

**REPORT TO BE TABLED IN THE LEGISLATIVE ASSEMBLY ABOUT  
MINISTER'S DECISION ON A CALL IN OF A DEVELOPMENT  
APPLICATION UNDER THE  
*SUSTAINABLE PLANNING ACT 2009***

**DEVELOPMENT APPLICATION BY THE UNITING  
CHURCH IN AUSTRALIA PROPERTY TRUST (Q)  
TRADING AS BLUE CARE**

**CALLED IN BY  
THE MINISTER FOR ENVIRONMENT, LOCAL GOVERNMENT,  
PLANNING AND WOMEN, THE HONOURABLE DESLEY  
BOYLE MP,  
ON 27 APRIL 2006**

**AND**

**DECIDED BY  
THE MINISTER FOR LOCAL GOVERNMENT, PLANNING AND  
SPORT, THE HONOURABLE ANDREW FRASER MP,  
ON 27 NOVEMBER 2006**

**AND**

**CHANGED BY  
THE MINISTER FOR INFRASTRUCTURE AND PLANNING, THE  
HONOURABLE STIRLING HINCHLIFFE MP,  
ON 3 SEPTEMBER 2008**

**AND**

**CHANGED BY  
THE DEPUTY PREMIER AND ATTORNEY-GENERAL,  
MINISTER FOR LOCAL GOVERNMENT AND SPECIAL  
MINISTER OF STATE, THE HONOURABLE PAUL LUCAS MP,  
ON 15 APRIL 2011**

**THIS REPORT HAS BEEN PREPARED PURSUANT TO SECTION 432 OF  
*THE SUSTAINABLE PLANNING ACT 2009***

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**REPORT ABOUT MINISTER'S DECISION ON A REQUEST TO  
CHANGE A DEVELOPMENT APPROVAL THAT  
WAS THE SUBJECT OF A CALL IN UNDER THE  
*INTEGRATED PLANNING ACT 1997***

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**DEVELOPMENT APPLICATION BY THE UNITING CHURCH IN  
AUSTRALIA PROPERTY TRUST (Q) TRADING AS BLUE CARE –**

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**Annexure A**      **Copy of original decision notice  
(dated 28 November 2006)**

**Annexure B**      **Copy of decision notice for request to change a  
development approval under section 3.5.33 of the  
*Integrated Planning Act 1997*  
(dated 3 September 2008)**

**Annexure C**      **Copy of request for change a development approval**

**Annexure D**      **Copy of decision notice for request to change a  
development approval under section 369 of the  
*Sustainable Planning Act 2009*  
(dated 19 April 2010, signed 15 April 2011)**

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**REPORT ABOUT MINISTER'S DECISION ON A REQUEST TO  
CHANGE A DEVELOPMENT APPROVAL THAT  
WAS THE SUBJECT OF A CALL IN UNDER THE  
INTEGRATED PLANNING ACT 1997**

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**1.0 PURPOSE**

In accordance with section 432 of the *Sustainable Planning Act 2009* (SPA), if a development application is called in under section 424 of the SPA, the Minister must prepare a report about the decision made on that call in and cause a copy of that report to be tabled in the Legislative Assembly within 14 sitting days after the decision is made.

This is a report about the decision I made on 15 April 2011 in respect to a request to change a development approval which was originally called in and subsequently approved with conditions on 27 November 2006. I am under no legal obligation to prepare a report to be tabled regarding this decisions. However, having regard to the fact that it varies the development approval which has been previously tabled, I consider that it is appropriate to table it notwithstanding the absence of any legal compulsion to do so.

**2.0 ORIGINAL DEVELOPMENT APPLICATION**

<b>Applicant:</b>	The Uniting Church in Australia Property Trust (Q) trading as Blue Care
<b>Subject Site:</b>	Lot 650 on CP841247, Parish of Kedron
<b>Location:</b>	818 Rode Road, Stafford Heights, City of Brisbane
<b>Proposed Use:</b>	Multit-Unit Dwelling (Aged Care Accommodation and Special Needs Accommodation), Child Care Facility and Medical Centre
<b>Application Type:</b>	Development Permit for Material Change of Use of Premises, Preliminary Approval for Operational Works, Preliminary Approval for Building Works
<b>Local Government Area:</b>	Brisbane City Council
<b>Original Assessment Manager:</b>	Brisbane City Council
<b>Original Lodgement Date:</b>	26 October 2005
<b>Original Assessment Manager's Decision:</b>	Application refused - 7 March 2006 (Decision Notice)

### **3.0 PREVIOUS DEVELOPMENT APPROVALS**

On 27 November 2006, the then Minister for Local Government, Planning and Sport, the Honourable Andrew Fraser MP, determined to approve the application for a development permit for material change of use of premises and preliminary approval for operational works with conditions. He formed the view that the proposed building work was not assessable development under the Brisbane City Plan 2000, and therefore no development approval was required.

A copy of the decision notice dated 28 November 2006 is **Annexure A** to this report.

On 3 September 2008, I as the then Deputy Premier and Minister for Infrastructure and Planning approved a request of changes to the development approval given 28 November 2006.

A copy of the decision notice dated 3 September 2008 is **Annexure B** to this report.

### **4.0 REQUEST TO CHANGE DEVELOPMENT APPROVAL**

On 26 February 2010, The Uniting Church in Australia Property Trust (Q) trading as Blue Care submitted a request to change its existing approval to the then Honourable Stirling Hinchliffe MP, Minister for Infrastructure and Planning. A copy of the request is **Annexure C** to this report.

### **5.0 DECISION NOTICE**

On 15 April 2011, I decided to approve in part the request to change the development approval.

A copy of my decision notice signed on 15 April 2011 but incorrectly dated 19 April 2010 is **Annexure D** to this report.

**PAUL LUCAS MP**

**Deputy Premier and Attorney-General, Minister for Local Government and  
Special Minister of State**

# **ANNEXURE A**

**COPY OF ORIGINAL  
DECISION NOTICE  
(DATED 27 NOVEMBER 2006)**



**DECISION NOTICE**  
**Ministerial Call-In**  
*Integrated Planning Act 1997 s3.6.7*

**DECISION DATE**                      **27 November 2006**

**APPLICANT DETAILS**

Name:                      The Uniting Church in Australia Property Trust (Q) Trading as Blue Care  
Postal address:              PO Box 1539, Milton B.C. Qld 4064  
Phone no:                  3377 3305              Fax no:              3377 3366

**PROPERTY DESCRIPTION**

Street address:              818 Rode Road  
Suburb/locality              Stafford Heights  
Real property description:      Lot 650 on CP 841247, Parish of Kedron

**APPLICATION TYPE**

Development	Development Details	Type of Approval sought
Material Change of Use	Staged Integrated Aged Care Facility including:  Multi-Unit Dwelling – Retirement Village, Aged Care Accommodation, Residential Development for People with Special Needs; and Health Care Purposes; and Medical Centre and Child Care Facility	Development Permit
Carrying out Operational Works	Filling and Excavation	Preliminary Approval

**REFERRAL AGENCIES**

Referral Agency	Address	Jurisdiction
Department of Main Roads	GPO Box 1412 BRISBANE QLD 4001	Advice agency pursuant to section 3.6.7(1)(d) of the <i>Integrated Planning Act 1997</i>
Queensland Transport	GPO Box 1549 BRISBANE QLD 4001	Advice agency pursuant to section 3.6.7(1)(d) of the <i>Integrated Planning Act 1997</i>

## DECISION DETAILS

Development	Decision	Development permit or preliminary approval
Staged Integrated Aged Care Facility including: Multi-Unit Dwelling – Retirement Village, Aged Care Accommodation, Residential Development for People with Special Needs; and Health Care Purposes; and Medical Centre and Child Care Facility	Approved subject to conditions	Development Permit
Carrying out Operational Works	Approved subject to conditions	Preliminary Approval

## CONDITIONS

The approval of the application for a Development Permit for Material Change of Use and Preliminary Approval for Operational Works (Filling and Excavation) is subject to conditions. The conditions of the Minister, as assessment manager, are attached.

## OTHER NECESSARY DEVELOPMENT PERMITS

Listed below are other development permits that are necessary to allow the development to be carried out–

Type of Development Permit required	Subject of the required Development Permit
Development Permit for Operational Works	Excavating or filling that materially affects premises or their use
Development Permit for Building Works	All Building Works

## CODES APPLICANT MAY NEED TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

Light Nuisance Code



## SUBMISSIONS

Nine hundred and five (905) properly made submissions including five petitions were received on the application. In accordance with section 3.5.15(2)(j) of the IPA, the name and address of the principal submitter for each properly made submission is attached (Attachment A).

