and unloading materials including the location of any remote loading sites;
- (v) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (vi) How materials are to be loaded/unloaded and potential impacts on existing street trees;
- (vii) Location of proposed external hoardings and gantries, (with clearances to street furniture and other footpath assets, (e.g. CityCycle bike stations);
- (viii) Employee and visitor parking areas (if provided);
- (ix) Anticipated staging, programming;
- (x) Provision for fire exit routes for other uses on the subject or adjoining sites;
- (xi) Notify Development Services of construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6:30am and 6:30pm excluding public holidays).
- (xii) The details identified in (xi) above must be accompanied by a consultation strategy for seeking, recording and addressing the impacts of dust, noise and vibration upon adjoining and nearby

properties.

Notes:

- Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.
- Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or where paid parking spaces are impacted upon or pedestrian diversions proposed are subject to separate application fees and rental fees.
- The approved Construction Management Plan will not allow the carrying out of specific work activities for any phase of construction outside of normal hours.

Timing: Prior to site/operational/building work commencing.

28(b) Construction Management Plan - Pre-Start Meeting

As indicated

Arrange and attend a pre-start meeting with Development Services.

Timing: Prior to site/operational/building work commencing.

28(c) Construction Management Plan - Associated Activities in Road Reserve

As indicated

Obtain relevant approvals to carry out any works required by the approved Construction Management Plan, including the following, within the road reserve:

- Temporary lane closures;
- Restricted work zones (subject to relaxation of clearway hours and resolution of alternative kerb side allocation including bus zones);
- Overcoming clearway restrictions;
- Gantry erection.

Notes:

- Applications will be assessed on the basis of road and footpath network operating conditions prevailing at the time. Council will consider impacts of other construction works or events that occur during the life of the permit.
- All fees must be paid in full prior to any permit being granted by Council. Council may revoke any permits at any time for non-compliance with requirements or if it considers that safety, capacity and /or operation of public transport, vehicle and pedestrian traffic are likely to be compromised during the construction phase.

Timing: Prior to site/operational/building work commencing.

28(d) Construction Management Plan - Documentation on Site

As indicated

Legible copies of the approved Construction Management Plan and current permits must be kept on site and be made available on request at all times.

Timing: While site/operational/building work is occurring

28(e) Construction Management Plan - Works to be Performed Out of Hours

As indicated

Obtain approval from Development Services for any work that is to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday. Timing: Prior to site/operational/building work commencing.	
28(f) Implement Approved Construction Management Plan Carry out the development in accordance with the approved Construction Management Plan. Timing: While site/operational/building work is occurring.	As indicated
29) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements. 29(a) As Constructed Drawings Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 29(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	While site/operational/building work is occurring While site/operational/building work is occurring While site/operational/building work is occurring
30) Certified Site Survey Levels Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor. The Registered Surveyor must certify that the "As Constructed" drawings are in accordance with the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development. Note: The survey information must show surface levels and site contours at 1 metre intervals. All levels must be shown as Reduced Levels to the "Australian Height Datum" (AHD).	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

31) Remove Improvements & Obstructions From Truncation and Dedication Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the corner truncation(s) and/or area of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes. Note: The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Queensland Urban Utilities permission is required if water supply and sewerage services are affected. 31(a) Certify the Work Submit to Development Services certification from a Registered Surveyor or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
32) Repair Damage to Kerb, Footpath Or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development. 32(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Asset Services. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). Timing: While site / operational / building works is occurring	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated
33) Remove Redundant Drainage Outlets Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

34) Land for Transport Network - Road (Non-trunk) Dedicate as road land shown as new road (non-trunk) on the APPROVED Plan of Proposed Subdivision drawing number: 160025_016_PRO_Issue D dated 1 May 2020, including the following: i. All corner truncations as six (6) metre by six (6) metre by three (3) equal chord truncations; ii. 14 metres wide Local Streets; iii. 16 metres wide Neighbourhood Roads NOTE: This condition is imposed under section 145 of the Planning Act 2016. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). 34(a) Submit Plan of Subdivision (MCU only) Submit for the approval of Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition. Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition. 34(b) Lodge Notated Plan (MCU only) Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use. 34(c) Submit Evidence of Registration (MCU only) Submit to Development Services, evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.	As indicated As indicated As indicated As indicated
35) Land for Transport Network - Road (Trunk) Dedicate as road, as part of Stage 1, the land shown as Road Dedication Area on the APPROVED DRAWING NUMBER 160025_018_PRO_Issue B dated 27 April 2020 for the Transport Network which forms part of LGIP ID ROC-RC-016 in the Local government infrastructure plan 2014. Dedication of the stub road access to Lot 2 on SP306462 is to be in strict accordance with Approved Drawing Number 160025_018_PRO_Issue B. NOTE: This condition is imposed under section 128(1) of the Planning Act 2016. Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). 35(a) Submit Plan of Subdivision (MCU only)	As indicated As indicated

Submit for the approval of Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition. Timing: As part of the submission of request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition.	
35(b) Lodge Notated Plan (MCU only) Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use.	As indicated
35(c) Submit Evidence of Registration (MCU only) Submit to Development Services, evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.	As indicated
36) Temporary Access To Basin 01 Construct a temporary 150mm thick crusher rock pavement along the future Gardner Road as temporary access from the end of the Gardner Road constructed as a part of Stage 1 to the Basin 01 and to retard the growth of vegetation over the length of the future Gardner Road until the Gardner Road is constructed. Timing: Prior to the endorsement of the Plan of subdivision for Stage 1 and then to be maintained.	As indicated
37) Land for Possible Future Road (Non-trunk) Dedicate as road land shown as "Road Dedication Area" on the Approved Drawing Number: 160025_020_PRO, issue B, dated 28 April 2020. Note: This condition is imposed under section 145 of the Planning Act 2016 Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL). 37(a) Submit Plan of Subdivision (MCU only) Submit for the approval of Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition. Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition. 37(b) Lodge Notated Plan (MCU only) Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority.	As indicated As indicated As indicated

Timing: Prior to commencement of use.	
37(c) Submit Evidence of Registration (MCU only) Submit to Development Services, evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.	As indicated
38) Traffic Calming Implement traffic calming measures on that part of the east-west internal road adjoining the northern boundary of the proposed park (Lot 900) generally as follows: (a) the east-west connection road to the north of the balance lot and proposed Lot 900 shown on the Approved Plan of proposed subdivision drawing number: 160025_016_PRO_Issue D dated 1 May 2020 (approved plan) will be dedicated to Council as a road reserve, at no cost to Council; (b) a 4 metre wide driveway (with concrete pavement) will be constructed, at no cost to Council, at the frontage of proposed Lots 89 to 90 (shown on the approved plan) which will enable access of those lots to the north-south connection road abutting proposed Lots 72 to 88 (shown on the approved plan), via the driveway in the east-west connection road reserve only; (c) a 4 metre wide driveway (with concrete pavement) will be constructed, at no cost to Council, at the frontage of proposed Lots 91 to 92 (shown on the approved plan) which will prevent access of those lots to the north-south connection road abutting proposed Lots 72 to 88 (shown on the approved plan), via the driveway in the east-west connection road reserve.	Prior to survey plan endorsement
39) Work for Transport Network - Road (Non-trunk) - Internal Construct the following roadwork with any associated drainage, footpath, pathways and services for the Transport Network (Road) shown on the APPROVED Plan of Proposed Subdivision, drawing number: 160025_016_PRO_Issue D dated 1 May 2020 in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads - Transport Operations (Road Use Management) Act 1995 and the AUSTROADS design standards: - roads 14 metres wide designed and constructed as Local Streets (designed for 85 percentile 40 km/hr maximum); - roads 16 metres wide designed and constructed as Neighbourhood Roads (designed for 85 percentile 50 km/hr maximum); - a shared 3.5m concrete slab driveway with a 3.5m wide Type A vehicle crossover and bin bays to service proposed lots 132-133, 105-107 - a suitably sealed area for the provision of a temporary refuse vehicle turning area;	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Note: the possible future road within the area marked "Road Reserve Only (16m wide)" on the Approved Plan of Proposed Subdivision, drawing number: 160025_016_PRO_Issue D dated 1 May 2020 is not required to be constructed as part of this development approval.

Note: This condition is imposed under section 145 of the Planning Act 2016.

39(a) Submit Functional Layout Drawings

As indicated

Submit for the approval of Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.

Timing: Prior to site/operational/building work commencing.

39(b) Submit Roadworks and Stormwater Drainage Drawings

As indicated

Submit for the approval of Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

Timing: Prior to site/operational/building work commencing.

39(c) Submit Signs and Pavement Drawings

As indicated

Submit for the approval of Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

Timing: Prior to site/operational/building work commencing.

39(d) Pre-start Meeting

As indicated

Arrange and attend a pre-start meeting with Development Services.

Timing: Prior to site/operational work commencing.

39(e) Implement Approved Drawings

As indicated

Construct the works in accordance with the above approved drawings.

Timing: Prior to on-maintenance acceptance.

39(f) Submit As Constructed Drawings

As indicated

Submit to Development Assessment "As Constructed" drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland.

Timing: Prior to on-maintenance inspection.

39(g) Submit As Constructed Drawings

As indicated

Submit to Development Services "As Constructed" drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland. Timing: Prior to on-maintenance inspection.	
39(h) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings. Timing: Prior to on-maintenance inspection.	As indicated
40) Work for Transport Network - Road (Trunk) Construct the following roadwork with any associated drainage, footpath and services for the Transport Network (Road) shown on the APPROVED DRAWING NUMBER External Trunk Works (309 Priestdale Rd A004873426) Ver 1 By Council dated 05/11/2018, which forms part of ROC-RC-013 and ROC-RC-016 in the Local government infrastructure plan 2014 in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 and the AUSTROADS design standards: - new type E concrete kerb and channel and associated drainage along the full length of the Priestdale Rd frontage of the site on a 4.25 metre alignment (taking into account any road reserve widening if required); - a Suburban type road pavement from the lip of the new kerb and channel to the edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres); - signal pits and conduits for the future signalised intersection of Gardner Rd Extension and Priestdale Rd; - a 1.2 metre wide footpath and associated kerb ramp along the full length of the Priestdale Rd frontage of the site; Note: Any works that are interim and are required to be demolished to complete the ultimate Gardner Rd Ext alignment are non-trunk works Note: This condition is imposed under section 128(1) of the Planning Act 2016.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
40(a) Submit Functional Layout Drawings Submit for the approval of Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking. Timing: Prior to site/operational/building work commencing.	As indicated

40(b) Submit Roadworks and Stormwater Drainage Drawings Submit for the approval of Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	As indicated
40(c) Submit Traffic Signal Design Drawings Submit for the approval of Development Services Traffic Signal Design drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with this condition. Note: The Traffic Signal Design drawings must be endorsed by Brisbane Infrastructure -Transport & Traffic, prior to submission of the Traffic Signal Design Drawings. Timing: Prior to site/operational/building work commencing.	As indicated
40(d) Submit Signs and Pavement Drawings Submit for the approval of Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing.	As indicated
40(e) Pre-Start Meeting Arrange a pre-start meeting with Development Services. Timing: Prior to site/operational work commencing.	As indicated
40(f) Implement Approved Drawings Construct the works in accordance with the above approved drawings. Timing: Prior to on-maintenance acceptance.	As indicated
40(g) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland. Timing: Prior to on-maintenance inspection.	As indicated
40(h) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings. Timing: Prior to on-maintenance inspection.	As indicated
41) Land for Stormwater Network - Stormwater (Non-Trunk)	As indicated

Transfer to Council in fee simple on trust for the purpose of stormwater, the land shown on the APPROVED Plan of Proposed Subdivision, drawing number: 160025_016_PRO_Issue D dated 1 May 2020 for the Stormwater Network.

Note: The approved design of stormwater quantity/quality basins is only conceptual and will need to be further resolved pursuant to the conditions of approval and detailed design. The design (including changes to the concept) of stormwater basins and other infrastructure must be in accordance with the Stormwater Code, Councils Infrastructure Design Planning Scheme Policy, QUDM, specific Council maintenance requirements and the relevant Healthy Waterways Design Guidelines

Note: This condition is imposed under section 145 of the Planning Act 2016.

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).

41(a) Submit Plan of Subdivision

As indicated

Submit for the approval of Development Services, a plan of subdivision showing the land to be transferred for the purpose of stormwater to demonstrate compliance with the requirements of this condition.

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

41(b) Request Preparation of Transfer Documentation

As indicated

Submit a request for Council to prepare the necessary transfer documentation to demonstrate compliance with the requirements of this condition.

Note: Land to be transferred to the Brisbane City Council must have the necessary transfer documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

41(c) Lodge Notated Plan and Documentation

As indicated

Lodge the plan of subdivision notated by pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary transfer documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).

41(d) Submit Evidence of Registration

As indicated

Submit to Development Services, evidence of the registration of the necessary transfer documentation.

Timing: Within one month of the registration of the transfer documentation.

42) Stormwater Quality (ROL) Manage stormwater quality in accordance with this condition. 42(a) Implement Stormwater Quality Management Implement the stormwater quality treatment strategy outlined within the APPROVED DRAWINGS AND DOCUMENTS and any engineering drawings and documents approved pursuant to conditions contained in this development approval. Note: This condition does not require any further approval from Council, although relevant stormwater quality treatments are to be incorporated into designs for road and drainage. Note: The approved design of stormwater quantity/quality basins is only conceptual and will need to be further resolved pursuant to the conditions of approval and detailed design. The design (including changes to the concept) of stormwater basins and other infrastructure must be in accordance with the Stormwater Code, Councils Infrastructure Design Planning Scheme Policy, QUDM, specific Council maintenance requirements and the relevant Healthy Waterways Design Guidelines Timing: Prior to Council's notation on the plan of subdivision. 42(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater water quality treatment strategy required pursuant to part (a) of this condition has been implemented. Timing: Prior to Council's notation on the plan of subdivision.	Prior to Council's notation on the plan of subdivision As indicated As indicated
43) Site Drainage - Major Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, in accordance with the relevant Brisbane Planning Scheme Codes. Note: The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site. Some developments may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention, rainwater tanks, and upgrade of stormwater drainage infrastructure). Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. Note: The approved design of stormwater quantity/quality basins is only conceptual and will need to be further resolved pursuant to the conditions of approval and detailed design. The design (including changes to the concept) of stormwater basins and other infrastructure must be in accordance with the Stormwater Code, Councils Infrastructure Design Planning Scheme Policy, QUDM, specific Council	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

maintenance requirements and the relevant Healthy Waterways Design Guidelines	
43(a) Submit Site Drainage Drawings Submit and obtain approval from Development Services, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing	As indicated
43(b) Implement Approved Drawings Carry out the works in accordance with the approved site drainage drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained.	As indicated
43(c) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
43(d) Submit Certification Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved site drainage drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated
44) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
45) Stormwater Quality - Public Asset Construct water quality treatment basins where located in Council land, parks and drainage reserve to manage stormwater quality in accordance with this condition. Note: The approved design of stormwater quantity/quality basins is only conceptual and will need to be further resolved pursuant to the conditions of approval and detailed design. The design (including changes to the concept) of stormwater basins and other infrastructure	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

must be in accordance with the Stormwater Code, Councils Infrastructure Design Planning Scheme Policy, QUDM, specific Council maintenance requirements and the relevant Healthy Waterways Design Guidelines

45(a) Submit and obtain approval for Engineering and Landscape Planting Drawings

As indicated

Submit for the approval of Development Services (separate to any application for roads and drainage) engineering drawings for water quality treatment basins prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes and the 'Water by Design - Construction & Establishment Guidelines: Swales, Bio-retention Systems and Wetlands' and 'Water by Design - Bioretention Technical Design Guidelines' and include:

- concrete sediment fore-bay (with concrete break outs, NOT weep-holes),
- concrete maintenance access driveway from filter/water surface to nearest road,
- Detailed landscape planting plans including specifications for batters and basin floor
- Details on how any proposed bio-retention filter will be protected during construction (refer to Section 3.4 of Councils Infrastructure Installation and Construction Requirements Manual).

Timing: Prior to site/operational/building work commencing.

45(b) Pre-Start Meeting - Civil Works

As indicated

Arrange and attend a pre-start meeting with Development Services (Engineering Compliance via da-Complianceengineering@brisbane.qld.gov.au).

Timing: Prior to site/operational/building work commencing.

45(c) Implement Approved Engineering Drawings - Civil Works

As indicated

Construct the work to manage stormwater quality in accordance with the above approved engineering drawings for water quality treatment basins and as prepared and certified by a Registered Professional Engineer Queensland.

Timing: Prior to on-maintenance acceptance for Civil Works

45(d) Submit As Constructed Drawings & Certification - Civil Works

As indicated

Submit to Development Services "As Constructed" drawings including an asset register as well as a pre-On-Maintenance Inspection Checklist & Certificate of Completion prepared and certified by a Registered Professional Engineer Queensland confirming that the work has been completed in accordance with the above-approved engineering drawings for water quality treatment basins.

Timing: Prior to on-maintenance inspection for Civil Works.

45(e) On-Maintenance Acceptance - Civil Works

As indicated

Arrange and attend an on maintenance inspection with Development Services (Engineering Compliance) and obtain written confirmation from Council that the work has been accepted on maintenance.

The following criteria must be met before the Civil works is accepted On-Maintenance;

- Proof of Public Liability Insurance (\$20 million) to be provided for the on-maintenance period;
- All subsoil drains are to be flushed prior to on-maintenance inspection;
- Undertake in-situ infiltration tests in at least three (3) locations within the basin (suitably located to be representative of the basin as a whole);
- Provide certification to Council by a Registered Professional Engineer Queensland that the average hydraulic conductivity of such tests is in accordance with the modelling assumptions (e.g. generally in excess of 180 mm/h) before it will be accepted on-maintenance;
- The filter is to be protected in accordance with Councils Infrastructure Installation and Construction Requirements Manual, Stage 1 Requirements in Section 3.4.
- Installation of soil and mulch layers to batters as approved (no landscape planting is to occur until Landscape Planting On-Maintenance).
- Completed *Transferring Ownership of Vegetated Stormwater Asset – Water by Design* checklists (5.3.1 & 5.3.2)

Ensure an Uncompleted Works Bond is lodged to cover the conversion cost of the basin from temporary form to ultimate form prior to Plan Sealing / On-Maintenance (Civil Works Component); whichever comes first. The uncompleted works bond must be calculated at 150% of the cost of conversion and consider on-going maintenance, supply of planting, establishment of vegetation, on-going testing & maintenance during this period.

Note: Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance acceptance procedure and requirements.

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

45(f) On-Maintenance Period - Civil Works

As indicated

A minimum 12 months maintenance / liability period is applicable to the Civil Works from the time the works are accepted on-maintenance by Council.

During this period maintain the works and rectify any defects identified at the on maintenance inspection and those arising during the on-maintenance period at no cost to Council.

Timing: Minimum 12 months from the date of acceptance of on-maintenance for Civil Works.

45(g) Off-Maintenance Acceptance - Civil Works

As indicated

On completion of the maintenance period (subject to Stormwater Quality assumption being met; 90% of lots are established including all upstream stages) - arrange an off maintenance inspection with Development Services, and obtain written confirmation from Council that the works are accepted off-maintenance for the Civil Works component.

Ensure all defects are rectified prior to making an appointment for the off maintenance inspection.

NOTE: The removal of all protective liner (geo-fab) and turf as well as planting of basin as per the approved landscape plan/s is not to occur until Off-maintenance has been achieved for the Civil Works.

Timing: On completion of the on-maintenance period for Civil Works.

45(h) Implement Approved Engineering Drawings - Landscape Planting

As indicated

Remove any protective liner and turf to the basin floor and construct planting to the basin floor and batter in accordance with the above approved Landscape Planting Drawings.

Timing: Within 2 weeks of Council accepting Civil Works off-maintenance.

45(i) On-Maintenance Acceptance - Landscape Planting

As indicated

Arrange and attend an on-maintenance inspection with Development Services (specialistservices@brisbane.qld.gov.au) and obtain written confirmation from Council that the works have been accepted on-maintenance for the Landscape Planting

The following must be provided to Council

- Proof of Public Liability Insurance (\$20 million) to be provided for the on-maintenance period;
- As-constructed landscape plans
- Certification by a Registered Professional Engineer Queensland (RPEQ) that no damage to civil works including filter media has occurred during installation of planting.
- Completed *Transferring Ownership of Vegetated Stormwater Asset – Water by Design* checklist (5.3.3)

If the inspection is successful, the previously arranged Uncompleted Works Bond will be reduced to a maintenance security bond (minimum \$10,000 or 5% of the contract sum; whichever is greater)

Timing: Within 2 weeks of Council accepting Civil Works off-maintenance.