## CONFLICT WITH CITY PLAN 2000, STATE PLANNING POLICIES OR THE SEQ REGIONAL PLAN AND REASONS FOR DECISION

### *Conflict with Brisbane City Plan 2000*

I consider that the decision to approve the Material Change of Use aspect conflicts with the following provisions of *Brisbane City Plan 2000* -

- Section 2.5.2 of *Brisbane City Plan 2000*;
- Community Use Code – P2, P3 and P9;
- Biodiversity Code – P1, partial compliance only with P2 and P4;
- Child Care Facility Code – P2 ; and
- Residential Design – Special Needs Code – P1

### *Conflict with State planning policies or the SEQ regional plan*

I do not consider that this decision conflicts with any State planning policies or the SEQ Regional Plan.

## REASONS FOR APPROVAL

As a preliminary point, I am of the view that the proposed building work is not assessable development under the Brisbane City Plan 2000, and therefore no development approval is required for this aspect of the proposed development.

I am satisfied there is sufficient information on which to grant a preliminary approval for the operational works aspects of the development application and the proposal complies or can be conditioned to comply with all applicable codes.

Based on the expert advice provided by Buckley Vann Town Planning Consultants, it is my view that the Material Change of Use application, if changed as required by the conditions of approval, does not compromise the achievement of the desired environmental outcomes for the planning scheme area.

I consider that the decision to approve the material change of use aspect conflicts with the following provisions of *Brisbane City Plan 2000* -

- Section 2.5.2 of *Brisbane City Plan 2000*;
- Community Use Code – P2, P3 and P9;
- Biodiversity Code – P1, partial compliance only with P2 and P4;
- Child Care Facility Code – P2 ; and
- Residential Design – Special Needs Code – P1

In accordance with section 3.5.14(2)(b) of the IPA, I am satisfied the decision to approve the development application for Material Change of Use for a Staged Integrated Aged Care Facility including: Multi-Unit Dwelling – Retirement Village, Aged Care Accommodation, Residential Development for People with Special Needs; and Health Care Purposes; and Medical Centre and Child Care Facility despite the conflict with *City Plan 2000* with conditions is justified as the following reasons are sufficient grounds to justify the decision despite the conflict -

*Need*

- Based on the expert report prepared by Buckley Vann Town Planning Consultants, overriding need has been established for the proposed development despite the conflict with the relevant City Plan provisions.
- The overriding need established both by the applicant's submission and that of the independent assessment conducted by the government provides the warrant to support the development despite any conflict.
- The expert report prepared by SGS Economics and Planning concludes there is a need for further aged care facilities within the catchment area of the Blue Care Facility
- Currently there is a deficit in the number of aged care places for high care, low care and community based packages. There are significant benefits to the community should the facility proceed on a staged basis as there is an immediate and longer term need for aged care facilities. There is an immediate need for 75 high care places and 106 additional low care places which the proposed development can provide.

*Environmental quality*

- The local environmental quality of the site and its setting will be advanced by the inclusion of a compensatory habitat outside the site which should be a meaningful contribution to the habitat in and around the site.
- Conditions attached to the development approval have resulted in a reduction in the percentage of the site covered by buildings and hard stand areas.
- The proposal will seek to protect the waterway corridor and an intact area of bushland north of the waterway corridor, provide buffers and a reinstatement of an offset area equivalent to approximately 15% of the site which will improve connectivity for local fauna.
- The proposed landscape design will enhance the intrinsic site qualities with a programme to regenerate significant floral species and remove non-native or weed species from the site. Approximately 50% of the site will be regenerated and landscaped consistent with the local natural vegetation to provide open space for the residents and the community.
- The proposal will restore and rehabilitate the Waterway Corridor and improve riparian and in-stream habitat by treatment of stormwater, grass and weed removal and replanting of appropriate native species. The rehabilitation and restoration works have the potential to yield a net increase in biodiversity values.
- The proposed limited filling works within the waterway corridor are relatively minor works and there is no certainty that the remaining ecological values of the waterway corridor would be threatened given the current condition of the Waterway Corridor.

### *Traffic*

- The changes to the plan with respect to scale are considered appropriate and based on the traffic assessment the overall framework for traffic circulation is supported. There are no issues either directly with external access or internal access attached to components of the use, in particular the child care centre, which warrant refusal of the application. Reasonable and relevant conditions can be imposed to address traffic and access requirements.
- The child care facility is co-located with aged care accommodation and potentially with the existing nearby school. Access through local streets seeks to resolve the current traffic flow problems and improve connectivity for the local road network with the construction of a link of the western end of Malwood Street and Detling Street. Noise and privacy impacts on nearby residential properties have been addressed in the conditions.

### **RIGHTS OF APPEAL**

Under section 3.6.7(1)(e) of the *Integrated Planning Act 1997* (IPA), this decision is taken to be the original assessment manager's decision, but may not be appealed.

### **ATTACHMENTS**

- Attachment A – Name and address of principal submitters.
- Attachment B – Copy of any plans and specifications approved by me in relation to the decision notice.



**ANDREW FRASER**  
**MINISTER FOR LOCAL GOVERNMENT PLANNING AND SPORT**

**CONDITIONS OF DEVELOPMENT APPROVAL – MULTI-UNIT DWELLING (AGED CARE ACCOMMODATION AND SPECIAL NEEDS  
ACCOMMODATION), CHILD CARE FACILITY, HEALTH CARE PURPOSES AND MEDICAL CENTRE  
LOT 650 CP841247 PARISH OF KEDRON**

27 NOVEMBER 2006

**MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) AND CARRYING OUT OPERATIONAL WORKS (PRELIMINARY APPROVAL)**

**General/Planning Requirements**

CONDITIONS	TIMING
<p>1. Carry out the approved development generally in accordance with the plans, drawing(s) and/or document(s) as indicated in Table 1 to this document subject to the following changes in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan A; in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan B; and in the version of 8580.02 DA 01.02 Section 9 dated October 2005 and amended in red on 24 November 2006 :</p> <ul style="list-style-type: none"><li>• Identification of the area to be reclaimed with native vegetation as an offset located adjacent to the western boundary of the site calculated at 9,000 square metres;</li><li>• Identification of Building A and E: GFA 15,686 square metres</li><li>• Identification of Building B, C, F, G and H: GFA 18,752 square metres;</li><li>• Identification of Building D: GFA 525 square metres;</li><li>• Identification of Building I : GFA 655 square metres;</li><li>• Identification of car parking covered and open;</li><li>• Identification of building heights and elevations for Aged Care Facility, Apartment Buildings, Community Building and Child Care Centre;</li><li>• Identification of numbers of aged cares beds, serviced rooms and assisted living units/apartments;</li><li>• Identification of existing trees &gt; 200mm DBH to remain and existing trees &gt; 200mm DBH to be removed;</li><li>• Identification of communal open space area</li><li>• Identification of the Schedule of Development (Stages 1 to 6)</li></ul>	While development is occurring on site and then to be maintained

Table 1: Plans of Development

Plan/Document Number	Plan/Document Name	Date
8580.02 DA 00.01	Site Masterplan	October 2005
8580.02 DA 00.02	Tree Plot	October 2005
8580.02 DA 00.03	Site Plan – Communal Open Space	October 2005
8580.02 DA 00.07	Site Plan – Staging Plan	October 2005
8580.02 DA 01.01	Site Section 1	October 2005

8580.02 DA 01.02	Site Section 2	October 2005
8580.02 DA 01.03	Site Elevations	October 2005
8580.02 DA 02 .01	Aged Care Accommodation – Basement Floor Plan	12.08.05
8580.02 DA 02 .02	Aged Care Accommodation – Ground Floor Plan	12.08.05
8580.02 DA 02 .03	Aged Care Accommodation – First Floor Plan	12.08.05
8580.02 DA 02 .04	Aged Care Accommodation – Second Floor Plan	12.08.05
8580.02 DA 02 .05	Aged Care Accommodation – Third Floor Plan	12.08.05
8580.02 DA 02 .06	Aged Care Accommodation – Fourth Floor Plan	12.08.05
8580.02 DA 02 .07	Aged Care Accommodation – Fifth Floor Plan Serviced Apartments	12.08.05
8580.02 DA 02 .08	Care Facility Elevation 1	October 2005
8580.02 DA 02.09	Care Facility Elevation 2	October 2005
8580.02 DA 02.10	Aged Care Accommodation – Roof Plan	12.08.05
8580.02 DA 03.01	Retirement Living – Apartment Block Type 1 Plans	June 2005
8580.02 DA 03.02	Retirement Living – Apartment Block Type 1 Plans & Elevations	June 2005
8580.02 DA 03.03	Retirement Living – Apartment Block Type 2 Plans	June 2005
8580.02 DA 03.04	Retirement Living – Apartment Block Type 2 Plans & Elevations	June 2005
8580.02 DA 03.05	Retirement Living – Community Building Plans and Elevations	05.07.05
8580.02 DA 04.01	Child Care Centre Plans and Elevations	15 July 2005
05-118-01 B	General Layout, Drawing List, Locality Plan and Notes	June 2005
05-118-02 C	Bulk Earthworks Plan	June 2005
05-118-03 C	Bulk Earthworks Cross Sections	June 2005
05-118-04 A	Services Plan	June 2005
05-118-05 B	Sedimentation and Erosion Control Plan	June 2005
05-118-05A A	Sedimentation and Erosion Control Notes and Details	June 2005
05-118-06 A	Rode Road Roadworks and Entry Treatment	June 2005
<p><b>GUIDELINE</b>  <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the Integrated Planning Act 1997.</i></p>		

<p>2. Submit to the Brisbane City Council (Council) copies of plans, drawings and documents specified in Table 1 of Condition 1 amended to be generally in accordance with the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 Plan A; in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan B; and the version of 8580.02 DA 01.02 Section 9 dated October 2005 amended in red on 24 November.</p> <p>The plans, drawings and documents submitted to Council are to be stamped and dated to reflect the date of approval of the application.</p>	<p>Prior to undertaking the works</p>
<p>3. Carry out the approved development generally in accordance with the Schedule of Development (Stages 1 to 6) 8580.02 DA 00.07 Site Plan – Staging Plan October 2005 (as amended by Condition 2).</p> <p>Infrastructure contributions and the provision of infrastructure for each stage specified in the conditions below are to be provided to Council at the time of the granting of a development permit for operational works for each stage of the development.</p> <p><b>GUIDELINE</b></p> <p><i>The development application seeks development approval for a Development Permit for Material Change of Use to facilitate the staged establishment of an integrated aged care facility containing a range of residential and health support community services. Due to the scale of the development the construction is anticipated to be undertaken over a period of ten years with the various components of the integrated aged care facility proposed to be constructed in a six (6) stage sequence. The sequence of construction may vary in order to meet demand requirements at a particular period of time.</i></p>	<p>Prior to the commencement of the use</p>
<p>4. Complete all operational work associated with this development approval in accordance with the Staging Plan 8580.02 DA 00.07 dated October 2005 (as amended by Condition 2) prior to the commencement of the use, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from Brisbane City Council (the Council), in accordance with the relevant approval(s).</p> <p><b>GUIDELINE</b></p> <p><i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. This condition does not authorise assessable development to occur and a development permit may therefore be necessary.</i></p>	<p>Prior to the commencement of the use</p>

<p>5 Complete all building work associated with this development approval in accordance with the Staging Plan 8580.02 DA 00.07 dated October 2005 (as amended by Condition 2) prior to the commencement of the use, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or where the building work is assessable development, in accordance with a current development permit.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure all building work associated with the use is in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves building work and may therefore constitute 'assessable development'. This condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</i></p>	<p>Prior to the commencement of the use</p>
<p>6. Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans, drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p><b>GUIDELINE</b>  <i>This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the Integrated Planning Act 1997. It will be necessary to make a new application if the change is not a minor change.</i></p>	<p>To be maintained</p>
<p>7. A legible copy of the approved drawings and the decision notice (including conditions) is to be available on site at all times during construction and earthworks.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</i></p>	<p>As indicated</p>
<p>8. For the purposes of section 3.5.21(1)(b) of the IPA, the relevant currency period for the Development Permit for the Staged Integrated Aged Care Facility including Multi-Unit Dwelling- Retirement Village, Aged Care Accommodation, Residential Development for People with Special Needs; and Health Care Purposes; and Medical Centre and Child Care Facility of this approval is 10 years starting the day the approval takes effect.</p> <p>For the purposes of section 3.5. 21(1)(b) of the IPA, the relevant currency period for the Preliminary Approval for carrying out Operational Works of this approval is 10 years starting the day the approval takes effect.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where the relevant period for the development approval is other than as is specified in s 3.5.21 of the Integrated Planning Act 1997.</i></p>	<p>As indicated</p>

<p>9. Provide to the Council a written statement from a person who is qualified in using a recognised energy rating system, such as BERS (Building Energy Rating System), NatHERS or other recognised system, that the building(s) comply with the "Brisbane City Plan 2000 - Energy Efficiency Code".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings except a house.</i></p>	<p>Prior to lodging an application for a development permit for building works</p>
<p>10. Submit to the Council documentary evidence from an appropriately qualified person that states the outdoor lighting associated with the proposed development (Stages 1A, 1B, 1C, 2 and 3) complies with the requirements of AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure outdoor lighting does not have an impact on any person, activity or fauna because of light emissions, either directly or by reflection.</i></p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>
<p>11. Erect screen fencing on the site as shown on the approved plans unless an alternative design and location of fencing is agreed to the satisfaction of the Council or with the owner of adjoining land.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure visual privacy between the development and adjoining properties.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>12. Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.</i></p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>

#### Monetary Contributions & Securities

CONDITIONS	TIMING
<p>13. Pay to the Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.</i></p>	<p>Prior to the commencement of the use</p>



CONDITIONS	TIMING
<p>14. Infrastructure Charges – Water Supply.</p> <p>At the time of development of each stage pay to the Council a monetary contribution towards the cost of providing water supply infrastructure in accordance with the Staging Plan 8580.02 DA 00.07 dated October 2005 (as amended by Condition 2) at the rate specified in Planning Scheme Policy 2 – <i>‘Development Contributions for Water Supply and Sewerage Headworks arising from Reconfiguring a Lot and Material Change of Use of Land’</i> at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is Multi-Unit Dwelling, Child Care Facility, Nursing home / hospital, and Medical Centre.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to obtain a contribution towards the provision of Adequate water supply infrastructure . For enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is earlier</p>
<p>15. Infrastructure Charge – Sewerage.</p> <p>At the time of development of each stage pay to the Council a monetary contribution towards the cost of providing sewerage infrastructure in accordance with the Staging Plan 8580.02 DA 00.07 dated October 2005 (as amended by Condition 2) at the rate specified in the Planning Scheme Policy 2 – <i>‘Development Contributions for Water Supply and Sewerage Headworks arising from Reconfiguring a Lot and Material Change of Use of Land’</i> at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is Multi-Unit Dwelling, Child Care Facility, Nursing home / hospital, and Medical Centre.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to obtain a contribution towards the provision of adequate sewerage infrastructure. For enquiries about this condition, please contact the Engineering Officer, Development Assessment of the Council.</i></p>	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is earlier</p>
<p>16. Pay to the Council a monetary contribution towards the provision of parkland at the rate specified in <i>Planning Scheme Policy 1 – Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land</i> applicable at the time of payment based on the approved plans of development.</p> <p>The amount is currently calculated at \$18.00 per square metre (residential) of gross floor area and \$2.70 per square metre (commercial). The required contribution currently totals \$623,070.00. This park contribution is the current rate for</p>	<p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is earlier</p>

the 2006/2007 financial year.	
<p><b>GUIDELINE</b></p> <p><i>The basis for a monetary contribution is the cost to Council of purchasing parkland or providing facilities in parkland, or both of these. The contribution is calculated in accordance with Planning Scheme Policy 1 - Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land.</i></p>	

## Architecture

CONDITIONS	TIMING
<p>17. (a) Submit for the approval of the Team Leader, Development Assessment Team North of the Council, further details of the building facade treatment and external materials, colours and finishes generally consistent with the approved plans.</p> <p>(b) Implement the above detailed design treatments.</p>	<p>Prior to building work commencing</p> <p>Prior to the commencement of the use &amp; then to be maintained</p>
<p>18. The overall height of the proposed building(s) is to be in accordance with the following requirements:</p> <p>(a) Construct the floor levels in accordance with the scaled floor levels on the approved drawings;</p> <p>(b) Construct the buildings such that their respective heights do not exceed the scaled heights as shown on the approved drawings; and</p> <p>(c) Submit certification from a licensed surveyor that the as constructed floor levels and building heights are in accordance with parts (a) and (b) of this condition.</p> <p>This information is to be submitted to the Principal Planner, Development Assessment Team North of the Council prior to the commencement of the use.</p> <p><b>GUIDELINE</b></p> <p><i>This condition is imposed to ensure the floor levels and maximum overall height of the proposed building is in accordance with the development approval. For any enquiries about this condition, please contact the Development Assessment Team Architect of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>19. Treatment of balconies and decks.</p> <p>(a) All balconies and decks shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 Residential Code" and clearly depicted on the approved drawings.</p> <p>(b) Any Community Management Statement is to contain a by-law which reflects the requirements of the previous parts of this condition.</p>	<p>Prior to the commencement of the use and then to be maintained</p>