45(j) On-maintenance Period - Landscape Planting

As indicated

Provide a minimum 12 months maintenance to the works from the time the works are accepted on-maintenance by Council.

During this period maintain the works including mulch, and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.

Timing: 12 months from acceptance of on-maintenance for Landscape Planting

45(k) Off-maintenance Acceptance - Landscape Planting

As indicated

On completion of the maintenance period arrange an off-maintenance inspection with Development Services, and obtain

written confirmation from Council that the works are accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for the off maintenance inspection. The following criteria must be met before the Landscaping works is accepted Off-Maintenance; Completed <i>Transferring Ownership of Vegetated Stormwater Asset – Water by Design</i> checklists (5.3.3 & 5.3.4) Note: If the inspection is successful, the maintenance security will be released. Timing: On completion of the on-maintenance period for Landscape Planting	
46) Street Lighting Provide street lighting in accordance with the requirements of this condition. 46(a) Lighting system design Submit for the approval of Asset Services, street lighting design drawings showing the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes. Note: In accordance with Council's objective to promote sustainable development, the use of LED lighting systems is encouraged where the LED lighting achieves outcomes equivalent to the standards contained in the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational/building work commencing. 46(b) Agreement with Supplier Submit to Development Services, evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated As indicated
47) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.	
47(a) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 47(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	As indicated Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
48) Conduit for Brisbane City Council Provide a single underground conduit (100mm diameter UPVC class PN9) in favour of Brisbane City Council on at least one side of all Neighbourhood Access Roads (Bus Route only), Primary Freight Access Roads and Major Roads. The works must be in accordance with the relevant Brisbane Planning Scheme Codes and the following: - The conduit must be laid in the telecommunication alignment of the footpath, on the kerb side of the Telecommunication Carrier conduit or in an agreed shared trench arrangement with the Telecommunication Carrier and other Utilities as may be relevant, subject to the approval of Development Services. - The conduit must bypass the Telecommunication Carrier pits. - Pits (minimum size, Type 4 as per BCC Drawing BSD-1011) with lids (as per Drawing BSD-1012 - but Class B instead of Class C) must be installed at the "dead ends" of the conduit, both sides of road crossings, at intersections and at other locations that may be specified by Council. - The conduit must be plugged at each pit. - The conduit must be located and installed in such a way that facilitates the installation of cable and additional pits in the future. 48(a) Submit "As Constructed" Drawings Submit to Development Services, "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 48(b) Submit Certification	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated As indicated

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
49) Telecommunications Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
50) Agreement with Electricity Supplier Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes. Where development is proposed within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the <i>Queensland Electrical Connection and Metering Manual</i>.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
51) Rear Lot Access Provide access to the rear lot(s) in accordance with the following: - Construct a concrete slab / minimum Local Road standard road pavement, along the full length of the access strip to the rear allotments lots and the vehicle footway crossing in accordance with the relevant Brisbane Planning Scheme Codes. - The access must be constructed with a minimum width of 2.5 metres and must include a 3.5 metre wide Type A concrete vehicle footway crossing.	Prior to Council's notation on the plan of subdivision and then to be maintained
52) Redundant Crossover Remove the redundant existing vehicle crossing(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
53) Further Development Permit required This Development Approval to carry out building work made assessable under the planning scheme for Brisbane does not include	As indicated

an assessment of building work against the requirements of the Building Act and does not permit building work to occur unless, prior to the commencement of any building work, a Development Permit(s) to carry out assessable building work under the Building Act has been issued.	
54) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	As indicated
55) Cultural Heritage Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the Aboriginal Cultural Heritage Act 2003 provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. If you are unsure of your obligations contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	As indicated
56) Water and Wastewater Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor-retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the	As indicated

conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	
57) Damage to Trees on Adjoining Lots Please note that any damage caused to vegetation on adjoining lots as a result of exercising this development approval may result in civil action.	As indicated
58) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries).	As indicated

**** End of Package ****

LEGEND:

-  Typical 3 chord truncation a corners adjoining 2 roads.
-  Waterway Corridor
-  Q100 Flood Line
-  Waterway Corridor Extents
-  Bush Fire Zone

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

NOTES:

1. Drawn to scale on an A3 sheet.
2. All dimensions and areas are subject to final survey and approval by B.C.C.

STAGE 1 - SP306488

APPROVED PLAN

Planning and Environment Court Decision
Application Number

P&EA 4528/18 and 4566/18

D	Notes added / amended	DJR	1/05/2020
C	Council requested amendments	DJR	29/04/2020
B	Stage 1 Boundary Updated	DJR	21/04/2020
A	Original Issue	DJR	12/12/2019
Issue	Revision	Int	Date

Title:

**Plan of Proposed
Subdivision of Lots 1-177,
500, 501, 700, 800-803, 900
and Easement G**

Cancelling Lot 1 on SP286984

Client: **R&F PROPERTY
AUSTRALIA PTY LTD**

Locality: **ROCHEDALE**

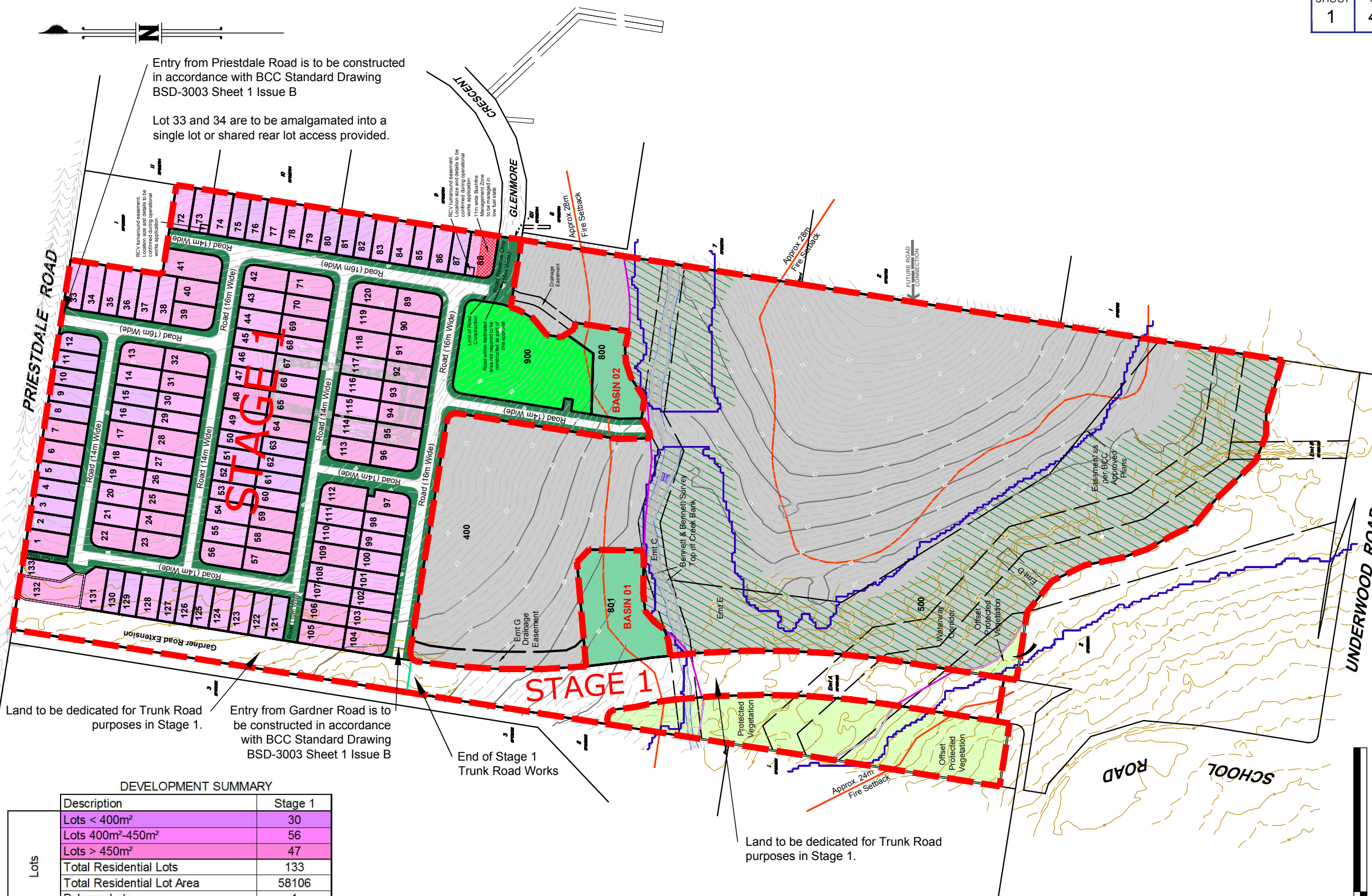
Local Gov: **BCC** Prepared By: **ARS**

Surveyed By: **ARS** Approved: **CTS**

Date Created: **11/12/2019** Scale: **1:3000**

Comp File: **160025.project**

Plan No: **160025_016_PRO**



Land to be dedicated for Trunk Road purposes in Stage 1.

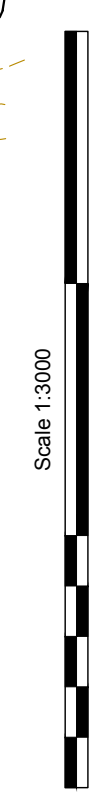
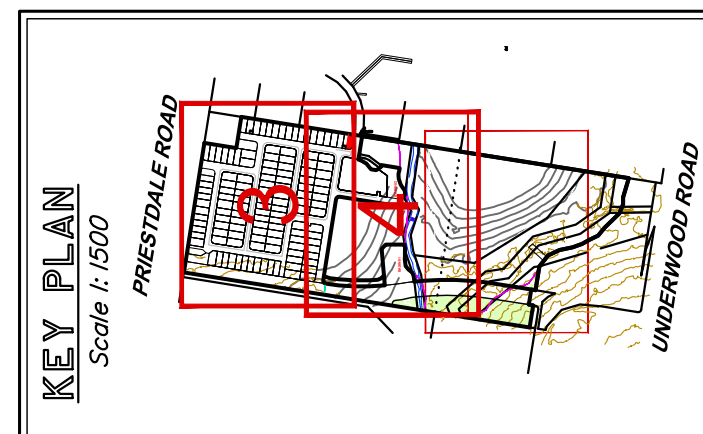
Entry from Gardner Road is to be constructed in accordance with BCC Standard Drawing BSD-3003 Sheet 1 Issue B

End of Stage 1 Trunk Road Works

Land to be dedicated for Trunk Road purposes in Stage 1.

DEVELOPMENT SUMMARY

	Description	Stage 1
Lots	Lots < 400m ²	30
	Lots 400m ² -450m ²	56
	Lots > 450m ²	47
	Total Residential Lots	133
	Total Residential Lot Area	58106
Park & Drainage Reserve	Balance Lots	1
	Balance Lot Area (400)	128006
	Lot 900 Active	5319
Roads	Area Drainage Reserve Freehold to BCC (Lots 800-801)	5765
	Total Area	11084
	Length 10.0m Wide	19
	Length 14.0m Wide	784
	Length 16.0m Wide	640
	Length 27m Wide (Park Crossing)	0
	Length Pedestrian Link	30
	Length Gardner Road Extension	688
	Total Length New Road (m)	2161
	Total Area (Constructed)	0
Total	Total Area New Road	42806
	Area	240002





LEGEND:

- Typical 3 chord truncation at corners adjoining 2 roads.
- Waterway Corridor
- Q100 Flood Line
- Waterway Corridor Extents
- Bush Fire Zone

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NOTES:

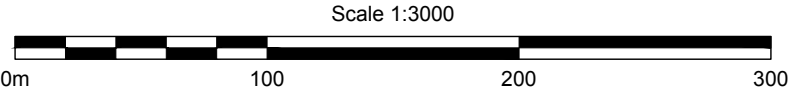
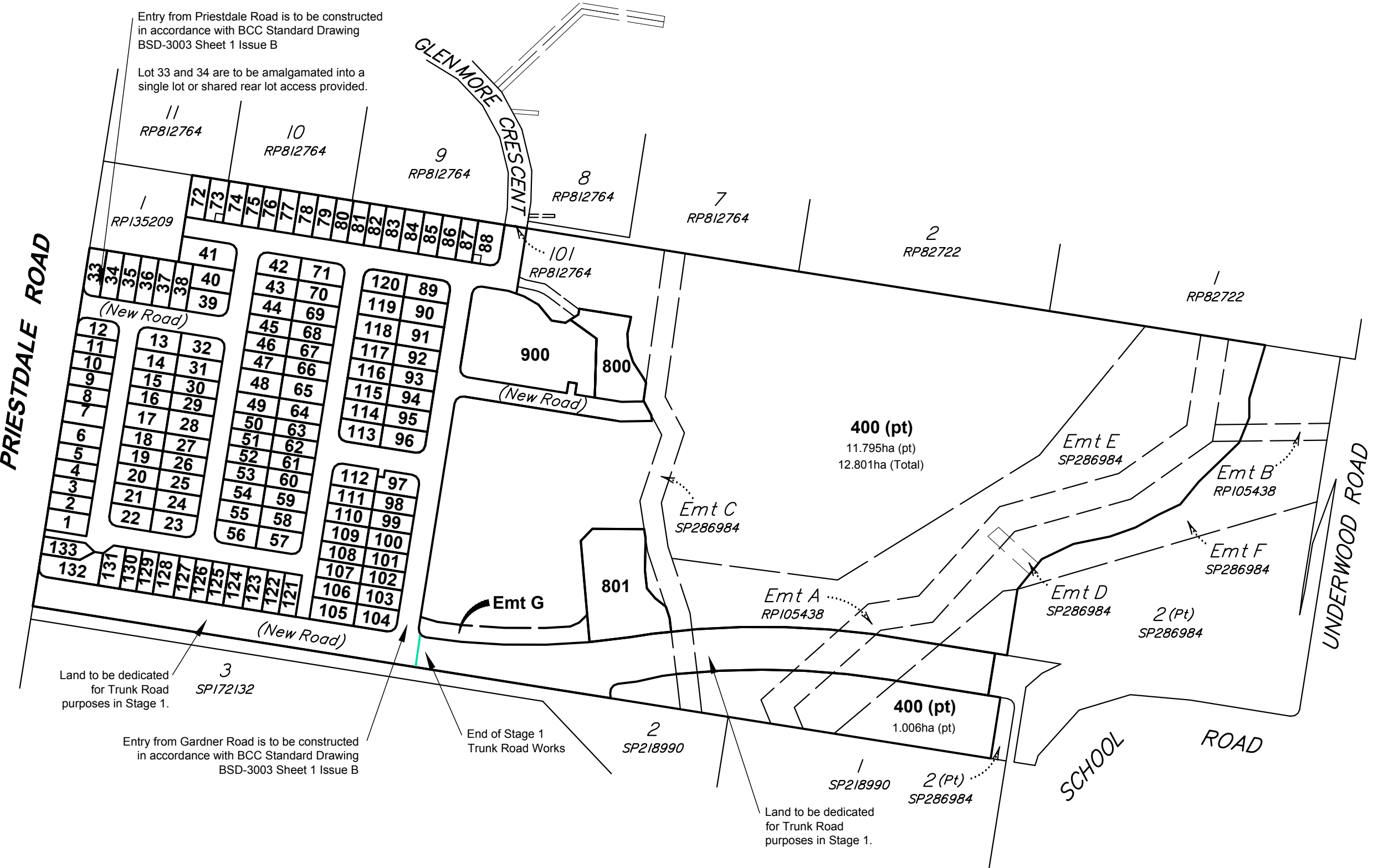
1. Drawn to scale on an A3 sheet.
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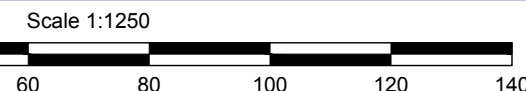
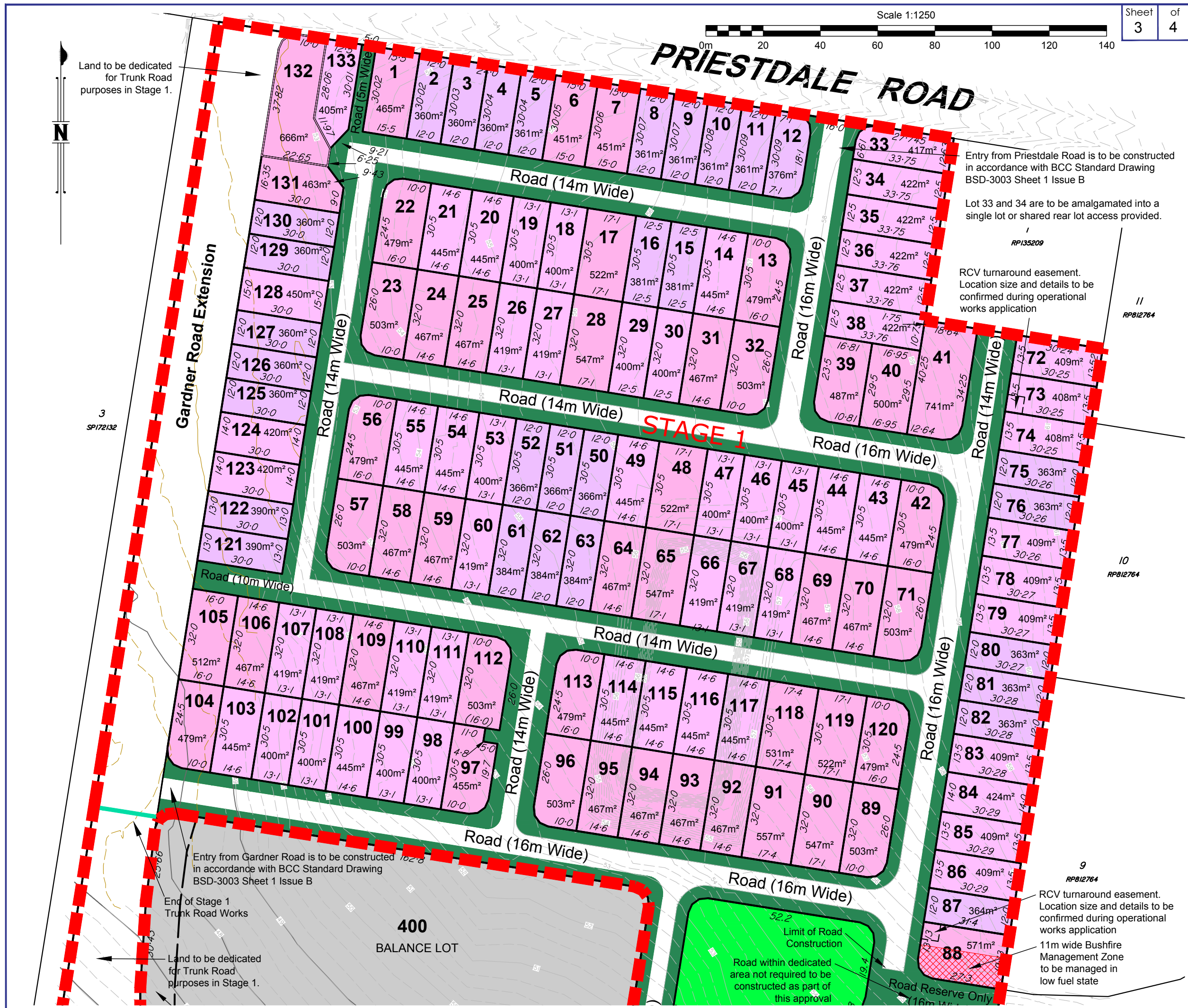
STAGE 1 - SP306488

APPROVED PLAN
Planning and Environment Court Decision
Application Number
P&EA 4528/18 and 4566/18

D	Notes added / amended	DJR	1/05/2020
C	Council requested amendments	DJR	29/04/2020
B	Stage 1 Boundary Updated	DJR	21/04/2020
A	Original Issue	DJR	12/12/2019
Issue	Revision	Int	Date

Title:
Plan of Proposed Subdivision of Lots 1-133, 400, 800, 801, 900 and Emts G & H in Lot 400
Cancelling Lot 1 on SP286984
Client: **R&F PROPERTY AUSTRALIA PTY LTD**
Locality: **ROCHEDALE**
Local Gov: **BCC** Prepared By: **ARS**
Surveyed By: **CTS** Approved: **CTS**
Date Created: **11/12/2019** Scale: **1:3000**
Comp File: **160025.project**
Plan No: **160025_016_PRO**





Sheet 3 of 4

- LEGEND:**
- Typical 3 chord truncation a corners adjoining 2 roads.
 - Waterway Corridor
 - Q100 Flood Line
 - Waterway Corridor Extents
 - Bush Fire Zone

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- NOTES:**
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 2. All dimensions and areas are subject to final survey and approval by B.C.C.