<p><b>GUIDELINE</b>  <i>This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Assessment Manager, Development Assessment of the Council.</i></p>	
<p>20. Provide screening for any externally mounted air-conditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>i. No unscreened installations on the proposed development are to be visible from the surrounding sites; and</li> <li>ii. Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Development Assessment Team Architect of the Council.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>

#### Landscape & Open Space

CONDITIONS	TIMING
<p>21. The applicant must establish and maintain a compensatory habitat equivalent to 9000 square metres in the Downfall Creek reserve, and Ravens Road Reserve (offset land) in accordance with approved plans and identified in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan B (amended by Condition 2).</p> <p>Prepare and landscape the offset land in accordance with a Special Vegetation Management Plan</p> <ul style="list-style-type: none"> <li>(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a detailed Special Vegetation Management Plan (SVMP). The plan is to be prepared at a scale of 1:200 by a suitably qualified and experienced landscape Architect in consultation with the Council. The plan is to address site works, physical planting in terms of type, location, and maturity, staging of the physical planting and the methods to be applied to maintain and sustain the planting for a period of time to the satisfaction of the Council.</li> <li>(b) The SVMP is to include a maintenance program detailing all proposed plantings including the progressive staging of works, time schedule, methods of establishment and projected ongoing maintenance over a period of five (5) years.</li> <li>(c) Obtain all necessary approvals for the satisfactory construction of these works.</li> <li>(d) Following the completion of the staged planting and maintenance program identified in the SVMP the management and maintenance of the compensatory habitat is to be transferred over to Council. The transfer is to</li> </ul>	<p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to undertaking the works</p> <p>Prior to undertaking the works</p> <p>Prior to undertaking the works</p> <p>To be maintained</p>

CONDITIONS	TIMING
<p>occur within a five (5) year period starting from the commencement of the SVMP works or an alternative lesser period of time to be determined by Council</p> <p><b>GUIDELINE</b>  <i>The purpose of the SVMP including planting works is to rehabilitate and enhance (as appropriate) the Downfall Creek and Ravens Road Reserves. The planting works and maintenance are to be applied over a 5 year period and involve costs attributable to plant and tree purchases.</i></p>	
<p>22. Prepare and landscape the site in accordance with a Landscape Management, Site Works and Planting Plan.</p> <p>(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a detailed Landscape Plan for all on-site landscape works identified on the approved drawings. The plan is to be prepared at a scale of 1:200 by a suitably qualified and experienced Landscape Architect, and must comply with the "Brisbane City Plan 2000- Landscaping Code". The plan should include the following:</p> <p>i) Siteworks:</p> <ul style="list-style-type: none"> <li>- Specific comments about site issues.</li> <li>- Protection of existing trees on adjacent properties as shown on the approved plans. Any trimming of these trees is to be carried out by a qualified arborist in accordance with the relevant Australian Standards.</li> <li>- Trees within parking areas are protected by raised kerbs, wheel stops or bollards. Trees are provided with a minimum topsoil depth of 0.8m. Permeable surface treatments are provided for all spillover carparking areas.</li> <li>- Trees with a minimum of 1.8m clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways.</li> <li>- Vegetated buffers are provided next to vehicle movement/parking areas along the side boundaries.</li> <li>- Common landscape and recreation areas are provided with a reticulated drip irrigation system connected to town water and a non town water supply. One hose cock is provided within each private landscape and recreation area.</li> <li>- Stormwater harvesting must be maximised and any adverse impacts minimised. The opportunities for water infiltration on site is maximised through draining hard surface areas towards permeable surfaces in addition to minimising the extent of impervious surface finishes on site.</li> <li>- Security and foot lighting is provided to site entries, driveways, parking areas, building entries and pedestrian ways.</li> <li>- The extent of soft and hard landscape works.</li> <li>- Extent of basement and roof lines.</li> <li>- Location and details (heights, materials) of fencing, retaining walls and ramps.</li> <li>- Existing and proposed finished levels to external works particularly in critical areas (eg. top and toe of retaining walls and steps).</li> <li>- Description/detail of critical design elements where applicable (eg. stabilisation of batters, podium planters).</li> </ul>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>

CONDITIONS	TIMING
<ul style="list-style-type: none"> <li>- Basic specification notes including but not limited to existing tree protection, soil preparation and planting, including mulching and soil types both existing and imported; and</li> </ul> <p>ii) Planting:</p> <ul style="list-style-type: none"> <li>- A planting schedule listing proposed plants by botanical names, numbers and size at time of planting.</li> <li>- Tiered planting consisting of trees, shrubs and groundcovers to all garden areas.</li> <li>- Screen planting including columnar trees and screen shrubs to common boundaries of the site.</li> <li>- Landscaped area along the Rode Road and frontage of the site includes large trees that achieve a canopy spread over a minimum of 50% of the site frontage length within 10 years of planting, low shrubs and ground covers.</li> <li>- Landscaped areas along the rear boundary of the site includes a minimum of one tree every 5-7m capable of growing to a height above the building eaves within 5 years of planting, screening shrubs capable of growing to a height of 3m within 5 years of planting, low shrubs and ground covers.</li> <li>- Landscaped areas along the side boundary of the site includes columnar trees at a minimum of one tree for every 3m length of that portion of boundary immediately adjacent to the building, rounded canopy trees or large spreading trees at a maximum spacing of 10m or where sufficient room in addition to screening shrubs, low shrubs and ground covers.</li> </ul> <p>(b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice, and have the landscaping and works in place prior to the commencement of the use.</p> <p>(c) Advise the Council upon completion of the landscape works by completing the development details and Part B of the Compliance Certificate-Landscaping.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when there is a landscape component to a High Level development application, and Council requires more details of the proposed landscape works.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>23. Existing street tree(s) must be identified, retained and protected whilst any demolition or building works are occurring on the site. Any pruning, trimming or works within the dripline of these trees to accommodate the development must be performed by a qualified arborist in accordance with the Australian Standard for the Pruning of Amenity Trees AS4373, and with prior approval from the Council's vegetation and pest services.</p> <p>Street trees are protected under Category 1 of NALL (Council-Controlled Vegetation) and an Application To Carry Out Works On (including Interfere with) Protected Vegetation must be made to and approved by the Council prior to commencing any work which may affect the canopy or root zone of the trees.</p>	<p>While site works are occurring and then to be maintained</p>

CONDITIONS	TIMING
<p><b>GUIDELINE</b>  <i>This condition is imposed where existing vegetation contributes significantly to the character of the existing streetscape and the surrounding amenity of the locality. For any enquiries about this condition, please contact Vegetation and Pest Services on 3403 8888.</i></p>	
<p>24. Lodge and receive approval for an <i>Application to Carry Out Works on Protected Vegetation</i> from the Delegate, Development &amp; Regulatory Services of the Council as required.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when the proposed development involves site works and the site is protected by the Natural Assets Local Law 2003. Application forms can be obtained from any Council Customer Service Centre. For any enquiries about this condition please contact the Development Assessment Team Landscape Architect of the Council.</i></p>	Prior to site works commencing

#### Engineering

CONDITIONS	TIMING
<p>25. Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit to the Council an Erosion and Sediment Control (ESC) Program which complies with the Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment of the Council, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore may require an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater</i></p>	<p>To be maintained.</p> <p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. operational works, building works and other land disturbing activities) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>