STAGE 1 - SP306488

APPROVED PLAN
Planning and Environment Court Decision
Application Number
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D	Notes added / amended	DJR	1/05/2020
C	Council requested amendments	DJR	29/04/2020
B	Stage 1 Boundary Updated	DJR	21/04/2020
A	Original Issue	DJR	12/12/2019
Issue	Revision	Int	Date

Title:
Plan of Proposed Subdivision of Lots 1-133, 400, 800-802, 900 and Emt G in Lot 400
Cancelling Lot 1 on SP286984
Client: **R&F PROPERTY AUSTRALIA PTY LTD**
Locality: **ROCHEDALE**
Local Gov: **BCC** Prepared By: **ARS**
Surveyed By: Approved: **CTS**
Date Created: 11/12/2019 Scale: 1:1250
Comp File: 160025.project
Plan No: **160025_016_PRO**



Typical 3 chord truncation a corners adjoining 2 roads.

Waterway Corridor

Q100 Flood Line

Waterway Corridor Extents

Bush Fire Zone

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NOTES:

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STAGE 1 - SP306488

APPROVED PLAN
Planning and Environment Court Decision
Application Number
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D	Notes added / amended	DJR	1/05/2020
C	Council requested amendments	DJR	29/04/2020
B	Stage 1 Boundary Updated	DJR	21/04/2020
A	Original Issue	DJR	12/12/2019
Issue	Revision	Int	Date

Title:

Plan of Proposed Subdivision of Lots 1-133, 400, 800-802, 900 and Easement G

Cancelling Lot 1 on SP286984

Client: **R&F PROPERTY
AUSTRALIA PTY LTD**

Locality: ROCHEDALE

Local Gov:	BCC	Prepared By:	ARS
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Local Gov:	ESG	Prepared By:	AKS
Surveyed By:		Approved:	CTS

Date Created: 11/12/2019 Scale: 1:1250

Comp File: 160025.project

Plan No: **160025 016 PRO**

Plan No. 160029_016_PRO



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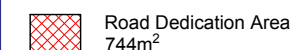
APPROVED PLAN

Planning and Environment Court Decision
Application Number

P&EA 4528/18 and 4566/18

NOTES:

- NOTES:
1. Drawn to scale on an A3 sheet.
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B	Council requested amendments	DR	28/04/2020
A	Original Issue	DR	27/04/2020
Issue	Revision	Int	Date

Title:

Road Reserve Dedication Plan - Possible Future Glenmore Crescent Extension

Client: **R&F PROPERTY
AUSTRALIA PTY LTD**

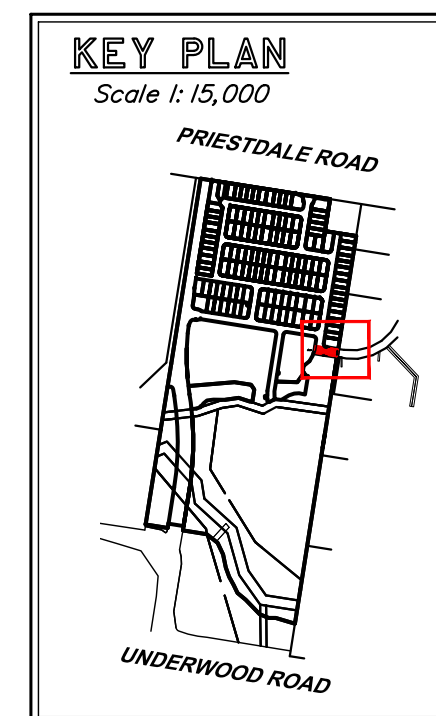
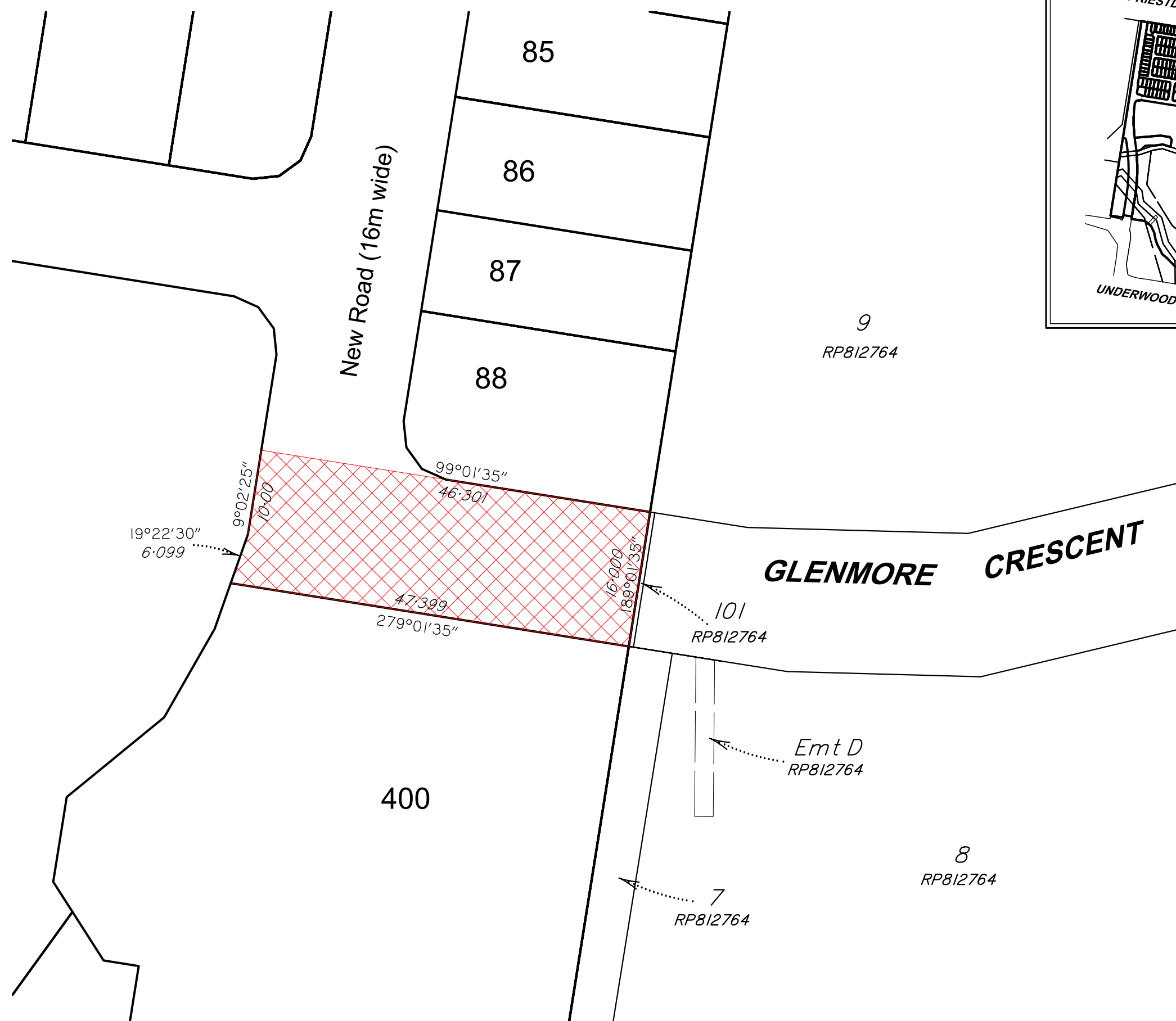
Locality: ROCHEDALE

Local Gov: BCC Prepared By: DJR

Surveved By: SP Approved: CTS

Date Created: 27/04/2020 Scale: 1:500

Comp File: 160025.project

Plan No: **160025 020 PRO**



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APPROVED PLAN
Planning and Environment Court Decision
Application Number
P&EA 4528/18 and 4566/18

NOTES:

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 Road Dedication Area
1.861ha

B	Stub Road Truncation Updated	DJR	27/04/2020
A	Original Issue	DJR	21/04/2020
Issue	Revision	Int	Date

Title:

Gardner Road Extension Road Dedication Plan

Client: **R & F PROPERTIES**

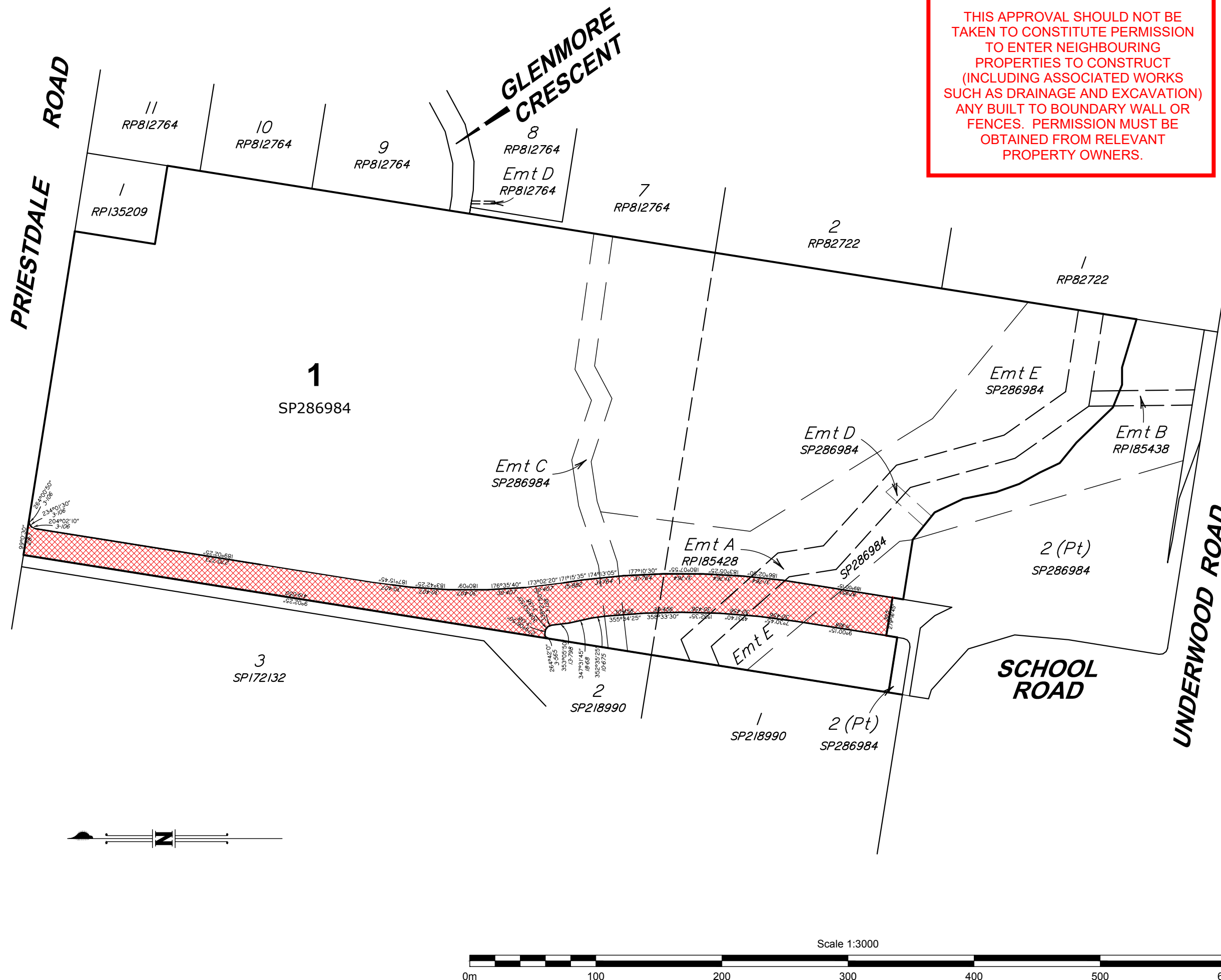
Locality: ROCHEDALE

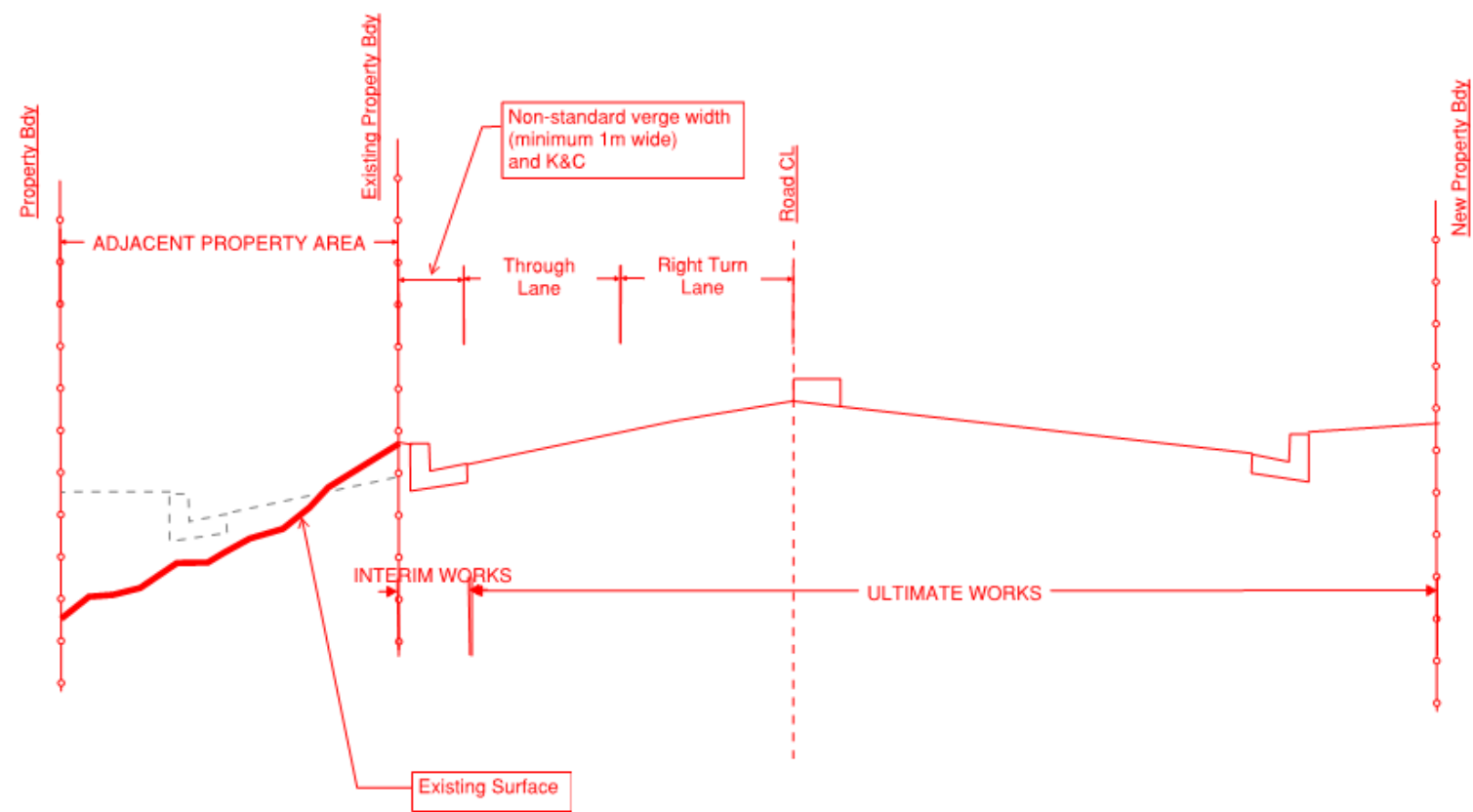
Local Gov:	BCC	Prepared By:	DJR
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Surveyed By: SP Approved: CTS

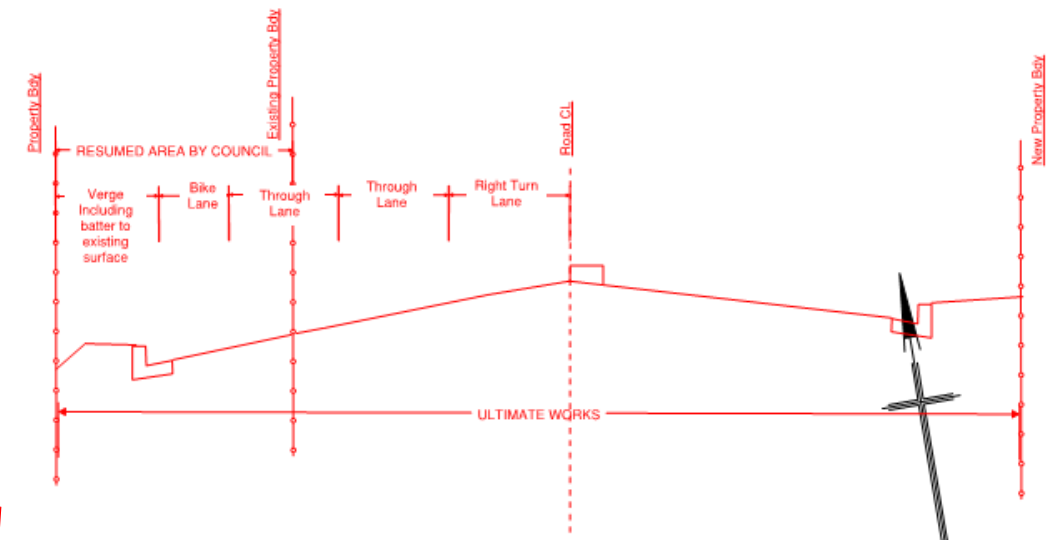
Date Created:	21/04/2020	Scale:	1:3000
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Comp File:

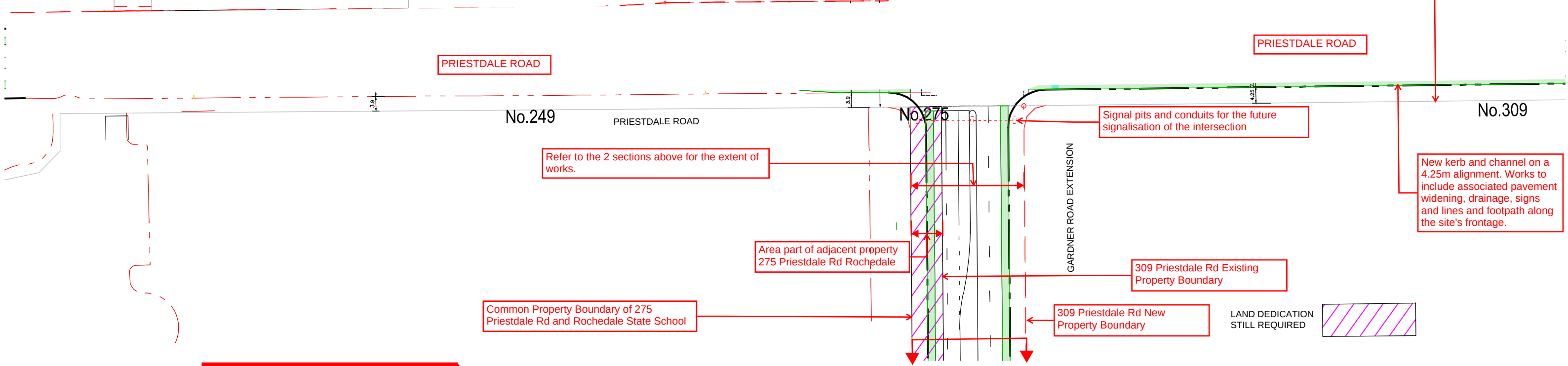
Plan No: **160025 018 PRO**



**PART TRUNK WORKS
(OPTION 1)**



**FULL TRUNK WORKS
(OPTION 2)
(ASSUMING THE ADJACENT PROPERTY AREA IS
RESUMED BY COUNCIL)**



GARDNER ROAD EXTENSION TO BE CONSTRUCTED UP TO THE END OF THE STAGE 1

PRIESTDALE ROAD AND GARDNER ROAD EXTENSION INTERSECTION - RC16144 - CONCEPT SKETCH - ISSUE 1 - 2.11.2018

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PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 14/11/2018

External Trunk Works (309 Priestdale Rd A004873426)
By: Council
Dated: 05/11/2018
Ver: 1

APPROVED PLAN
Planning and Environment Court Decision
Application Number
P&EA 4528/18 and 4566/18

AMENDED IN RED

20/09/2018

PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: **14/11/2018**

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309 Priestdale Road

Site Based Stormwater Management Plan

790468



Prepared for
R&F Golden Properties Pty Ltd

7 September 2018

APPROVED PLAN

Planning and Environment Court Decision
Application Number

P&EA 4528/18 and 4566/18

Received

7/09/2018

BCC DS

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Document Information

Prepared for R&F Golden Properties Pty Ltd

Project Name Site Based Stormwater Management Plan

File Reference R1V2_SBSMP.docx

Job Reference 790468

Date 7 September 2018

Version Number 2

Author(s):



Geordi Paxton

Engineer

Effective Date 7/09/2018

Approved By:



Daniel Wood

Senior Engineer

Date Approved 7/09/2018

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
1	30/01/2018	Initial Issue	Geordi Paxton	Helen Doherty
2	05/07/2018	Response to RFI	Geordi Paxton	Helen Doherty
3	07/09/2018	Response to RFI	Geordi Paxton	Daniel Wood

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1 Introduction

1.1 Overview

Cardno has been engaged by R&F Golden Property Pty Ltd (R&F Property) to complete a Site Based Stormwater Management Plan (SBSMP) with respect to the proposed development at 309 Priestdale Road and 566 Underwood Road, Rochedale. Refer to Figure 1 for the site locality. Based on development layouts provided by R&F Property, Cardno has undertaken detailed local flood modelling of the site and surrounding area to assess stormwater discharge and flooding impacts.