CONDITIONS	TIMING
<p><i>management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	
<p>26. Undertake the works on the site in accordance with an Earthworks Plan approved by the Engineering Delegate, Development Assessment of the Council.</p> <p>(a) Submit an earthworks plan (and obtain approval from the Engineering Delegate, Development Assessment of the Council), prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" demonstrating how the development will comply with the requirements in the Guidelines and the following:</p> <ul style="list-style-type: none"> <li>- The location of any cut and/or fill;</li> <li>- The quantity of fill to be deposited and finished fill levels;</li> <li>- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- The existing and proposed finished levels (extending into the adjacent properties);</li> <li>- Preservation of all drainage structures from the effects of structural loading generated by the earthworks;</li> <li>- Protection of adjoining properties and roads from ponding or nuisance from stormwater;</li> <li>- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.</li> </ul> <p>(b) All fill material placed on the site must comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials.</p> <p>Suitable fill material is deemed to comply with the requirements of clause 4.3, AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>(c) Prepare the following details for presentation to the Council's Engineering Delegate at a pre-start meeting arranged by the consultant supervising the contractor:</p> <ul style="list-style-type: none"> <li>- The type of fill to be used and the manner in which it is to be compacted;</li> <li>- Details of any proposed access routes to the site which are intended to be used to transport fill to the site;</li> <li>- Engineering details of any haul roads to be built to facilitate the placement of fill on the site;</li> <li>- The contractor is responsible for maintaining the access roads near the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- Damage to Council assets will need to be repaired at no cost to Council;</li> <li>- Public footpaths fronting the site are to remain safe at all times; and</li> <li>- Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site.</li> </ul> <p>(d) Implement and maintain the provisions of a Site Based Stormwater Management Plan which is consistent with</p>	<p>While site works are occurring and then to be maintained</p> <p>Prior to site works/building works commencing</p> <p>While site/operational works/building works is occurring</p> <p>Prior to site works/building works commencing</p> <p>While site/operational</p>

CONDITIONS	TIMING
<p>Council's "Subdivision &amp; Development Guidelines" (2000 or later version) and aims to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site during construction and operational works.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed for applications when significant earthworks are proposed in conjunction with a development proposal. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective) may be part of Environmental Management Plans (EMPs) and include ESC Programs/Management Plans. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>works/building works is occurring</p>
<p>27. Dedicate as road requirements in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application and as indicated on 8580.02 DA 00.01 Site Masterplan dated October 2005 Plan A (as amended by Condition 2) .</p> <p><b>GUIDELINE</b>  <i>This condition is imposed on development sites where new roads are required and/or where safety and capacity of existing and new roads are to be maintained. This requirement will necessitate the preparation of survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit of the Council. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>28. Grant the following easement:  (a) Easements for sewerage and overland flow purposes in favour of the Council over sewerage mains.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Council. Easements not in favour of the Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit of the Council. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>



29. Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the Filling and Excavation Code in the *Brisbane City Plan 2000*.

**GUIDELINE**

*This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development and Regulatory Services of the Council.*

**30. Access, Internal Roadways, Parking & Servicing Areas.**

Design, construct, and thereafter maintain, rehabilitate or replace the following facilities in accordance with the approved plan(s) of layout.

(a) The works are to be designed, constructed, maintained, rehabilitated or replaced in accordance with good engineering practices and the following documents:

- 1.0 The Transport, Access, Parking, and Servicing Planning Scheme Policy (Appendix 2 of the City Plan);
- 2.0 The Transport and Traffic Facilities Planning Scheme Policy (Appendix 2 of the City Plan);
- 3.0 The Subdivision and Development Guidelines;
- 4.0 The Manual of Uniform Traffic Control Devices (MUTCD);
- 5.0 Austroads.

(b) A Certificate of Completion (as per Appendix B of Part E of the "Subdivision and Development Guidelines") certified by a Registered Professional Engineer of Queensland (RPEQ) is required as proof of compliance with this condition. A copy of the Certificate of Completion is to be forwarded to the Engineering Delegate, Development and Regulatory Services of the Council.

NOTE: The design, design documentation, (including the laboratory test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing.

Prior to the commencement of the use & then to be maintained

<p>(c) Access Driveway. A seven (7) metre wide Type B2 permanent vehicular crossover to the Rode Road and Remick Street frontage(s) of the site;</p> <p>(d) Close all existing redundant vehicle crossings fronting the site and reinstate the kerb and channel, road pavement, footways and footpaths;</p> <p>(e) Permanent levels. The permanent levels for this vehicular crossover are to be determined by Council. A permit will be required prior to the commencement of construction and may be obtained by contacting the Council's Call Centre on 3403 8888 and quoting these permanent levels;</p> <p>(f) Internal Paving. Construct an appropriate pavement of minimum Type A standard and surface (including associated drainage) to the area on which motor vehicles will be driven and/or parked;</p> <p>(g) Gradients. The grades of the driveways and paved areas are to conform to the requirements of the <i>Brisbane City Plan 2000</i>;</p> <p>(h) Manoeuvring. Paved areas, on site for the manoeuvring of a large rigid vehicle, refuse collection vehicle, service vehicles and emergency vehicles and for the loading and unloading of the vehicle(s);</p> <p>(i) Parking. On site parking for 381 cars and for the loading and unloading of vehicles within the site. This includes 116 visitor parking spaces;</p> <p>(j) Disability Parking. 4 of the above parking spaces are to be provided for people with disabilities;</p> <p>(k) Access for visitors. 24 hour unrestricted access for bona fide visitors to any visitor bay;</p> <p>(l) Minimum Height. A minimum 2.3 metres height clearance to all undercover car parking areas (Note: The minimum clear height shall be measured to the lowest appurtenance on the ceiling i.e. fire sprinklers, services, lighting fixtures, signs etc.);</p> <p>(m) Refuse storage/collection.</p> <p>(n) Provide height requirements for an ambulance where required</p>	
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<p>An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site;</p> <p>(o) Signs and Lines. The internal paved areas are to be signed and delineated, in accordance with the approved layout and the MUTCD and Austroads;</p> <p>(p) Directional visitor sign. A directional visitor parking sign at the Rode Road, Remick Street and Malwood Street frontage(s) of the site adjacent to or clearly visible from the vehicle entrance to the site;</p> <p>(q) Height clearance sign. A height clearance sign located at the entrance(s) to undercover car parking areas; (Note: The requirement for this sign will vary and is dependent on the expected turnover of residents/visitors. The requirement for this sign will need to be determined at the Development Assessment stage. As a guide it is expected that this sign will be required on any car park that is to be used by other than permanent residents and should be clearly dictated under section 4.11 of the Transport Access Parking and Servicing scheme policy.)</p> <p><b>GUIDELINE</b> <i>The Transport, Access, Parking and Servicing Planning Scheme Policy requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies the detailed design requirements to which development approval relates.</i></p>	
<p>31. Run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, is to be collected internally and directed to a lawful point of discharge in accordance with the Council's "Subdivision and Development Guidelines".</p> <p>(a) Submit to the Council drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain approval from the Engineering Delegate, Development Assessment of the Council.</p> <p>Such plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners.</p> <p>Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, must ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000);</p>	<p>To be maintained.</p> <p>Prior to site works/building works commencing</p> <p>While site/operational</p>

<p>(b) Complete the works in accordance with the approved engineering plans and other elements of the development's Site Based Stormwater Management Plan; and</p> <p>(c) Submit to the Council "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to the Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the applicant satisfies the Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>works/building works is occurring</p> <p>Prior to the commencement of the use</p>
<p>32. Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff.</p> <p>(a) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works;</p> <p>(b) Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that the applicant is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involves drainage, plans are to be lodged with the Council showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate of the Council . For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use and to be maintained.</p> <p>While site/operational works/building works is occurring</p>
<p>33. 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 Council's "Subdivision and Development Guidelines".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that obsolete drainage outlets are removed from the kerb and footway area. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use</p>

<p>34. Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is now required - no additional poles or overhead mains are to be erected.</p> <ul style="list-style-type: none"> <li>(a) Lodge electricity reticulation plans showing the proposed electricity services and obtain approval from the City Lighting Unit, Local Asset Services Central District of the Council;</li> <li>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans; and</li> <li>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p>
<p>35. Provide a public lighting system in accordance with an approved street lighting design plan and Council's "Street Lighting Design Guidelines".</p> <ul style="list-style-type: none"> <li>(a) Lodge street lighting design plans showing the proposed public lighting system and obtain approval from the City Lighting Unit, Local Asset Services Central District of the Council;</li> <li>(b) Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans; and</li> <li>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when a proposed development requires the provision of public lighting facilities in accordance with the "Street Lighting Design Guidelines". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p>
<p>36. Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <ul style="list-style-type: none"> <li>(a) Complete the works required by this condition;</li> <li>(b) Submit to the Council "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</li> </ul>	<p>Prior to commencement of the use</p>