A Flood Study titled “309 Priestdale Road, Flood Study (dated 6/11/2017)” was prepared assessing the regional flooding conditions of the site. The regional scale hydrologic and hydraulic modelling created for this Flood Study has been further detailed to support the local assessment of the site.

As per the site layout attached in the reference drawing section of this report, the proposed development is to be split into two development areas, divided by the overland flow path traversing the property. The two development areas are to be connected via a road that crosses the waterway corridor. A number of culverts will convey flood waters under the roadway. As the crossing provides the only means of access to the southern site, 1% AEP immunity must be achieved.

1.2 SBSMP Objectives

The objectives of the following SBSMP are:

- Undertake a local hydrological analysis of the proposed development to determine peak stormwater discharge from the site;
- Size appropriate detention structures to maintain peak stormwater discharge equal to or less than existing conditions such that the proposed development creates no detrimental impacts external to the site bounds; and
- Provide a water quality treatment solution addressing applicable construction and post-construction objectives in accordance with the State Planning Policy and Council’s requirements.
- Address relevant Brisbane City Councils codes. A response to Council’s Stormwater Management Code has been provided within the document titled “*Priestdale Rd and Underwood Rd Rochedale, QLD – Engineering Report*” dated 18 January 2018.

1.3 Request for Information

On 3 August 2018, Cardno met Brisbane City Council regarding Priestdale Road development. A number of the queries from Council arose from this meeting with respect to the previously submitted “*Site Based Stormwater Management Plan (Version 2)*”. Each of those items, along with a response to the item are listed below.

Stormwater Strategy

6. *In principle, the proposed stormwater management is generally acceptable, however the following amendments are required:*

- Do not show that the future townhouses drain into Council owned water quality/detention assets as this should be managed internally within the future townhouse development site;*

Response:

The future townhouse development has been excluded from the water quality / detention asset owned by Council. Stormwater quality / detention for this area will be undertaken separately.

- Do not show the temporary swale proposed on the future Gardner Road extension;*

Response:

As discussed in the meeting held with BCC on the 3rd September 2018, it was advised that it was preferable if the temporary swale was located within the road reserve. Therefore, the temporary swale has been placed in the road reserve until a time when Gardner Road has been extended past the basin.

- c. *Do not show the Gardner Road extension stormwater runoff go to the basin as this is not required;*

Response:

As discussed in the meeting held with BCC on the 3rd September 2018, some surface flows from Gardner Road (half road) may potentially enter the stormwater network for the development. As per the advice of BCC however this has not been considered within the stormwater assessment undertaken.

- d. *Introduce a crest on the road, approximately between lot 100 and 99, to ensure most of the stormwater runoff of the site will drain into the basin;*

Response:

As discussed in the meeting held with BCC on the 3rd September 2018, the crest will remain at Chainage 150 as per the original submission.

- e. *Utilise streetscape bioretention as WSUD trees as part of the stormwater quality management to reduce the filter area of the basin;*

Response:

Cardno have review the use of WSUD trees as part of the stormwater quality system and found that the number of trees required to make a significant reduction in basin size was quite high. Therefore, WSUD trees are not proposed as part of the development and all filter media will be located within the proposed basins.

- f. *Remove the proposed swale on the western edge of Stage 2 as Council will accept, in this instance, the bottom area of Stage 2 to drain directly into the waterway corridor and can be treated only by WSUD trees (BSD9034);*

Response:

Noted, swale to be removed as part of Stage 2 submission.

- g. *Amend the basin 3 so it will not have an unsafe depth in the 5% AEP;*

Response:

Noted, basin will be reviewed as part of Stage 2 submission.

- h. *Provide more sections from the basin to demonstrate that the levels will work and the pipe can drain into the waterway corridor;*

Response:

Additional sections for Basins 1 & 2 have been included as part of the RFI response. Please refer to the amended drawings.

- i. *Submit the latest version of the ROL plan as indicated in the flood report. It was noted that the ROL plan submitted to council was version M but the flood report is referring to version O.*

Response:

The current ROL plan has been submitted as part of the RFI submission.

2 Site Locality and Constraints

The proposed development site is located at 309 Priestdale Road and 566 Underwood Road, Rochedale as shown on Figure 1. The site is bounded by Rochedale State High School to the west, urban residential suburbs to the south and rural residential suburbs to the north and east. A Brisbane City Council (BCC) waterway corridor transverses the site from east to west, discharging into Bulimba Creek approximately 1 km downstream of the site. A second minor tributary also enters through the north east face of the development, merging with the waterway corridor at the western site boundary.

The site is currently in an undeveloped rural state, with the northern part of the block used for pasture. There is currently a dam located within the northern half of the site and dense vegetation covering the southern portion. A small strip drain conveys flow from the northern half of the site, down the western boundary and into the waterway corridor.

The assumption of a fully urbanised upstream catchment has been adopted as per correspondence with BCC. BCC flood overlay mapping shows the site is subject to creek flooding and overland flow and as such a Flood Study and this supporting SBSMP were prepared to address impacts resulting from the proposed development. The Flood Study addresses the extent of flooding of the site, which is due to a regional event. This SBSMP addresses stormwater quality and stormwater quantity impacts due to the development itself, which is primarily due to a local event. Although the two reports address different types of flooding, there are many common factors. The two reports should therefore be read together.

3 Stormwater Quantity

3.1 Hydrologic Analysis

A detailed, regional scale hydrologic model was setup in the software package RORB to assess the upstream catchment properties for the Flood Study associated with this report. Impact assessment in the regional Flood Study assumed stormwater discharge from the proposed development was maintained equal to or less than existing conditions. The following modelling was performed to assess this assumption and to ensure that runoff from the site was not increased for local events.

3.2 Local Hydrologic Model Setup

3.2.1 Catchment Definition

An identical catchment delineation was adopted for the local hydrologic assessment as for the regional RORB model (described in the Flood Study). Existing catchments E, F, G and H were subdivided accordingly to represent the post-developed design scenario. Figure 2 displays the post-developed catchment delineation. The impervious area within the development sub-catchments was increased to represent a likely developed scenario. As the proposed development consists of residential lots and townhouses, a post-development impervious percentage of 60% was adopted in development areas. Table 2-1 compares the key pre-development and post-development catchment characteristics.

3.2.2 Future Townhouse Site

As requested by BCC, the future townhouse development does not drain into Council owned water quality/detention assets and has been managed internally within the future townhouse development site. For the purpose of this assessment, increases in peak stormwater discharge resulting from the development of the townhouse site has been attenuated to pre-developed conditions through the use of underground storage tanks located within the future townhouse development.

3.2.3 Gardner Road Catchment

As per correspondence with BCC, overland flow from the Gardner Road Extension is not to be treated by the onsite detention basins. The Gardner Road Extension area and associated upstream catchment was modelled as per existing conditions onsite.

Table 3-1 Key Catchment Characteristics

Existing Catchment	Area (km ²)	Impervious (%)	Post-Developed Catchment	Area (km ²)	Impervious (%)
A	0.158	60	A	0.158	60
B	0.173	60	B	0.173	60
C	0.165	60	C	0.165	60
D	0.052	0	D	0.052	0
E	0.058	0	E	0.035	0
F	0.037	0	F	0.030	0
G	0.079	0	I	0.169	60
H	0.104	0	J	0.198	60
I	0.169	60	K	0.507	60
J	0.198	60	L	0.311	60
K	0.507	60	M	0.169	30
L	0.311	60	O	0.150	60
M	0.169	30	P	0.019	0
O	0.150	60	Q	0.008	0
-	-	-	Dev1	0.064	60
-	-	-	Dev2	0.023	60
-	-	-	Dev3	0.030	60
-	-	-	Gardner Rd Ext	0.042	0
-	-	-	Future Townhouse Development	0.027	Assume 80%

3.2.4 Rainfall Intensity

The rainfall intensity data was obtained from the Bureau of Meteorology, using the graphical location of the site as defined by Latitude -27.588, and Longitude 153.115. The analysis included all design storms from the 63% to 1% AEP for a range of storm durations including the 15, 20, 25, 30, 45, 60 and 90 minute.

3.2.5 RORB Model Parameters

To remain consistent with the Flood Study hydrologic modelling, all existing model parameters were maintained. Calibration of the Kc parameter was undertaken to account for the marginal increase in reach distance (d_{av}) within the post-developed scenario. Refer to the Flood Study associated with this report for further details regarding the RORB parameters adopted.

3.2.6 Stormwater Detention

Increases in impervious area within the proposed development catchments has created an increase in local stormwater discharge. Three large detention basins have been introduced to maintain peak stormwater discharge equal to or less than existing conditions. Each basin services a single development catchment, before discharging into the waterway corridor. Figure 2 displays the basin locations and respective catchments. Table 2-2 provides the stage storage relationship adopted for each basin and Table 2-3 provides the outlet structures adopted to maintain existing discharge conditions.

Table 3-2 Basin Stage-Storage Relationship

Depth (m)	Basin 1 Storage Volume (m ³)	Basin 2 Storage Volume (m ³)
0	0.00	0.0
0.3	138.00	134.0
0.4	282.00	160.6
0.5	433.00	217.1
0.6	754.00	277.6
0.7	924.00	342.1
0.8	1101.00	410.5
0.9	1284.00	482.9
1	1474.00	559.4
1.1	1670.00	639.9
1.2	1874.00	724.5
1.3	2084.00	813.3
1.4	2301.00	906.3
1.5	-	1003.5
1.6	-	1053.7

Table 3-3 Basin Outlet Structures

Basin ID	Outlet Structure
Basin 1	5 * 600mm DIA. RCP @ 0.3m above base 1 * 20m Weir & Spillway @ 1.0m above base
Basin 2	3 * 375mm DIA. RCP @ 0.3m above base

Note:

All detention systems where a combined water quality basin must use a pit outlet as the hydraulic control. Additionally a High Early Discharge arrangement is to be used to reduce scour across the basin (involving piping the major flows >3m³/s to the outlet pit structure).

Note: Each basin will be co-located with a bioretention system. The bioretention system drainage will drain the bottom 300mm of the basin

3.2.7 Peak Stormwater Discharge

As the development is split by the waterway corridor, a single point of legal discharge was not present for the site. The discharge from the two northern basins was assessed against flows from existing catchments G and H. Discharge from the southern basin was assessed against existing catchment F. Table 2-4 compares the existing and post-developed stormwater discharge from the northern and southern catchment areas and Table 2-5 provides the peak basin depths in the 1% and 5% AEP storm events.

Table 3-4 Local Peak Stormwater Discharge

AEP Event	Southern Catchment			Northern Catchment		
	Existing Peak Discharge (m³/s)	Developed Peak Discharge (m³/s)	Peak Discharge Reduction (Ex-Dev) (m³/s)	Existing Peak Discharge (m³/s)	Developed Peak Discharge (m³/s)	Peak Discharge Reduction (Ex-Dev) (m³/s)
63%	0.63	0.63	0.00	2.38	2.35	0.03
39%	0.83	0.76	0.07	3.14	3.10	0.05
18%	1.06	0.98	0.09	4.11	3.98	0.14
10%	1.21	1.16	0.05	4.69	4.52	0.17
5%	1.40	1.33	0.07	5.49	5.40	0.09
2%	1.58	1.52	0.05	6.26	6.21	0.05
1%	1.77	1.72	0.05	7.10	7.10	0.00

Table 3-5 Peak Basin Depths

Basin ID	1% AEP Peak Depth (m)	5% AEP Peak Depth (m)
Basin 1	1.13	1.04
Basin 2	1.37	1.17
Basin 3	1.11	1.00

For the basin design to comply with the 'Queensland Urban Drainage Manual (2016)' (QUDM), the peak basin depth in the 5% AEP event must remain less than 1.2 m. ~~It can be seen that the peak depth in Basin 3 in the 5% AEP event is 1.00m, which is greater than the maximum QUDM recommendation. As a result, adequate fencing and signage must be implemented around the perimeter of this basin to prevent public access.~~

The hydrologic modelling results show that the basin design described above is adequate to reduce peak stormwater discharge equal to or less than existing conditions for all AEP events and durations.

It can be noted that during detailed design, when the stormwater drainage layout has been finalised, this process should be repeated to ensure that the design is optimised. Additional (or fewer) basins may be adopted to better achieve water quantity outcomes. The results above have demonstrated that compliance with the water quantity objectives can be achieved. The exact method of achieving this will be determined during the detailed design.

NOTE:

Townhouse site to provide water quality treatment and detention within common property as part of future application

4 Stormwater Quality

4.1 Applicable Objectives

The State Planning Policy (DSDIP, April 2016) provides the following construction and post-construction stormwater management design objectives as shown in Table 3-1 and Table 3-2. These objectives are also in accordance with Council requirements.

Table 4-1 Construction Phase Design Objectives for Urban Stormwater Management

Issues			Design Objectives
Drainage Control	Temporary Drainage Works		- Design life and design storm for temporary drainage works: - Disturbed area open for <12 months—1 in 2-year ARI event - Disturbed area open for 12–24 months—1 in 5-year ARI event - Disturbed area open for > 24 months—1 in 10-year ARI event - Design capacity excludes minimum 150 mm freeboard - Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity
Erosion Control	Erosion Measures	Control	- Minimise exposure of disturbed soils at any time - Divert water run-off from undisturbed areas around disturbed areas - Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods - Implement erosion control methods corresponding to identified erosion risk rating
Sediment Control	Sediment measures	control	- Determine appropriate sediment control measures using: > potential soil loss rate, or > monthly erosivity, or > average monthly rainfall
	Design sediment basins	storm control	- Collect and drain stormwater from disturbed soils to sediment basin for design storm event: > design storm for sediment basin sizing is 80th% five-day event or similar
	Sediment dewatering		- Site discharge during sediment basin dewatering: > TSS < 50 mg/L TSS, and > Turbidity not >10% receiving waters turbidity, and pH 6.5–8.5
Water Quality	Litter and other waste, hydrocarbons and other contaminants		- Avoid wind-blown litter; remove gross pollutants - Ensure there is no visible oil or grease sheen on released waters - Dispose of waste containing contaminants at authorised facilities
Waterway Stability and Flood Flow Management	Changes to the natural hydraulics and hydrology		For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site

Table 4-2 Post-Construction Phase Design Objectives for Urban Stormwater Management

Criterion	Design Objective
Stormwater Quality Management	The development is required to achieve the following minimum reductions in total pollutant load, compared with that in untreated stormwater runoff, from the developed part of the site: > 80% reduction in total suspended solids > 60% reduction in total phosphorus > 45% reduction in total nitrogen 90% reduction in gross pollutants
Waterway Stability Management	Limit the post-development peak one-year average recurrence interval (ARI) event discharge within receiving waters to the pre-development peak.

The intent of the **Stormwater Quality Management** criterion is to reduce the impact of urban development on pollutant loads discharged to receiving waters by achieving the above minimum reductions in total pollutant load compared with that of untreated stormwater runoff. The required level of pollutant removal matches the load based reduction targets adopted by Brisbane City Council (BCC).

The intent of the **Waterway Stability Management** criterion is to reduce the impact of urban development on channel bed and bank erosion by limiting the post-development one-year average recurrence interval event discharge within the receiving waters to the pre-development peak

An Erosion Hazard Assessment has been provided in Appendix A of this report.

4.2 Stormwater Management

A model of the proposed development was generated to assess the quality of the storm water discharge from the site using the modelling software package MUSIC (*Model for Urban Stormwater Improvement Conceptualisation*, Version 6.2.0).

In accordance with current best practice, the site was divided into various components for the purposes of modelling:

- Roof;
- Road; and
- Ground.

Appropriate rainfall-runoff and pollutant export parameters for the site were derived in accordance with the recommendations of the Water by Design (2010), "*MUSIC Modelling Guidelines*". The parameters adopted for each source node are listed below in Table 3-3.

Table 4-3 MUSIC Parameters

Input	Data Used in Modelling
Rainfall Station	40214 Brisbane Regional Office
Time Step	6 minute
Modelling Period	1/1/1980 – 31/12/1989
Mean annual rainfall (mm)	1178
Evapotranspiration (mm)	1493
Rainfall runoff parameters	As per Table 3.7 of MUSIC Modelling Guidelines
Pollutant export parameters	As per Table 3.8 of MUSIC Modelling Guidelines

The development was divided into three sub-catchments. Areas of each land use type were determined based on the provided development layout. These areas were further subdivided (roof, road and ground) to allow for a split catchment analysis.

Roof and road reserve areas were calculated from the development layout provided and the remainder of the lot area was included in the ground node. A fraction impervious of 100%, 70% and 30% was adopted for the roof, road and ground respectively. The size and type of land use within each sub-catchment is listed in Table 3-4.

Table 4-4 Split Catchment Parameters

Node Name	Surface Type	Area (ha)	Fraction Impervious
B1_Roof	Urban Residential -Roof	3.959	100
B1_Road	Urban Residential -Road	0.809	70
B1_Ground	Urban Residential -Ground	1.612	30
B2_Roof	Urban Residential -Roof	1.219	100
B2_Road	Urban Residential -Road	0.282	70
B2_Ground	Urban Residential -Ground	0.333	30

4.3 Treatment Train Design

In order to satisfy the water quality objectives, the proposed development requires three bio-retention basins to treat each of the development catchments. The properties of these three bio-retention basins have been outlined in Table 3-5. Each basin was modelled independently with all three contributing to the treatment of the total system.

Table 4-5 Bio-Retention Basin Parameters

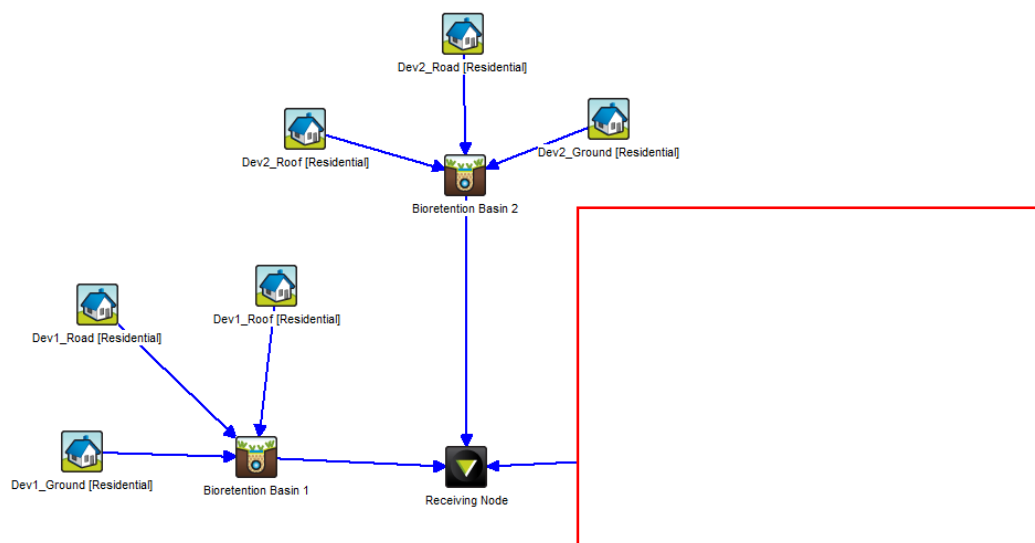
Parameters	Catchment Dev1	Catchment Dev2
Extended Detention Depth (m)	0.3	0.3
Filter Area (m ²)	600	450
Saturated Hydraulic Conductivity (mm/hr)	100	100
Filter Depth (m)	0.5	0.5
TN content of filter media (mg/kg)	400	400
Orthophosphate content of filter media (mg/kg)	30	30

Plate 1 displays the treatment train schematic for the proposed Priestdale Road development. The results of the model are presented in Section 3.4.

NOTE:

Townhouse site to provide water quality treatment and detention within common property as part of future application

Plate 1



4.4 Water Quality Modelling Results

The results of the MUSIC analysis are contained in Table 4-4. Results demonstrate that the bio-retention basins detailed above sufficiently treat the proposed development to achieve the required BCC pollutant reduction percentages.

Table 4-6 MUSIC Modelling Results

Pollutant	Source Load (kg/yr)	Residual Load (kg/yr)	% Reduction	Required Reduction (%)
Total Suspended Solids	9990	1770	82.3	80
Total Phosphorus	26.5	7.03	73.5	60
Total Nitrogen	217	98	54.8	45
Gross Pollutants	2480	0	100	90

NOTE:

Townhouse site to provide water quality treatment and detention within common property as part of future application

5 Conclusion

Cardno has been engaged by R&F Golden Property Pty Ltd to complete a SBSMP with respect to the proposed development at 309 Priestdale Road and 566 Underwood Road, Rochedale. Based on development layouts provided by R&F Property, Cardno has undertaken detailed local flood modelling of the site and surrounding area to assess stormwater discharge and flooding impacts.

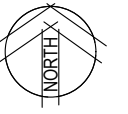
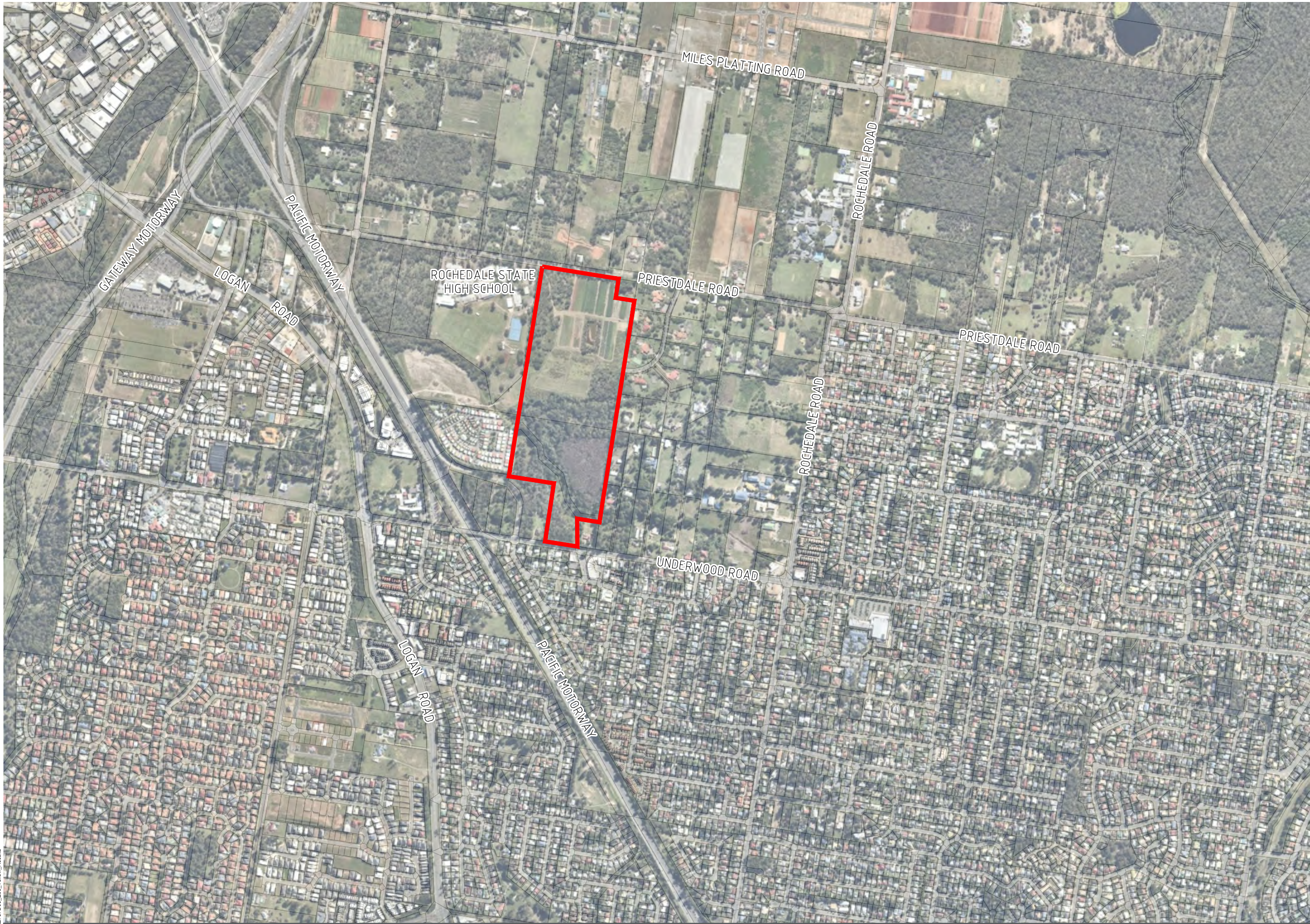
The existing hydrologic RORB model, created for the regional Flood Study associated with the site was adopted to model the local stormwater conditions. The development consisted of two sub catchments in the northern area of the site and one in the southern area. Each catchment was directed to a detention basin before discharging into the waterway corridor. The stage storage relationship and outlet structures of each basin were optimised to achieve a peak discharge equal to or less than existing conditions for all events up to the 1% AEP.

A water quality treatment train in the form of three bio-retention basins was assessed using the MUSIC modelling software to achieve the required BCC water quality objectives. These basins will be co-located with the detention basins. The modelling results indicated that the proposed treatment solution adequately treated stormwater runoff from the proposed development to the required pollutant reduction percentages.

Site Based Stormwater Management Plan

FIGURES

- | | |
|----------|----------------------------|
| Figure 1 | Locality Plan |
| Figure 2 | Local Developed Catchments |
| Figure 3 | TUFLOW Model Setup |
| Figure 4 | MUSIC Layout |



Legend

— Site Boundary

Date
6/11/2017

Scale
1:12,500

Size
A3

0
Revision

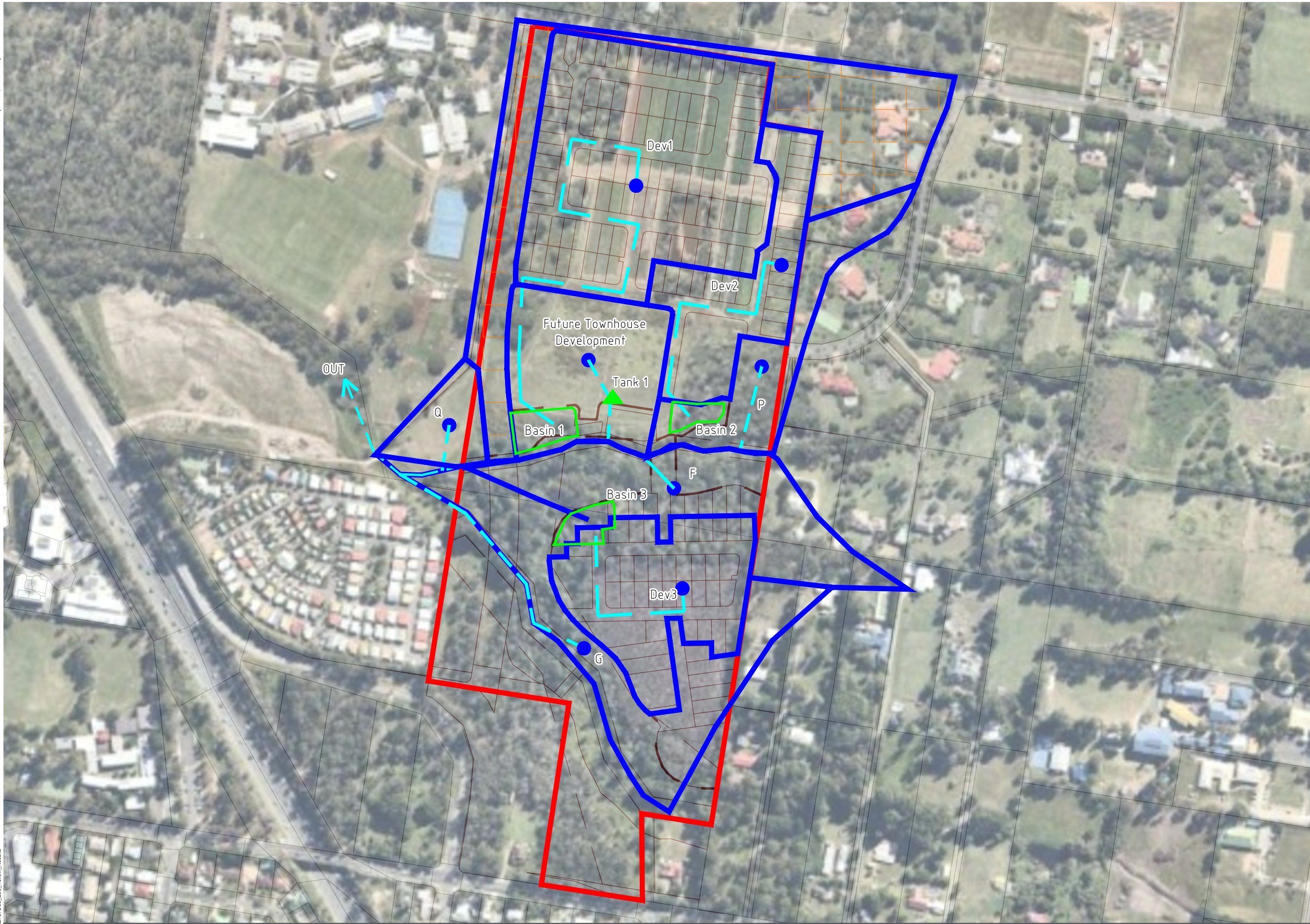
790468
Project Reference



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FIGURE 1
Locality Plan
Priestdale Road
Flood Study
R & F Golden Properties



Legend

- Site Boundary
- Local Developed Catchment Boundary
- Reach
- A Catchment Node ID
- Detention Basins
- Storage Tank
- Gardner Road Catchment



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Date
6/09/2018

790468

Project Reference

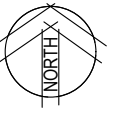
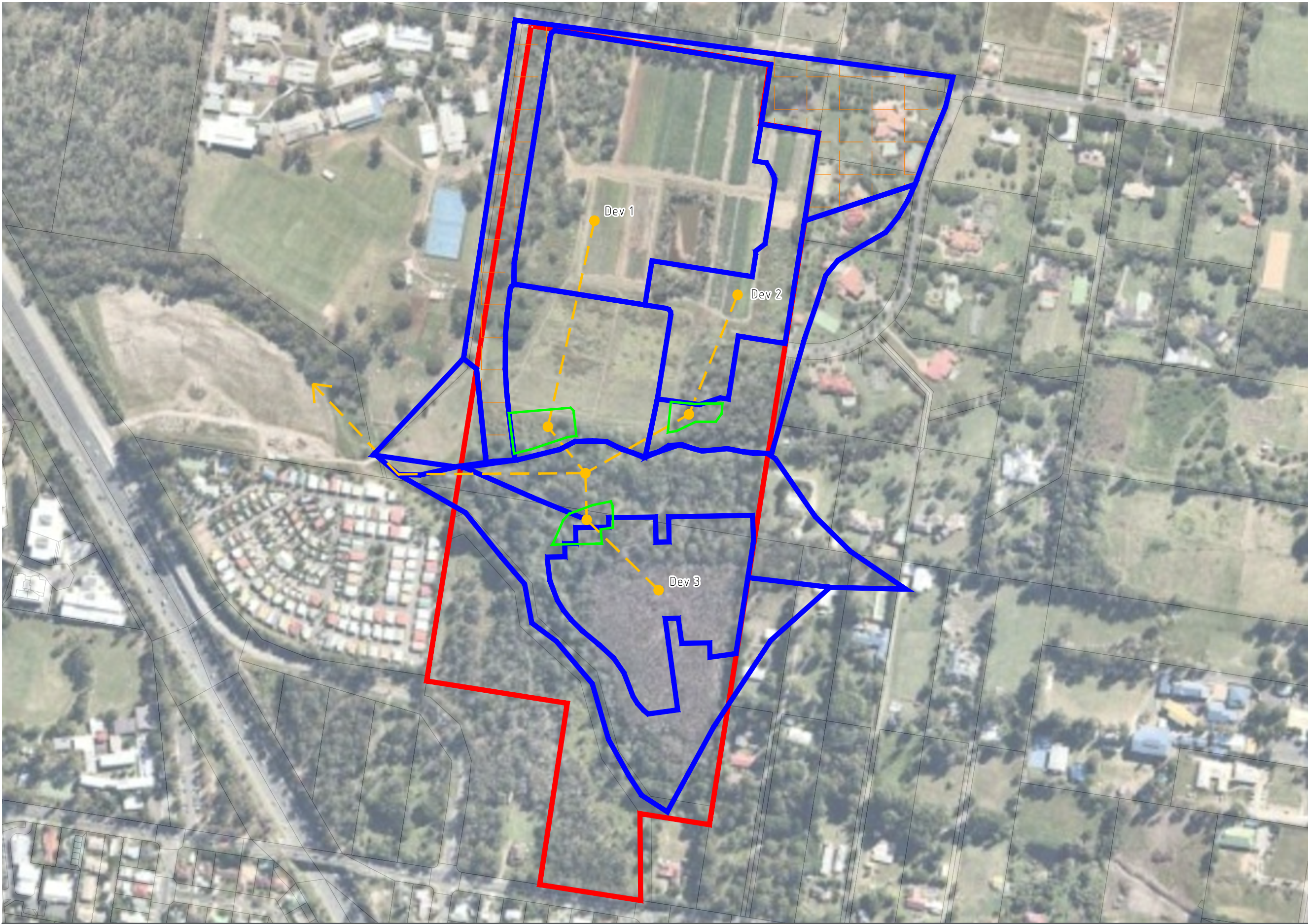
Scale
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Size
A3

0
Revision

FIGURE 2
Local Developed Catchments
Priestdale Road
Flood Study
R & F Golden Properties



Legend

- Site Boundary
- Local Developed Catchment Boundary
- Bio-Retention Basin
- MUSIC Treatment Link
- Music Treatment Node



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Date
6/09/2018

790468
Project Reference

Scale
1:10,000



Size
A3

0
Revision

FIGURE 4
MUSIC Layout
Priestdale Road
Flood Study
R & F Golden Properties

Site Based Stormwater Management Plan

APPENDIX

A

EROSION HAZARD ASSESSMENT



Erosion Hazard Assessment - June 2014

Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment- Supporting Technical Notes* (June 2014 or later version) for explanatory terms and Certification information.

What is an Erosion Hazard Assessment?

Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low', 'medium' or 'high'.

When is the EHA required?

An *Erosion Hazard Assessment* form must be completed and lodged with BCC for any Development Application (ie MCU or ROL) that will result in soil disturbance OR Operational Works or Compliance Assessment Application for 'Filling' or Excavation.

Failure to submit this form during lodgement of an application may result in assessment delays or refusal of the application.

Privacy Statement

The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

2 Based on the erosion hazard assessment overleaf, is the site:

☐ A 'low' risk site

Best practice erosion and sediment control (ESC) must be implemented but no erosion and sediment control plans need to be submitted with the development application. Factsheets outlining best practice ESC can be found at <http://www.waterbydesign.com.au/factsheets>

☐ A 'medium' risk site

If the development is approved, the applicant will need to engage a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.

☒ A 'high' risk site

If the development is approved, the applicant will need to engage a RPEQ and CPESC to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy. The plans and program will need to be certified by a CPESC.

3 Site Information and Certification

Application number (if known)

A004657807

Site address

309 Priestdale Road
Rosedale, QLD

Postcode 4123

I certify that:

- ☒ I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager.
- ☒ I am a person with suitable qualifications and/or experience in erosion and sediment control.
- ☒ The Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Infrastructure Design Planning Scheme Policy.
- ☒ The Erosion Hazard Assessment accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.
- ☒ I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by Print name

Geordi Paxton

Certifier's signature

G. Paxton.

Date

7/11/2017

Table 1: Low Risk Test

		Yes	No
1.1	is the area of land disturbance > 1000 m ²	☒	☐
1.2	does any land disturbance occur in a BCC mapped waterway corridor	☒	☒
1.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 5%	☒	☐
1.4	does any land disturbance occur below 5 m AHD	☐	☒
1.5	does development involve endorsement of a staging plan	☒	☐
1.6	is there an upstream catchment passing through the site > 1 hectare	☒	☐

Have you answered 'yes' to any of the questions in Table 1?

Yes	No
☒	☐

If 'No' then site is low risk with respect to erosion and sediment control

If 'Yes' then proceed to Table 2

Table 2: Medium Risk Test

		Yes	No
2.1	is the area of land disturbance > 1 hectare	☒	☐

If 'No' then site is medium risk with respect to erosion and sediment control

If 'Yes' then proceed to Table 3

Table 3: High Risk Test

3.1	is there an upstream catchment passing through the site > 1 hectare	☒	☐
3.2	does any land disturbance occurs in a BCC mapped waterway corridor	☒	☐
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%	☐	☒

Have you answered 'yes' to any of the questions in Table 3?

Yes	No
☒	☐

If 'No' then site is medium risk with respect to erosion and sediment control

If 'Yes' then site is high risk with respect to erosion and sediment control

Site Based Stormwater Management Plan

APPENDIX

B

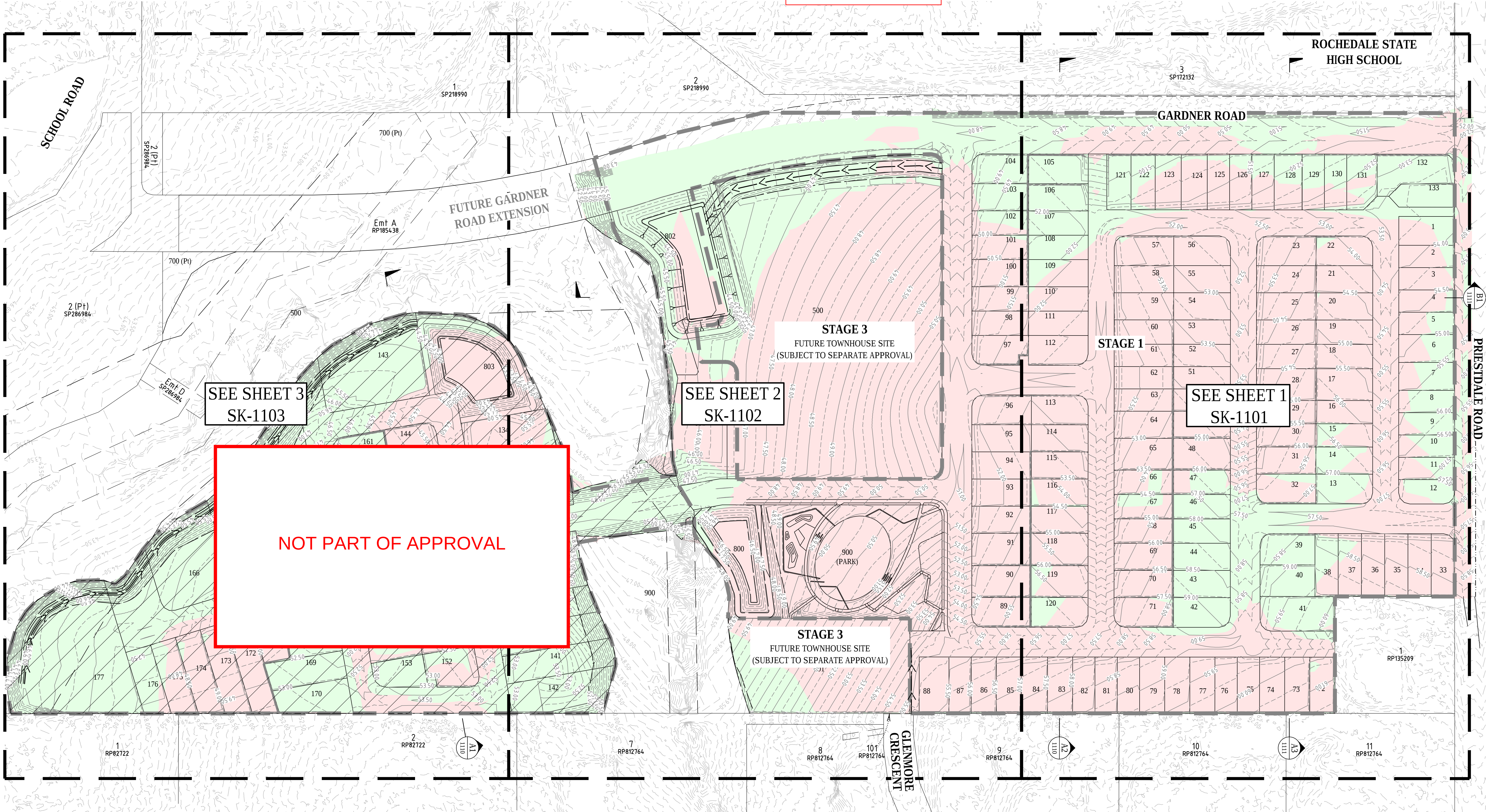
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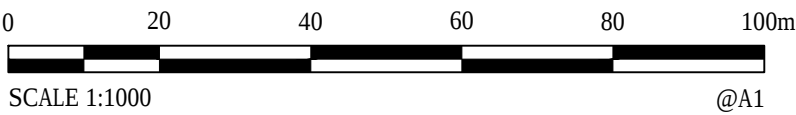
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20/09/208

NOTE:
Filling and Excavation works and retaining wall heights are to be in accordance with the Filling and Excavation Code.