<p><b>GUIDELINE</b>  <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	
<p>37. Provide underground telecommunication services to the proposed development.</p> <ul style="list-style-type: none"> <li>(a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; and</li> <li>(b) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that the provision of essential communication services are provided to the development. For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).</i></p>	<p>Prior to commencement of the use  Prior to undertaking the works</p>
<p>38. Close all redundant vehicular crossing(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths, in accordance with Council's Standards.</p> <ul style="list-style-type: none"> <li>(a) Obtain a permit from the Engineering Delegate, Development and Regulatory Services of the Council to carry out such works within the road reserve;</li> <li>(b) Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when existing crossovers become redundant as a result of the new development. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use  Prior to site works commencing</p> <p>Prior to the commencement of the use</p>
<p>39. Construct external road works with any associated drainage and services in association with vehicle access to the site.</p> <ul style="list-style-type: none"> <li>(a) Submit to the Council functional layout plans showing the extent of external roadworks in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</li> </ul>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to undertaking the works</p>

<p>(b) Submit to the Council engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council; and</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when works within the road reserve are required, and to ensure that the required works are carried out in accordance with this approval and relevant standards. The work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p>
<p>40. Provide external signs and line markings and/or modifications to external parking signs, bus facilities, traffic signal layouts, parking meters and line markings as may be required by the approved development. The external signs and line markings and/or modifications must be generally in accordance with the approved drawings and documents; an approved detailed design; "Austroads" and the "Manual of Uniform Traffic Control Devices"; and/or the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application.</p> <p>(a) Submit to the Council detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the sign and line marking work. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council; and</p> <p>(c) Submit to the Council "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards".</p> <p>(d) Submit to the Council certification by a Registered Professional Engineer of Queensland (RPEQ) that the works required by this condition are in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p>

<p><b>GUIDELINE</b>  <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If the Council is to carry out the works, a minimum of six (6) weeks notice is required. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	
<p>41. Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.</p> <p><b>GUIDELINE</b>  <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>42. Be responsible for internal (on-site) collection of refuse and recyclables from the development.</p> <p>(a) Enter into an agreement with the Council's City Waste Services to provide a bulk bin collection service to the development;</p> <p>(b) The applicant/owner must indemnify the Council and its agents in respect of any damage to the pavement and other driving surfaces;</p> <p>(c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property;</p> <p>(d) Forward a copy of the written indemnity agreement with City Waste Services to the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>(e) Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate arrangements are made for the collection of refuse and recyclables from the approved development. For any enquiries about this condition, please contact the Co-Ordinator of City Waste Contract Services, pH: 3403 8612 or 3403 8613).</i></p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>
<p>43. Enter into an agreement with a waste disposal contractor to develop a waste management/ collection plan.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate storage arrangements are made for refuse and recycle bins within the approved development. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services or the Co-Ordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.</i></p>	<p>To be maintained</p>
<p>44. Provide a screened bin corral and locate as indicated on the approved plans for the storage of refuse. This storage area is to cater for general refuse bins and recycle bins which are all required to be shared between all tenants.</p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>



<p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate arrangements are made for the storage of refuse and recycle bins in accordance with Council's Guidelines.</i></p>	
<p>45. Construct the following external water supply head works in accordance with Council's "Water and Sewerage Reticulation Standards": The current order of cost to carry out the works is to be determined by Council in accordance with Planning Scheme Policy 2 'Development contributions for water supply and sewerage headworks arising from subdivision and material change of use of land'.</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the external water supply head work. Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Pay to the Council the cost of live connection to the water main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>(d) Submit to the Council "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications;</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when augmentation or extension of the water main is required to bring an adequate water supply to the site. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking works</p> <p>Prior to commencement of use</p> <p>Prior to commencement of use</p> <p>Prior to commencement of use</p>
<p>46. Lodge a detailed hydraulics plan with the Council which demonstrates how it is proposed to make provision for a future water meter to be installed by the body corporate. The plan must identify the location and proposed method of metering each lot in accordance with AS3565. Obtain approval from the Principal Plumbing Inspector of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to allow future Community Title owners to install water meters to each unit. The future water meter must be accessible for the purpose of reading and maintenance and be suitable to be read by the body corporate. The meter will become and remain property of the body corporate. A meter box is to be installed where the proposed meter is to be located underground.</i></p>	<p>Prior to undertaking the works</p>
<p>47. Provide a water service with approved Council meter assembly and meter box to the boundary of the development in accordance with Council's "Water and Sewerage Reticulation Standards".</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing service and meter works. (The</p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>

<p>size of the service shall be determined by the water supply requirement of the proposed development.). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Such construction is to be to a standard that is satisfactory to be accepted on and off maintenance.</p> <p>(d) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to supply a water service and a meter to a development/Community Title development. The meter should be accessible to BCC employees or agents for the purpose of reading and maintaining the meter. The meter will become and remain property of the BCC. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>48. Install a fire hydrant on the existing water main, at no cost to Council, generally located in accordance with advice to be provided by Brisbane Water.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when the existing infrastructure is unable to supply water at Brisbane City Council's Standards of Service with regard to fire fighting capacities. In order to provide for an adequate standard of service, external augmentation works are required. As this work will require 'live works', Council's Brisbane Water will need to be engaged to carry out the work. Please contact Brisbane Water for any enquiries regarding the installation of the fire hydrant via Council's Customer Contact Centre on telephone No. 3403 8888.</i></p>	<p>Prior to the commencement of use</p>
<p>49. Construct a sewer in accordance with advice provided by Council and in accordance with Council's "Water and Sewerage Reticulation Standards". (Such work does not include connection to the sewer main).</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Pay to the Council the cost of live connection to the sewer mains;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council;</p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>

<p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>Please note that the work referred to in this condition involves ??? This condition is imposed to bring sewerage infrastructure to the site or to augment the existing system. Plans must be prepared in accordance with Council's "Water and Sewerage Reticulation Standards" and may therefore constitute assessable development. It will be necessary to obtain the consent of the owner of all properties through which any proposed sewer passes. This will be a mandatory part of the application for engineering approval. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>50. Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and Council's "Water and Sewerage Reticulation Standards". NB. The size of the connection shall be determined by the total number of fixture units.</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland.(RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>(d) Submit to the Council "As Constructed" plans including an assets register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to provide a separate new sewerage connection to the development. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>

## Ecology

CONDITIONS	TIMING
<p>51. Prepare a Site Based Stormwater Quality Management Plan.</p> <p>(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a Site Based Stormwater Quality Management Plan. The plan must be prepared by a suitably qualified and experienced professional and be in accordance with Council's Subdivision and Development Guidelines (2000 or later version).</p> <p>(b) Implement and maintain the approved Site Based Stormwater Quality Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.</p> <p>(c) Update the Site Based Stormwater Quality Management Plan as required to reflect current standards, best practices, plant modifications, etc, however, any modifications with the potential to result in increased environmental impacts must be submitted to Council for approval.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate measures are adopted to prevent stormwater quality being affected as a result of the construction and operational stages of the development. It is applied where compliance with Council's Water Quality Objectives must be demonstrated as part of an Operational Works application. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective, and provide details of the measures to be adopted to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site. For any enquiries about this condition, please contact the Ecologist, Development Assessment of the Council.</i></p>	<p>Prior to site works commencing</p> <p>Prior to site works commencing</p> <p>Prior to site works commencing &amp; then to be maintained</p> <p>While site/operational works/building works is occurring</p>
<p>52. Discharges of water pollutants, waste water or stormwater generated on the site must not cause measured levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the Council's "Guideline on Identifying and Applying Water Quality Objectives in Brisbane City".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where water quality may be affected as a result of the development.</i></p>	<p>To be maintained</p>
<p>53. Protect and enhance existing vegetation, fauna and habitat features on the subject site:</p> <p>(a) Submit a Vegetation Management Plan (VMP) and obtain approval from the Delegate, Development Assessment of the Council. The VMP is to be in the form of scaled plans and supporting documentation that includes at least the following information:</p> <ul style="list-style-type: none"> <li>▪ the extent of the VMP is to include evaluation of all areas including, proposed road reserves, external works and development areas;</li> <li>▪ the location and description of existing vegetation including species and botanical name plus the height and canopy spread;</li> <li>▪ the location and extent of all site works including all proposed infrastructure and areas of earthworks.</li> </ul>	<p>To be lodged prior to or concurrently with any other operational works application</p>