LEGEND	
	FILL
	CUT
XX.XX ●	PAD LEVEL
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING CONTOURS



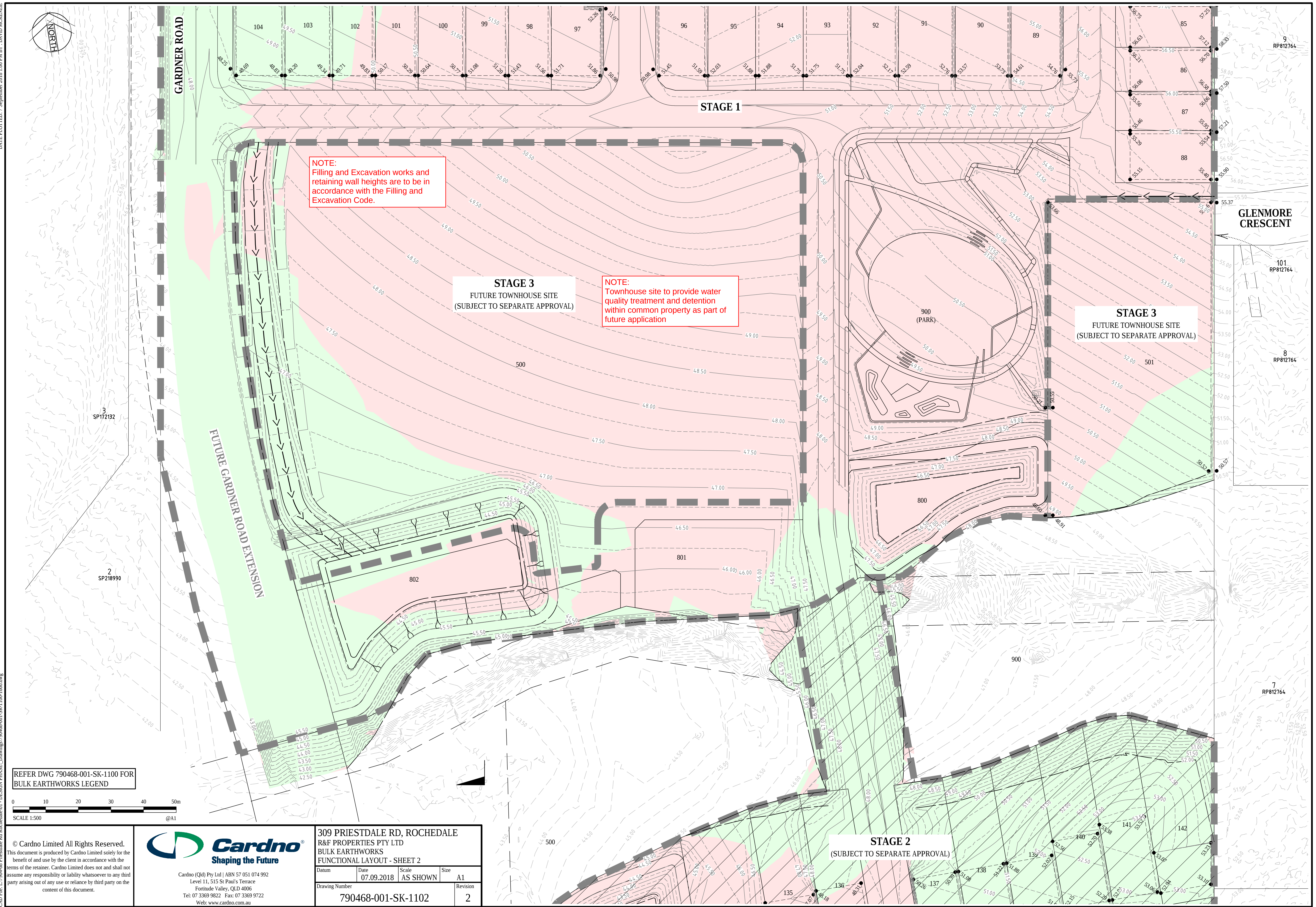
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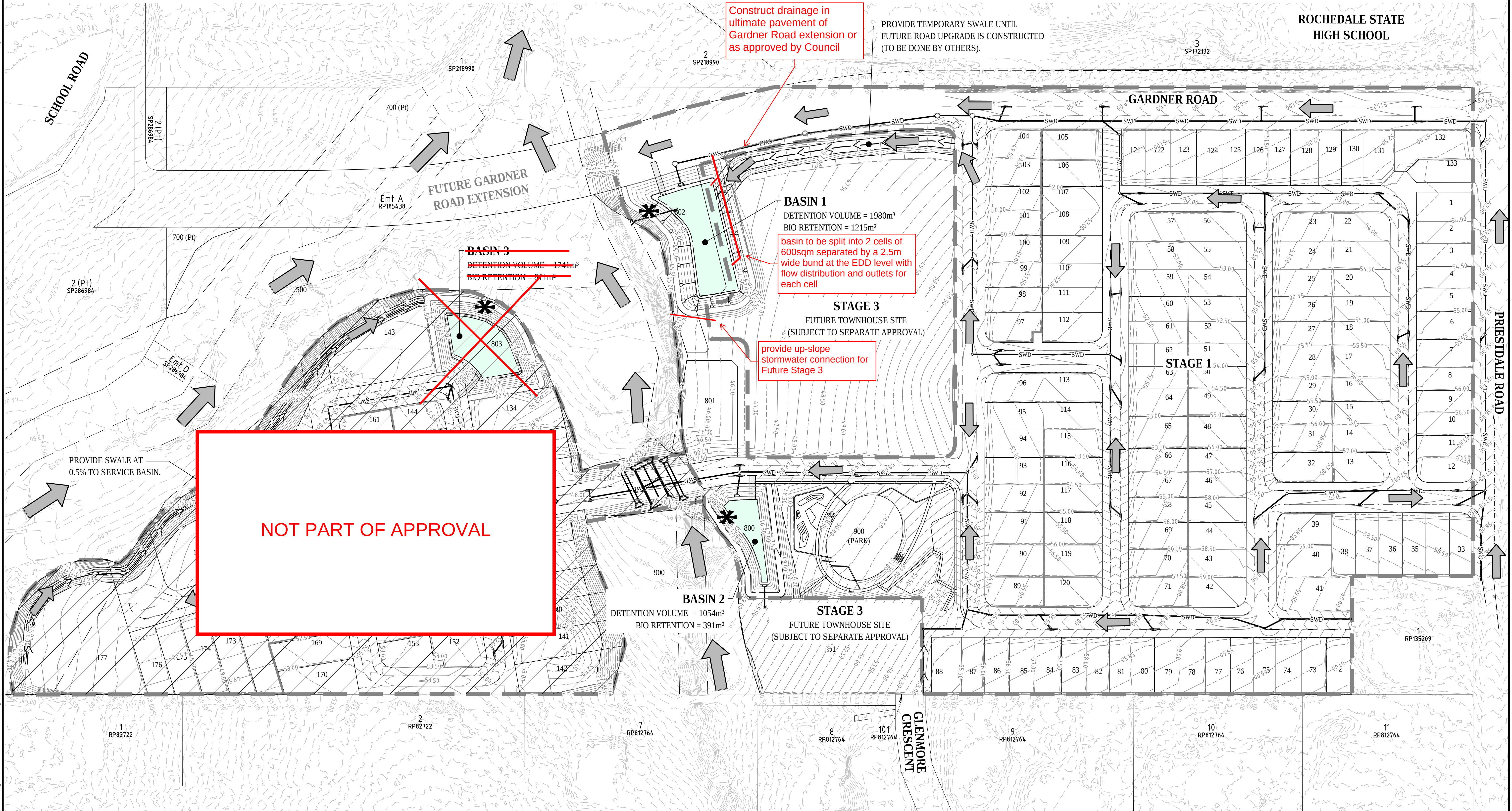
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BULK EARTHWORKS				
OVERALL LAYOUT				
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Drawing Number				Revision
790468-001-SK-1100				3



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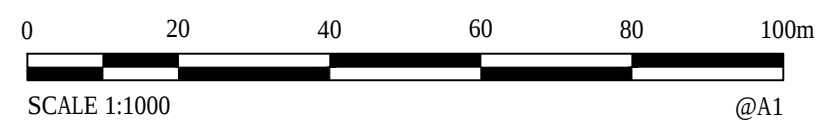
20/09/2018



LEGEND	
— SWD —	PROPOSED STORMWATER
*	PROPOSED WEIR LOCATION
←	FLOW DIRECTION
■	BIO RETENTION AREA

NOTE
SERVICE LAYOUTS ARE INDICATIVE ONLY,
SUBJECT TO DETAILED DESIGN AND APPROVAL
FROM LOCAL AUTHORITY/ SERVICE PROVIDERS.

NOTE
THE MINOR PIPE SYSTEM WILL CATER FOR AN ARI OF 10
YEARS (Q10), WITH THE MAJOR BEING FULLY CONTAINED
WITHIN THE ROAD CORRIDOR - ARI OF 100 YEARS (Q100).

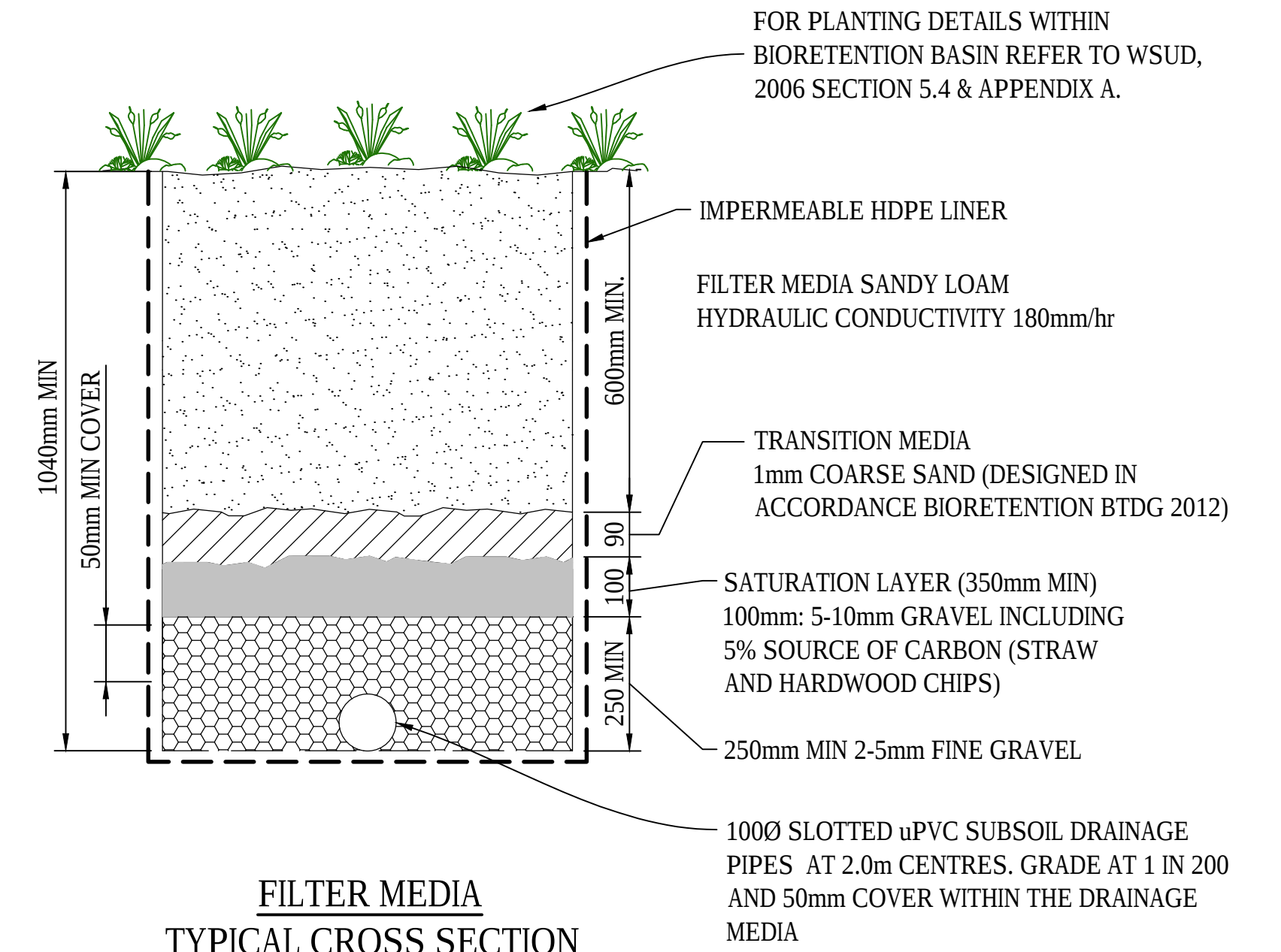


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309 PRIESTDALE RD, ROCHEDALE R&F PROPERTIES PTY LTD STORMWATER FUNCTIONAL LAYOUT				
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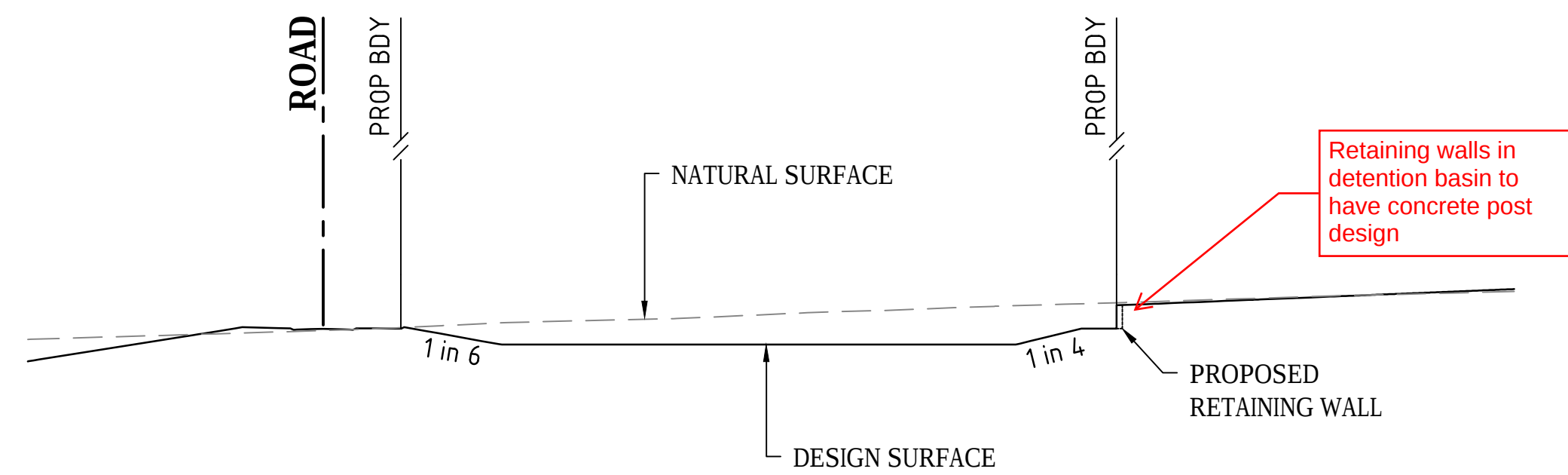
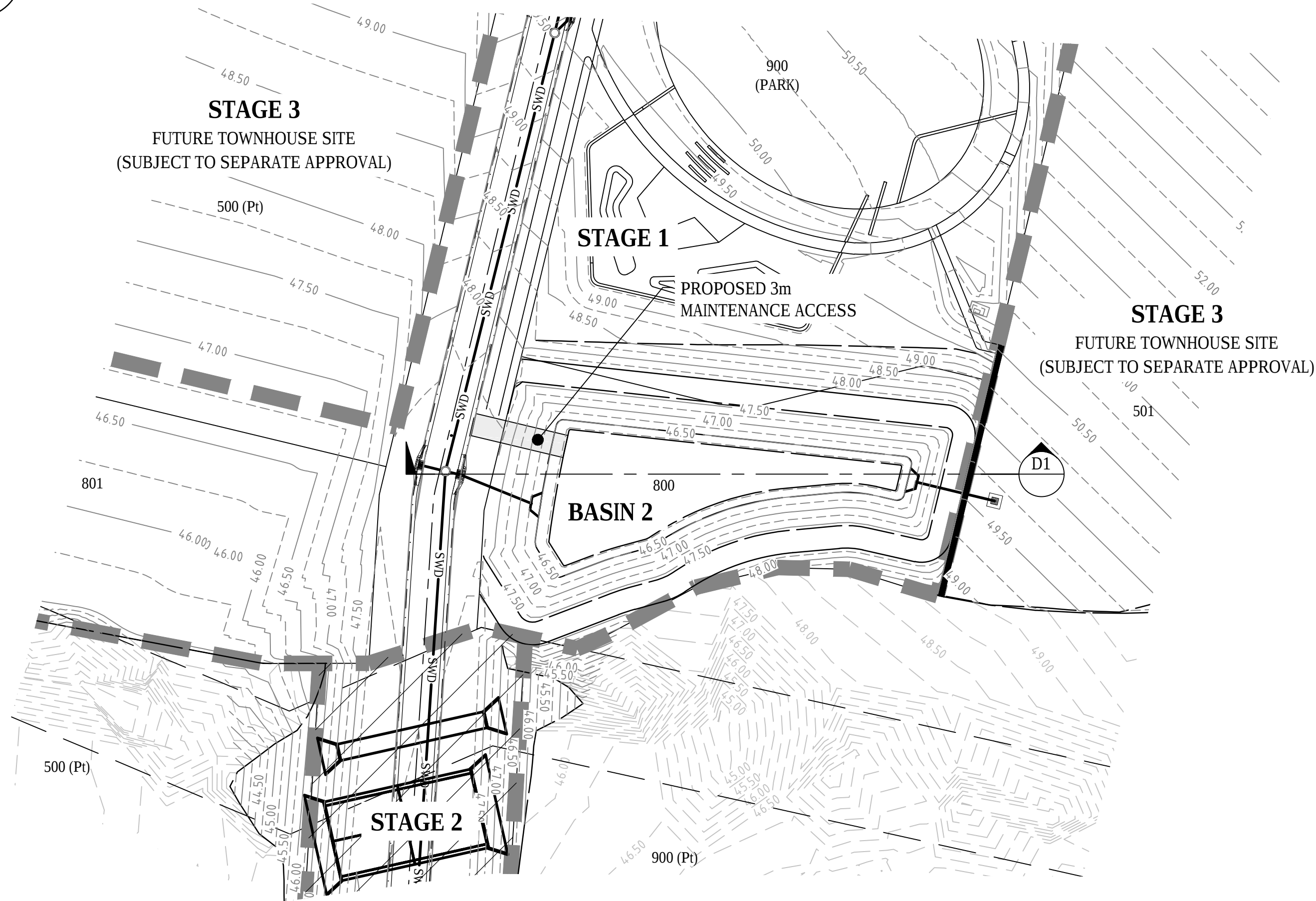
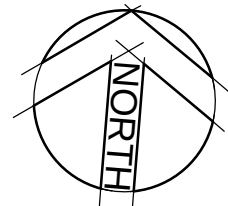
N.T.S.
(TO BE CONFIRMED AT DETAILED DESIGN)



20/09/208

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R&F PROPERTIES PTY LTD			
STORMWATER			
BASIN 1 LAYOUT AND SECTION VIEW			
Date	Date	Scale	Size
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Drawing Number			Revision
790468-001-SK-1310			2

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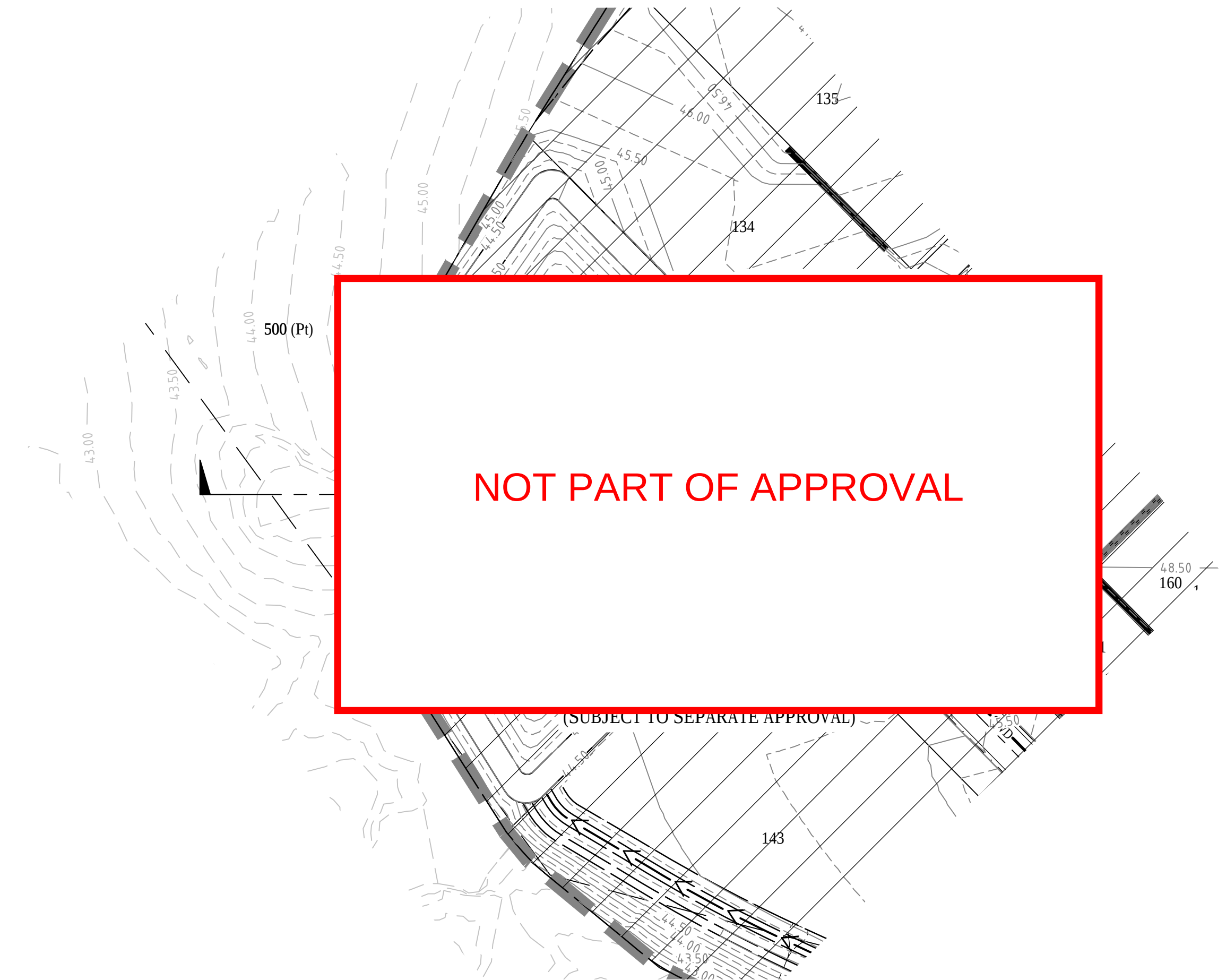


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AMENDED IN RED

20/09/2018

REFER DWG 790468-001-SK-1310 FOR
FILTER MEDIA TYPICAL CROSS SECTION

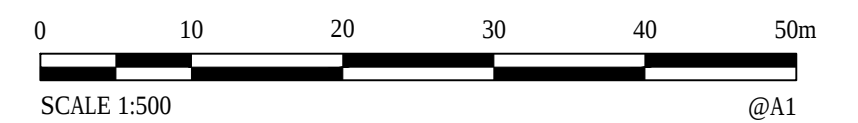


NATURAL SURF

NOT PART OF APPROVAL

(SUBJECT TO SEPARATE APPROVAL)

SECTION E1
SCALE 1:500



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309 PRIESTDALE RD, ROCHEDALE R&F PROPERTIES PTY LTD STORMWATER BASINS 2 & 3 LAYOUT AND SECTION VIEWS			
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Drawing Number	790468-001-SK-1311		Revision
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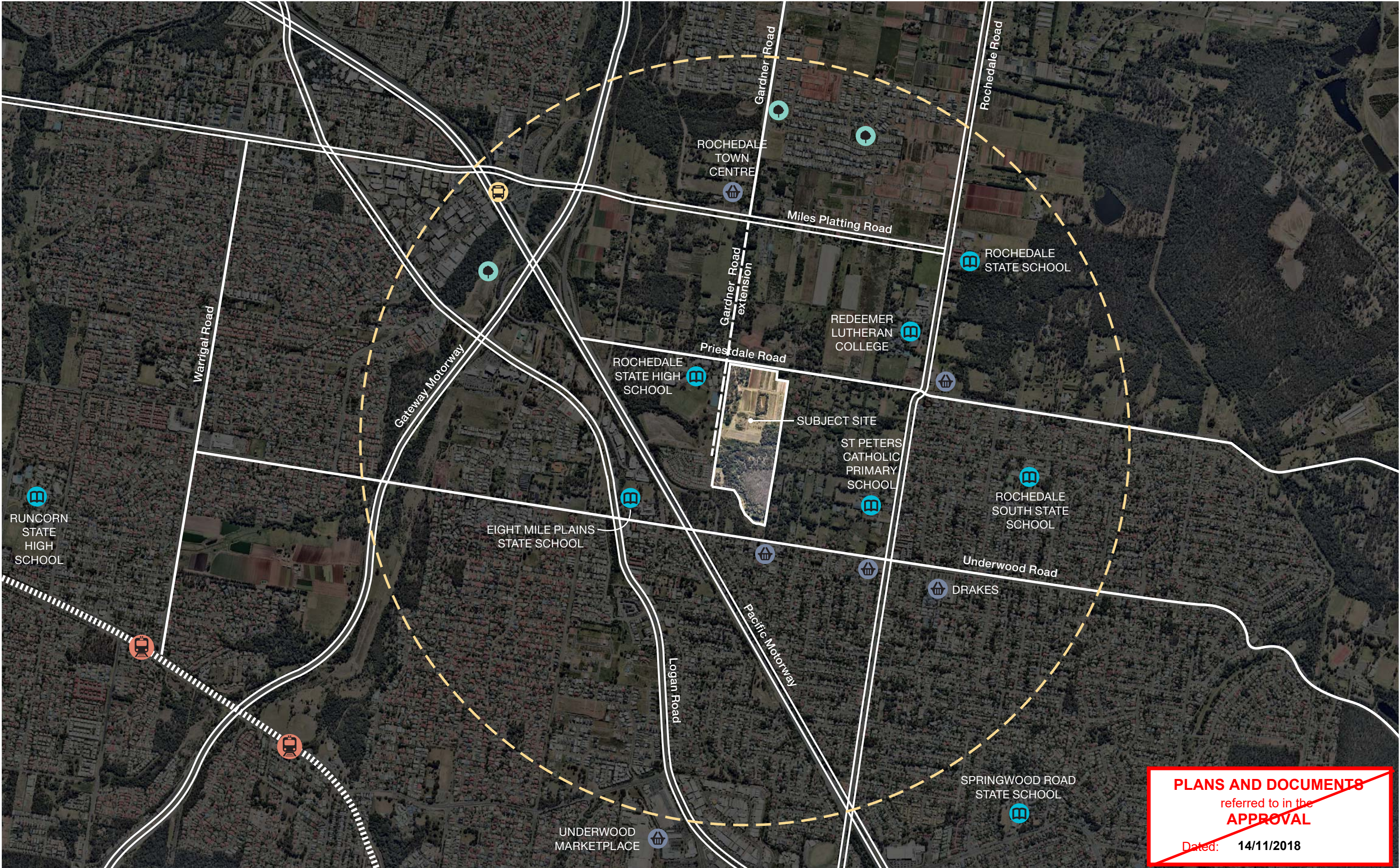
Site Understanding

1.1 Location & Context

APPROVED PLAN
Planning and Environment Court Decision
Application Number
P&EA 4528/18 and 4566/18

THIS APPROVAL SHOULD NOT BE
TAKEN TO CONSTITUTE PERMISSION
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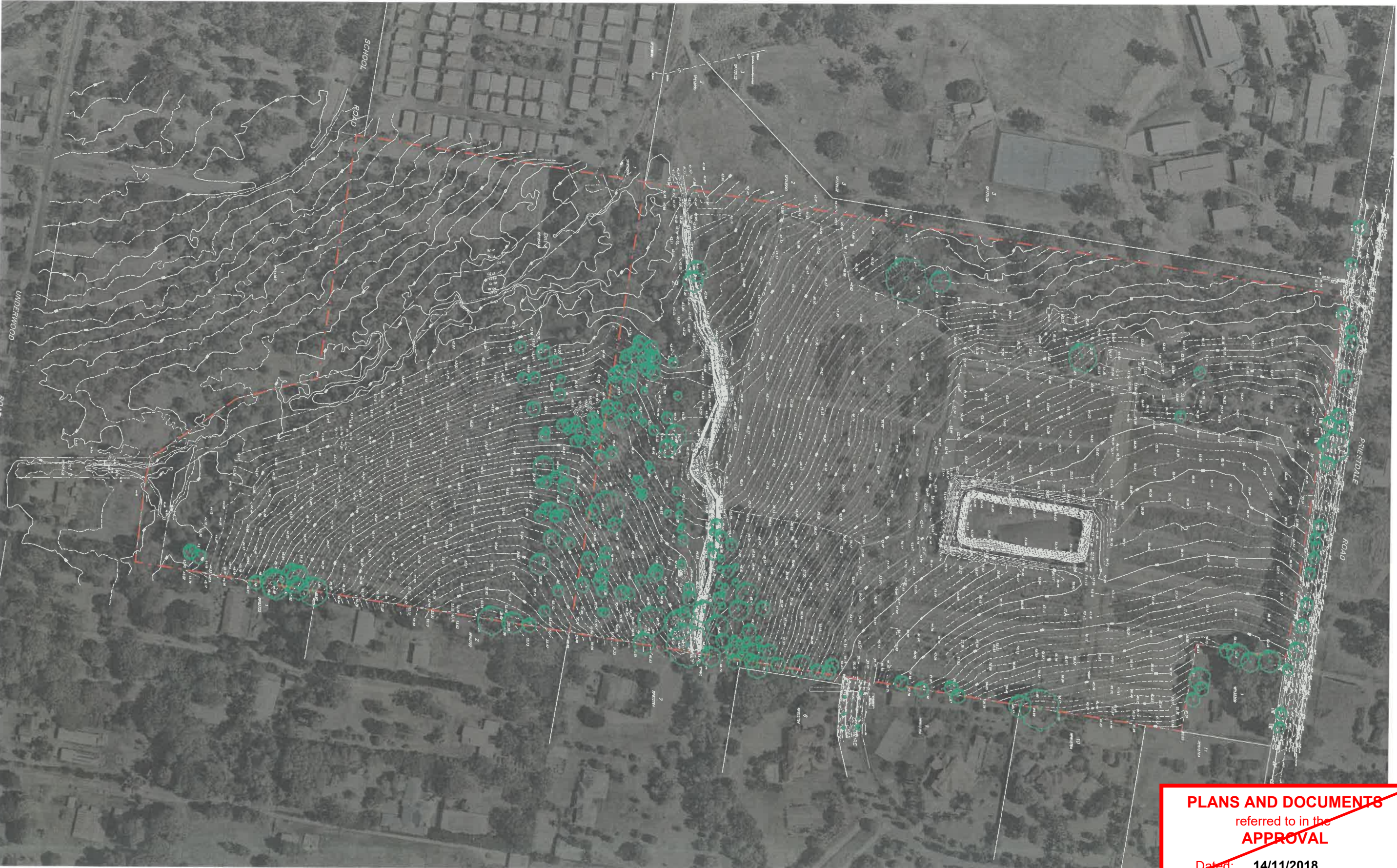
Site Understanding

1.3 Survey and Tree Identification

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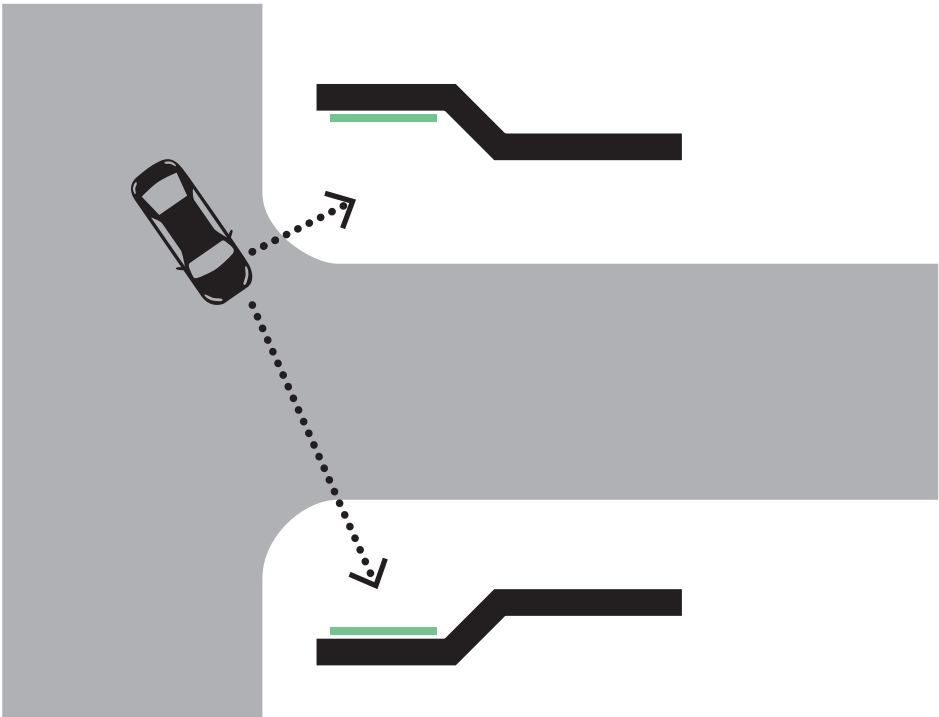


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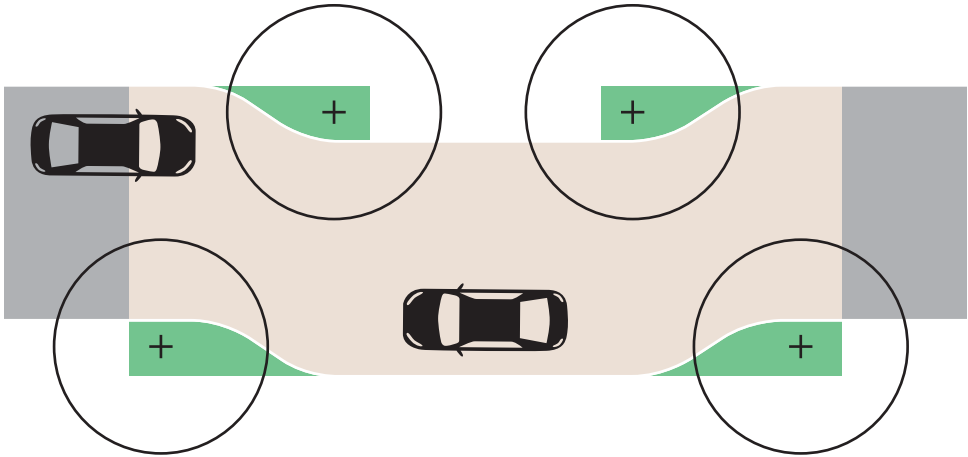
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Define the entry experience



Promote the calming of traffic



Define a clear street heirarchy



Provide clear visual cues through material use

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Landscape Design

3.1 Landscape Masterplan

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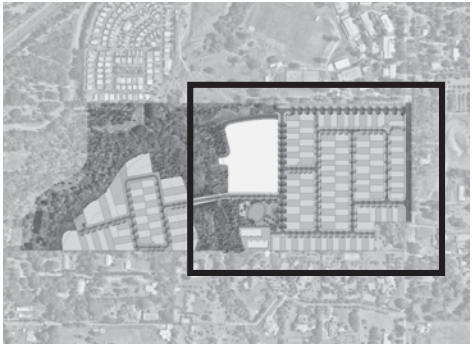
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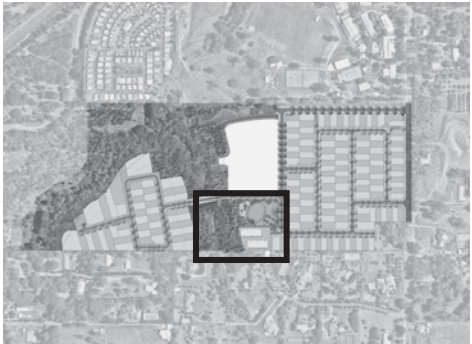
Key Plan

- Legend**
- 1 Gardner Road extension
 - 2 Main entry to development
 - 3 Communal park
 - 4 Waterway corridor
 - 5 Stormwater treatment / bio-filtration basin
 - 6 Pedestrian / cyclist pathway
 - 7 Potential offset protected vegetation zone
 - 8 Road connection over culvert
 - 9 Potential Priestdale Rd footpath upgrade to council's condition

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Key Plan

- Legend**
- 1 Entry
 - 2 Open lawn
 - 3 1200 wide concrete footpath with 1:20 ramps
 - 4 Playground and outdoor gym equipment
 - 5 Seating wall
 - 6 Concrete walls/steps
 - 7 Townhouse development
 - 8 Swale
 - 9 Maintenance access
 - 10 350mm wide concrete garden edge
 - 11 Landscaped bio-filtration basin to accomplish adjacent water corridor character
 - 12 Vegetated batter
 - 13 Water corridor
 - 14 Retain existing vegetation and conduct vegetation management on existing batter
 - 15 Arbour

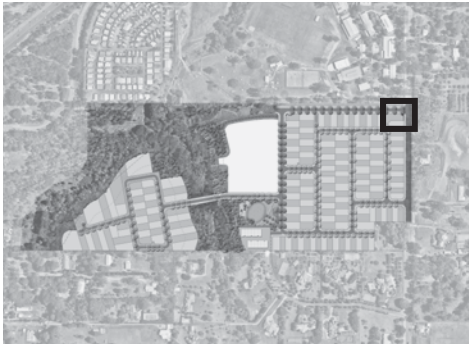
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Landscape Design

3.4 Entry Statement – Typical

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Key Plan

- Legend
- 1 Feature tree
 - 2 1000H gabion wall
 - 3 Feature powder coated steel installation to wrap wall (colour TBC)
 - 4 Feature signage
 - 5 2000H rendered wall
 - 6 Street trees
 - 7 Low planting
 - 8 1800H screen fence to property boundary
 - 9 Screen shrubs within private lot
 - 10 Turf to verge
 - 11 Concrete footpath

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Sections and Elevations

4.1 Section 1a – Park

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- Legend
- 1 Street tree
 - 2 Footpath
 - 3 Turf to verge
 - 4 Arbour
 - 5 Concrete steppers
 - 6 Feature trees to frame the park
 - 7 Seating wall
 - 8 Batter planting
 - 9 Lawn



Key Plan



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Sections and Elevations

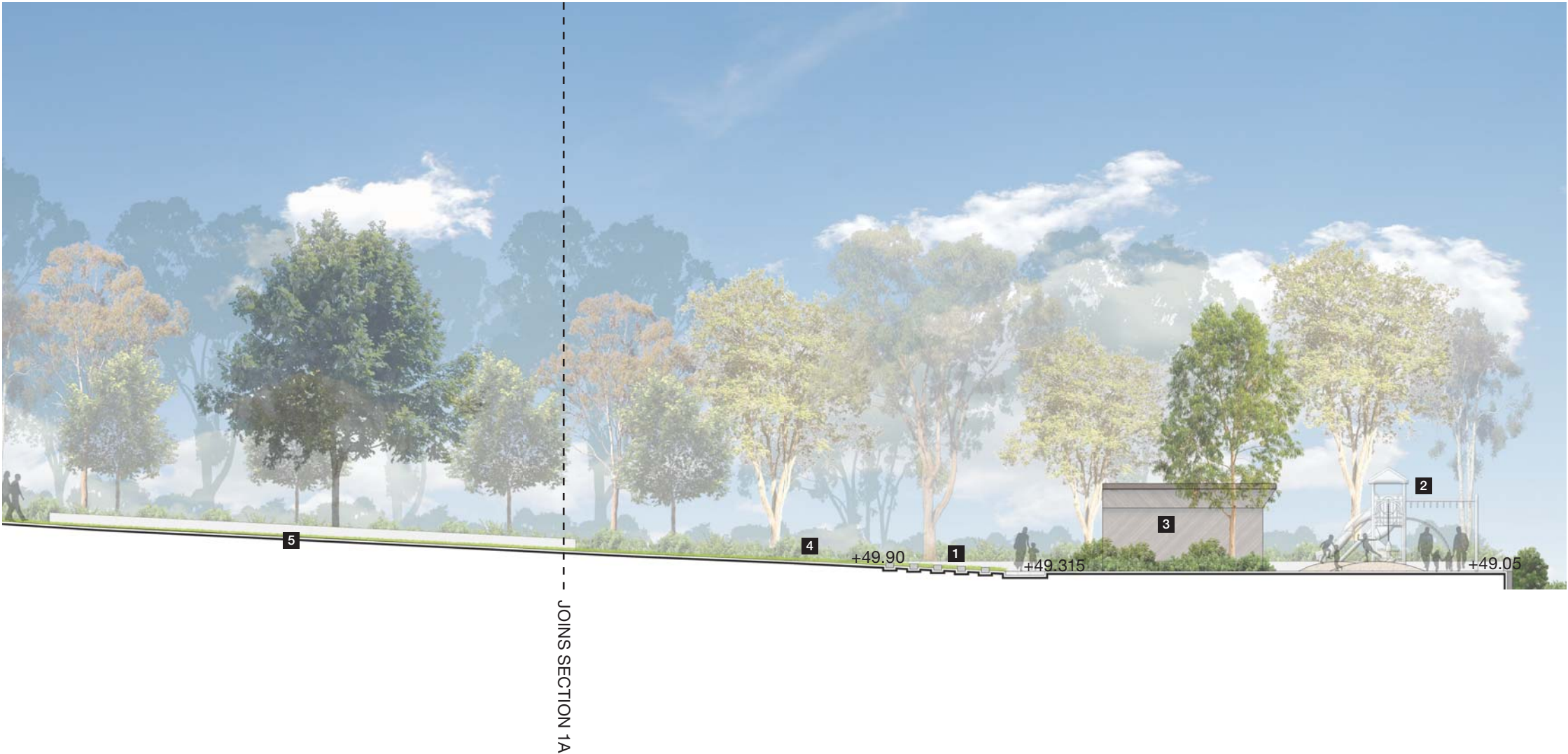
4.2 Section 1b – Park

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Key Plan

- Legend
- 1 Concrete steppers
 - 2 Playground and outdoor gym equipment
 - 3 Picnic shelter
 - 4 Batter planting
 - 5 Lawn



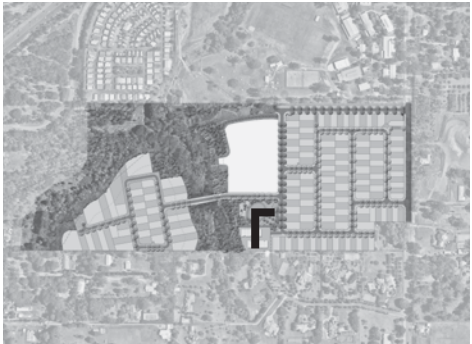
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4.3 Section 2 – Townhouse Park Interface

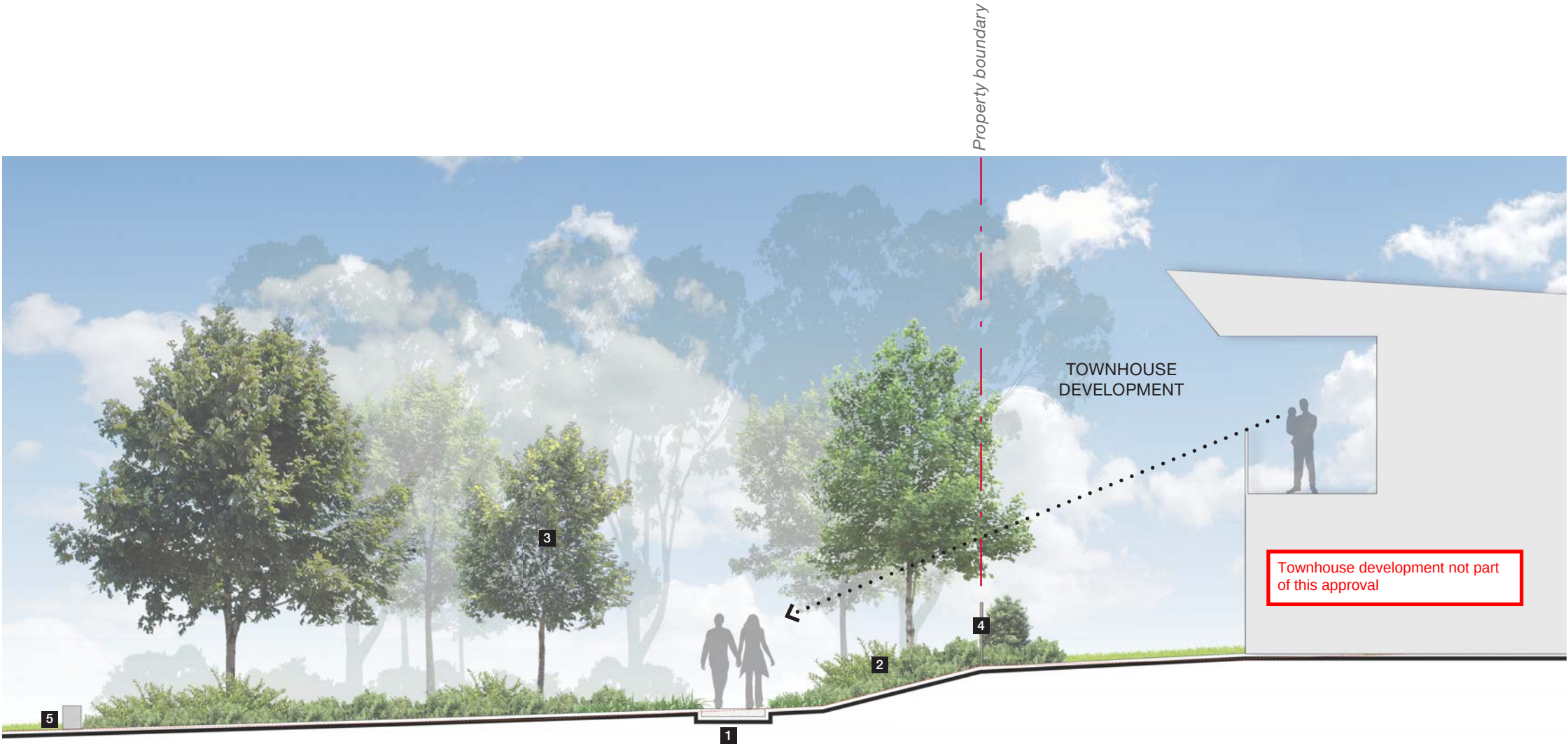
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Key Plan

Legend

- 1 Pedestrian path
- 2 Buffer planting
- 3 Shade trees
- 4 1200H fence
- 5 Concrete wall



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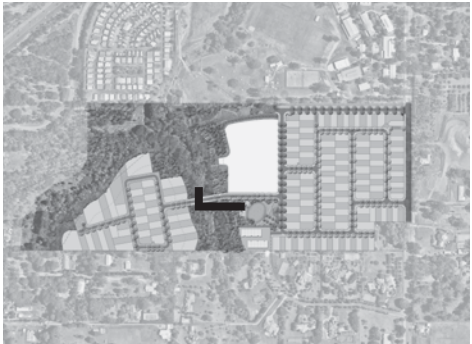
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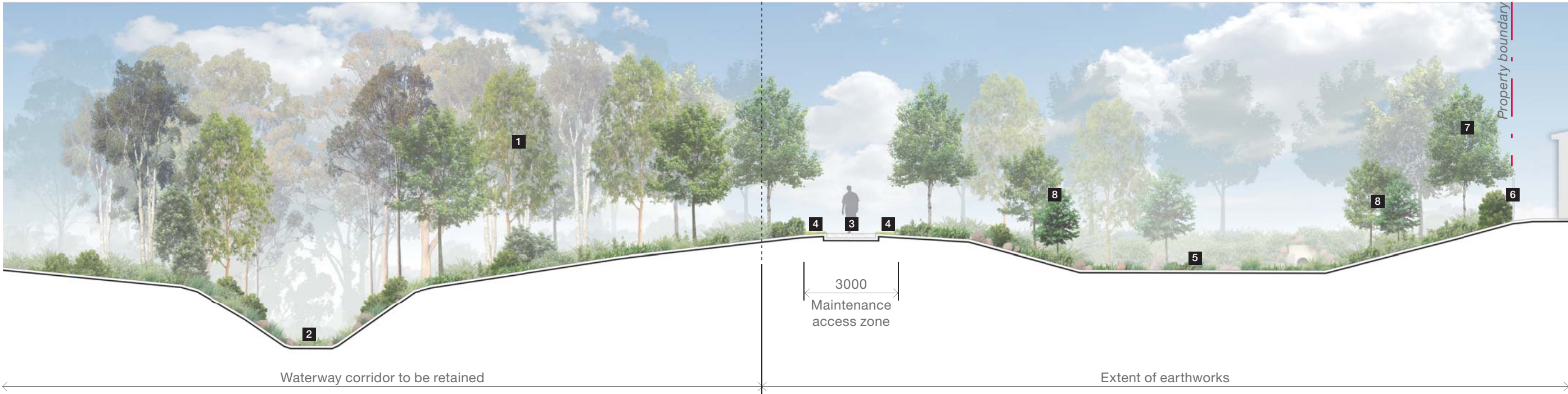
4.4 Section 3 — Bio-filtration Basin

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- Legend
- 1 Existing vegetation to be retained and protected
 - 2 Existing creek
 - 3 Footpath
 - 4 Turf strip
 - 5 Bio-filtration basin
 - 6 Fence to property boundary
 - 7 Screening trees
 - 8 Small tree planting within bio-filtration basin



Key Plan



Bio Basins and maintenance access to be located and constructed in accordance with 160025_105_004 PRO_B (Amended in Red 05-NOV-2018)

Bio Basins and maintenance access to be located and constructed in accordance with Drawings Nos. 160025_016_PRO Sheets 1- 4

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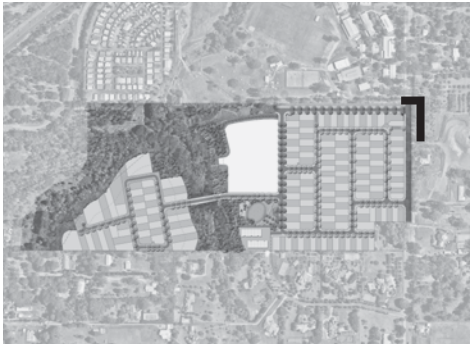
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4.5 Section 4 — Entry Statement

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Key Plan

- Legend
- 1 Street tree
 - 2 Concrete footpath
 - 3 Screen planting
 - 4 2000H rendered wall
 - 5 Development entry signage (TBC)
 - 6 1000H gabion wall
 - 7 Entry statement - feature powder coated steel installation to wrap wall
 - 8 Feature flowering tree
 - 9 Low planting
 - 10 1800H fence to property boundary
 - 11 Future Gardner Road extension



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Image | Signage



Image | Rendered wall



Image | Fence



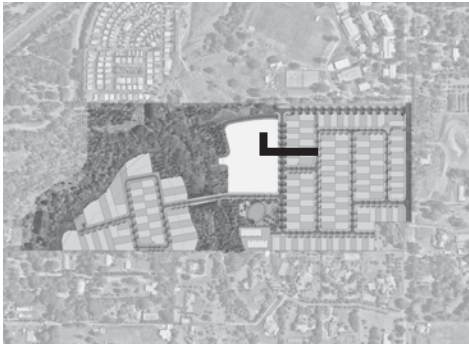
Image | Planting

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4.6 Section 5 — Neighbourhood Road

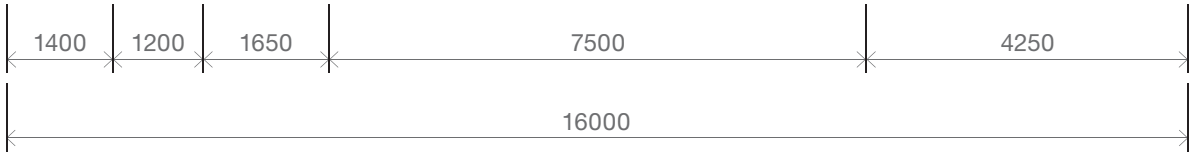
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Key Plan

Legend

- 1 Large shade street trees
- 2 Low groundcover planting under street trees
- 3 Concrete footpath
- 4 Turf to verge



Neighbourhood roads to be constructed in accordance with 160025_016_PRO_R (Amended In Red 05-NOV-2018) and the requirements of Condition 33) Land for Transport Network - Road (Non-trunk)

Neighbourhood roads to be constructed in accordance with Drawings Nos. 160025_016_PRO Sheets 1- 4 and the requirements of Condition 34: Land for Transport Network - Road (Non-trunk)

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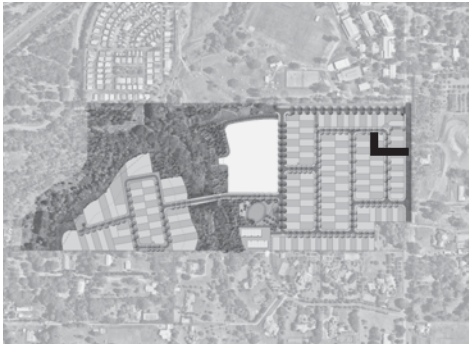
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4.7 Section 6 — Local Road

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Key Plan

- Legend
- 1 Shade street trees
 - 2 Low groundcover planting under trees
 - 3 Turf to verge



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13/11/2018

Roads to be constructed in accordance with 160025_105_004_PRO_P (Amended In Red 05-NOV-2018) and the requirements of Condition 33: Land for Transport Network - Road (Non-trunk)

Roads to be constructed in accordance with Drawings Nos. 160025_016_PRO Sheets 1- 4 and the requirements of Condition 34: Land for Transport Network - Road (Non-trunk)

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Design Details

5.1 Landscape Character Images

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- 01 Sculptural shelter
- 02 Locally sourced rubble for gabion wall
- 03 Meandering paths
- 04 Entry signage
- 05 Timber deck to provide structure to meandering path
- 06 Concrete steppers in sloping turf batter
- 07 Play elements in natural surroundings

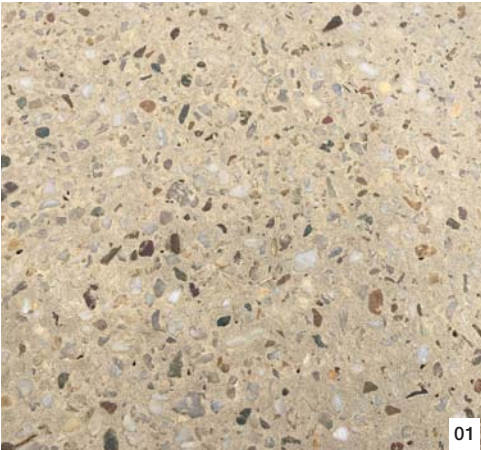
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5.2 Materials and Finishes

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SURFACE FINISHES		
01	Paving Type 1	Exposed aggregate (or approved similar)
02	Paving Type 2	Cobbles (or approved similar)
	Paving Type 3	Standard broom finish concrete (or approved similar)
03	Decking Type 1	Timber deck (or approved similar)
04	Gravel Type 1	Decomposed granite (or approved similar)
WALLS		
05	Wall Type 2	Gabion wall (or approved similar)
06	Wall Type 3	Retaining Concrete Sleeper (or approved similar)
07	Wall Type 4	Retaining Terrace block retaining (or approved similar)
FENCES		
08	Fence Type 1	Feature timber blades (or approved similar)
09	Fence Type 2	Timber paling fence (or approved similar)
MISCELLANEOUS		
10	Shelter	Custom structure (TBC)
	Playground	TBC
11	Stairs	Cast insitu stairs (or approved similar)

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Design Details

5.3 Planting Palette

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TREES

	<i>Buckinghamia celsissima</i>	Ivory Curl Flower
	<i>Cupaniopsis anacardioides</i>	Tuckeroo
	<i>Elaeocarpus eumundii</i>	Eumundi Quandong
	<i>Ficus microcarpa</i> var. <i>Hillii</i>	Hill's Fig
	<i>Flindersia australis</i>	Crow's Ash
01	<i>Lophostemon suaveolens</i>	Swamp Mahogany
02	<i>Syzygium tierneyanum</i>	River Cherry
	<i>Tabebuia rosea</i>	Pink Trumpet Tree
03	<i>Tristaniopsis laurina</i> 'Luscious'	Luscious
	<i>Waterhousia floribunda</i>	Weeping Lily Pilly

SHRUBS

	<i>Acemna smithii</i> 'Minor'	Lilly Pilly
	<i>Baeckea virgata</i>	Baekea
04	<i>Banksia robur</i>	Swamp Banksia
05	<i>Callistemon</i> sp.	Bottlebrush
06	<i>Melaleuca</i> "Claret Tops"	Claret Tops
07	<i>Syzygium</i> 'Cascade'	
	<i>Syzygium</i> 'Tiny Trev'	
	<i>Syzygium</i> "Aussie Southern"	
	<i>Syzygium</i> "Elite"	Elite

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Planting Palette

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GROUNDCOVERS

08	<i>Casuarina ‘Cousin It’</i>	Cousin It
	<i>Dianella sp.</i>	Blue Flax Lily
	<i>Liriope muscari</i>	Evergreen Giant
09	<i>Lomandra tanika</i>	Lomandra
	<i>Myoporum ellipticum</i>	Myoporum
	<i>Myoporum parvifolium</i>	Creeping Boobialla
10	<i>Ophiopogon japonicus</i>	Mondo Grass
11	<i>Viola hederacea</i>	Native Violet
12	<i>Zoysia tenuifolia</i>	Korean Carpet Grass

BIORETENTION

	<i>Allocasuarina littoralis</i>	Black She Oak
	<i>Banksia robur</i>	Swamp Banksia
13	<i>Carex appressa</i>	Tall Sedge
	<i>Dianella brevipendunculata</i>	Flax Lily
	<i>Dianella caerulea cv ‘Little Jess’</i>	Blue Flax Lily
14	<i>Juncus usitatus</i>	Common Rush
15	<i>Leptospermum polygalifolium</i>	Mountain Tea Tree
16	<i>Lomandra hystrix</i>	Creek Matt Rush
	<i>Lophostemon suaveolens</i>	Swamp Mahogany
17	<i>Melaleuca thymifolia</i>	Thyme Honey-Myrtle

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