<ul style="list-style-type: none"> <li>▪ detail design of all civil works is to be cognisant of environmental values. Alternative solutions may be required in some instances, to protect significant vegetation (eg alternative service alignments, variations to batter slopes and tunnel boring);</li> <li>▪ the location and description of all vegetation to be retained and that to be removed;</li> <li>▪ a description of all measures to be used to protect vegetation and habitat features to be retained during construction;</li> <li>▪ a description of all pruning and tree surgery works (to AS 4373/96) to maintain health and stability of trees and reduce potential hazards for future residents;</li> <li>▪ the location and extent of storage and stockpile areas for cleared vegetation and site mulch;</li> <li>▪ a description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and</li> <li>▪ details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, preclearing inspections, staging and sequence of clearing and recovery procedures.</li> </ul> <p>(b) The VMP is to include mitigation measures to restore and rehabilitate the waterway corridor with the use of predominately native and indigenous species and species to encourage local fauna, low water usage, low maintenance requirements and sustainable design. Where required to facilitate the restoration and rehabilitation of the waterway corridor site work relating to the proposed boardwalk will minimise impacts on the drainage corridor for overland flow.</p> <p>(c) The connected pedestrian network minimises impacts on the functions of the corridor for drainage and as a natural woodland. The pedestrian network is to incorporate the predominant use of timber, stone and other natural materials and water sensitive drainage solutions.</p> <p>(d) Arrange a pre-start meeting with the Delegate, Licensing and Compliance of the Council.</p> <p>(e) Protect, enhance and manage vegetation by implementing the requirements and carrying out the works in accordance with the approved VMP.</p>	<p>Prior to site works commencing</p> <p>Prior to survey plan endorsement</p> <p>Prior to site works commencing</p> <p>Prior to survey plan endorsement</p>
<p><b>GUIDELINE</b>  <i>This condition is imposed where the site contains vegetation, fauna and habitat features that should be retained, protected and/or managed as part of the development of the site. Before carrying out any site works it will be necessary to obtain a detailed design approval from the Council by submitting an application accompanied by a Vegetation Management Plan. Once the works are implemented, it will be necessary to arrange for the Delegate, Licensing and Compliance, Development and Regulatory Services of the Council, to inspect and approve them. For enquiries about this condition, please contact the Ecologist, Development Assessment of the Council</i></p>	

## Pollution

CONDITIONS	TIMING
<p>54. The following activities must only occur during the hours stated below:</p> <p>Child Care Centre 6am to 8 pm</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that noise emissions from the specified activities do not cause environmental nuisance.</i></p>	To be maintained
<p>55. Operation of heavy vehicles and/or waste collection vehicles must only occur during the following hours: 7am-7pm Monday to Saturday.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that noise emissions from vehicle movements do not cause environmental nuisance.</i></p>	To be maintained
<p>56. Construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Brisbane Water.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where it is intended to clean refuse containers on site.</i></p>	Prior to the commencement of the use & then to be maintained
<p>57. Wastewater from the basement carpark, bin wash bay and vehicle wash bay must be drained to sewer in accordance with the requirements of a trade waste approval issued by Brisbane Water.</p>	To be maintained
<p>58. Wastewater from the basement carpark, bin wash bay and vehicle wash bay must be drained to sewer in accordance with a hydraulics plan approved by the Principal Officer Plumbing, Development &amp; Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that contaminants are not placed in a location where they may contaminate a waterway.</i></p>	To be maintained

## Traffic and Transport

<p><b>Queensland Transport</b></p> <p>59. Prior to the completion of Stage 1 of the subject development, the applicant shall install an all movements signalised intersection on Rode Road at the western property boundary to the site, in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part</p>	Prior to the completion of Stage 1
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of the development application.	
<p>60. The Applicant must submit to Council for approval a dimensioned functional layout of the proposed Rode Road signalised access plan as indicated on the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application indicating:</p> <ul style="list-style-type: none"> <li>▪ the required length of through lanes on each approach allowing for adequate queue storage and for appropriate diverge and merge movements of the through traffic for the nominated design speed along Rode Road. Confirmation is to be provided that sufficient sight distance is available to observe the back of queue during the critical road peak periods given the intersection design differs from the design included in the traffic report submitted with the Application;</li> <li>▪ that the longitudinal alignment of the road widening aligns with Council's longer term planning for Rode Road. Road widening that may be required on the northern side of Rode Road is to be shown including realigned property boundaries;</li> <li>▪ that the required road works allows for provision of on-street cycle facilities in accordance with Council's recently published bicycle plan;</li> <li>▪ that the right turn pocket on the western Rode Rd approach to the access intersection (which is to be provided from day of opening) will not reduce the length of the right turn pocket into the Raven Reserve car park. If reduction of the length of the right turn pocket into the Raven Reserve car park is required, analysis is to be provided to confirm the proposed reduction in the right turn lane will operate to the satisfaction of the Council;</li> <li>▪ that the form of left turn treatment on the eastern approach to the access intersection is in accordance with Council's policy and Austroads <i>Guidelines to Traffic Engineering Practice Part 5</i> (GETP), particularly given service vehicles may choose to enter from Rode Road rather than Remick Street;</li> <li>▪ the functional plan is to include proposed line marking and signage including any proposed directional signage and changes to existing kerb side allocation and associated road furniture and Brisbane Transport infrastructure. The width of the available footpath is to allow for provision of existing public transport furniture; and</li> <li>▪ that the pavement grading through the access intersection, including the internal access road will comply with Council's and Austroads' GETP design standards given the approximate 10% vertical grade along Rode Rd and the desirable 3% cross fall on the development access road. A preliminary pavement grading is to be provided to confirm that the pedestrian crossing facilities comply with the requirements for disability access, particularly given the age of most patrons expected to use the pedestrian facilities.</li> </ul> <p><b><i>GUIDELINE</i></b>  <i>Brisbane City Council has been planning the future widening of Rode Road to a four lane two-way carriageway with</i></p>	<p>Prior to site works/ building works commencing</p>

<i>provision of right turn lanes and, where necessary, auxiliary left turn lanes. The proposed development allows for installation of traffic signals at the Rode Road access. To operate satisfactorily over the 10 year planning horizon the signalised access will require, as a minimum, two through lanes on each approach plus, for road user safety reasons, a right turn pocket on the western approach. A left turn auxiliary lane may also be required particularly given the longitudinal grade of Rode Road.</i>	
61. The design of the access intersection must take into account a sensitivity analysis to confirm that the access intersection will operate satisfactorily with up to 80% of traffic generated from the "Independent Living Units" using the Rode Rd access.	Prior to site works/ building works commencing
62. The internal road network must allow for the ability for servicing from both Remick Street and Rode Rd; not just from Remick St through to Rode Rd. Turn paths using Autoturn must be provided for the critical service vehicles. Information must be provided to the Council for approval as to how access through the security gate off Remick Street, for service vehicles, visitors and emergency vehicles is to be managed.	Prior to site works/ building works commencing
63. As required by Council dedicate to Council in a configuration, and of a tenure appropriate to the Council's satisfaction, land comprising the new link road between Malwood Street and Detling Street.	Prior to the commencement of use

#### Standard Advice

<p>64. The applicant must ensure that all development involving the emission of noise and dust from building/construction activities complies with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance.</p> <p>Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance-6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-</p> <p>(a) on a Sunday or public holiday, at any time; or</p> <p>(b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.</p> <p><b>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</b></p>	As indicated
<p>65. The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval.</p> <p>Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888.</p>	As indicated



**Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.**

# LIST OF SUBMITTERS

Salutation_1	First Name	Last Name	Salutation_2	Address_1	Address_2	Suburb	State	Postcode
Mr/Ms	M	Abell	Mr/Ms Abell	20 Dawn Street		KEDRON	QLD	4032
Ms	Debbie	Abraham	Ms Abraham	2/38 Bellini Road		BURPENGARY	QLD	4505
Mr	Michael	Acton	Mr Acton	85 Reuben Street		HOLLAND PARK	QLD	4121
				28 Redgrave				
Ms	Bernice	Adams	Ms Adams	Street		STAFFORD HEIGHTS	QLD	4053
Mr	Sylvia	Albury	Mr Albury	43 Costello Place		STAFFORD HEIGHTS	QLD	4053
				16 Maundrell				
Mr/Ms	E E and E M	Aldridge	Mr/Ms Aldridge	Terrace		STAFFORD HEIGHTS	QLD	4032
				118 Wilgarning				
Ms	Cassie	Allen	Ms Allen	Street		STAFFORD HEIGHTS	QLD	4053
				118 Wilgarning				
Mr/Ms	Chris	Allen	Mr/Ms Allen	Street		STAFFORD HEIGHTS	QLD	4053
				118 Wilgarning				
Ms	Susan	Allen	Ms Allen	Street		STAFFORD HEIGHTS	QLD	4053
				118 Wilgarning				
Ms	Tessa	Allen	Ms Allen	Street		STAFFORD HEIGHTS	QLD	4053
Ms	Jean	Amies	Ms Amies	7 Lazenby Street		MCDOWALL	QLD	4053
Mrs and Mr	J and S	Andaloro	Mrs and Mr Andaloro	68 Hagman Street		STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D	Anderson	Mr/Ms Anderson	14 Costello Place		STAFFORD HEIGHTS	QLD	4053
Mr	Peter	Anderson	Mr Anderson	42 Carnegie Street		WESTLAKE	QLD	4074
Mr/Ms	R A	Anderson	Mr/Ms Anderson	PO Box 2015		CHERMSIDE	QLD	4032
Mr/Ms	Julie and Kurt	Andrae	Ms and Mr Andrae	47 Achilles Street		KEDRON	QLD	4053
Ms	Julie	Andrew	Ms Andrew	125 Galaxy Street		BRIDGEMAN DOWNS	QLD	4035
				30 Somerset				
Ms	Emily	Andrew	Ms Andrew	Street		WINDSOR	QLD	4030
				30 Somerset				
Ms	Liz	Andrew	Ms Andrew	Street		WINDSOR	QLD	4030
Ms	Helen	Andrews	Ms Andrews	6 Detling Street		STAFFORD HEIGHTS	QLD	4053
Mr	Brendan	Andrews	Mr Andrews	6 Detling Street		STAFFORD HEIGHTS	QLD	4053
Ms	Reona	Andrews	Ms Andrews	74 Pechey Street		CHERMSIDE	QLD	4032
Ms	Elaine	Andrews	Ms Andrews	8 Wyman Street		STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Mr/Ms	G and L	Anthonisz	Mr/Ms Anthonisz	193 Trouts Road	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	Sancho	Antonio	Mr/Ms Antonio	73 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Brandi	Antonio	Ms Antonio	73 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Judy	Argent	Ms Argent	40 Eclipse Street	BRIDGEMAN DOWNS	QLD	4035
Mr/Ms	Piraviperumal	Aruna	Mr/Ms Aruna	20 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Cameron	Ashurst	Mr Ashurst	32 Kadanga Road	ASHGROVE	QLD	4060
Ms	M	Atthow	Ms Atthow	1/24 Glenfern Avenue	KEDRON	QLD	4031
Mr/Ms	Sukhbir	Baath	Mr/Ms Baath	5 Seinfeld Close	MCDOWALL	QLD	4053
Dr	Peter	Bai	Dr Bai	60 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Andy	Baker	Mr Baker	11 Kilkenny Close	UPPER KEDRON	QLD	4055
Mr	Shaun	Baker	Mr Baker	31 Costello Place	STAFFORD HEIGHTS	QLD	4053
Professor and Mrs	Peter and Trudee	Baker	Professor and Mrs Baker	36 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	Kyoko	Baker	Mr/Ms Baker	74 Midson Street	STAFFORD	QLD	4053
Mr	Michael	Baker	Mr Baker	74 Midson Street	STAFFORD	QLD	4053
Mr	Jeff	Balein	Mr Balein	12 Prospect Crescent	FOREST LAKE	QLD	4078
Mr and Mrs	Paul and Frances	Balint	Mr and Mrs Balint	7 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Jenna	Bankhead	Ms Bankhead	2 Connery Street	MCDOWALL	QLD	4053
Ms	Susan	Barbieri	Ms Barbieri	15 Lanchester Street	STAFFORD HEIGHTS	QLD	4053
Ms	Joan	Barclay	Ms Barclay	4 Blake Close	MCDOWALL	QLD	4053
Mr	Ron	Barff	Mr Barff	5 Pullford Street	CHERMSIDE WEST	QLD	4053
Mr/Ms	A S and L C	Barillaro	Mr/Ms Barillaro	14 Gerry Street	STAFFORD HEIGHTS	QLD	4053
Ms	Ann	Barker	Ms Barker	1 Ifield Street	MCDOWALL	QLD	4053
Mr/Ms	J	Barker	Mr/Ms Barker	1 Ifield Street	MCDOWALL	QLD	4053
Ms	Maria	Barker	Ms Barker	1 Ifield Street	MCDOWALL	QLD	4053
Mr	Robert	Barker	Mr Barker	13 Eriskay Close	FERNY GROVE	QLD	4055
Mr/Ms	B	Barnett	Mr/Ms Barnett	14 Wyman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Doris	Barnett	Ms Barnett	14 Wyman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Tony	Baron	Mr Baron	68 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Wendy	Baron	Ms Baron	68 Remick Street	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Mrs	Monica	Barrow	Mrs Barrow	75 McCormack Avenue	ASHGROVE	QLD	4060
Mr	Peter	Barrow	Mr Barrow	75 McCormack Avenue	ASHGROVE	QLD	4060
Mr/Ms	P M	Bartlett	Mr/Ms Bartlett	43 Leiper Street	STAFFORD	QLD	4053
Ms	Lisa	Bates	Ms Bates	58 Gearside Street	EVERTON PARK	QLD	4053
Mr	Kevin	Bates	Mr Bates	58 Gearside Street	STAFFORD HEIGHTS	QLD	4053
Mr	Allan	Bauer	Mr Bauer	1 Genn Close	STAFFORD HEIGHTS	QLD	4053
Mr	Chris	Baxendell	Mr Baxendell	23 Chivalry Street	BRAY PARK	QLD	4500
Ms	Caroline	Beattie	Ms Beattie	30 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Mr	Matt	Beattie	Mr Beattie	30 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Mr	Gordon	Bell	Mr Bell	11 Tyrone Street	CHERMSIDE WEST	QLD	4032
Ms	Jean	Bell	Ms Bell	11 Tyrone Street	CHERMSIDE WEST	QLD	4032
Ms	Jean	Bellchambers	Ms Bellchambers	7 Metro Street	MCDOWALL	QLD	4053
Ms	Lynn	Bensley	Ms Bensley	30 Parton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	E L	Bergan	Mr/Ms Bergan	33 Sarina Street	STAFFORD HTS	QLD	4053
Ms	Carol-Ann	Berndt	Ms Berndt	5 Tana Place	PARKINSON	QLD	4115
Mr/Ms	E C	Berry	Mr/Ms Berry	4 Garson Place	MCDOWALL	QLD	4053
Ms	Marion	Berry	Ms Berry	4 Garson Place	MCDOWALL	QLD	4053
Mr/Ms	R P	Berry	Mr/Ms Berry	4 Garson Place	MCDOWALL	QLD	4053
Ms	Melisa	Beutel	Ms Beutel	80 Bank Road	GRACEVILLE	QLD	4075
Ms	Marija	Bicanic	Mr/Ms Bicanic	63 Broughton Road	KEDRON	QLD	4031
Mrs	Dorothy	Bischof	Mrs Bischof	29 Dorkay Street	STAFFORD HEIGHTS	QLD	4053
Ms	Kathleen	Black	Ms Black	3 Letizia Close	WEST CHERMSIDE	QLD	4032
Mr	Brett	Blackwell	Mr Blackwell	2 St Lawrence Street	WAVELL HEIGHTS	QLD	4012
Mrs	Aniko	Blair-West	Mrs Blair-West	18 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Mr	Tom	Blair-West	Mr Blair-West	18 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Mr	Simon	Bolton	Mr Bolton	49 Tasman Street	STAFFORD HEIGHTS	QLD	4053

## LIST OF SUBMITTERS

Mr	Ed	Bond	Mr Bond	18 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Ms	Judith	Bond	Ms Bond	18 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	M C	Bonney	Mr/Ms Bonney	1 View Street	KEDRON	QLD	4031
Mr	Anthony	Bordignon	Mr Bordignon	80 Niven Street	STAFFORD HEIGHTS	QLD	4053
Ms	Michelle	Bordignon	Ms Bordignon	80 Niven Street	STAFFORD HEIGHTS	QLD	4053
Ms	Larissa	Borg	Ms Borg	40 Parton Street	STAFFORD HEIGHTS	QLD	4053
Mr	Keith	Bount	Mr Bount	28 Wyman Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	B and D	Bowdler	Mr and Mrs Bowdler	5 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Terence	Boyle	Mr Boyle	12 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	S	Briguglio	Mr/Ms Briguglio	5 Falk Street	STAFFORD HEIGHTS	QLD	4053
Ms	Maria	Briguglio	Ms Briguglio	5 Falk Street	STAFFORD HEIGHTS	QLD	4053
Ms	Emma	Bringas	Ms Bringas	61 Cressbrook Drive	ALBANY CREEK	QLD	4035
Mr	Simon	Brodie	Mr Brodie	64 Raven Street	MCDOWALL	QLD	4053
Ms	Sonia	Brodie	Ms Brodie	64 Raven Street	MCDOWALL	QLD	4053
Mr/Ms	K	Brosnan	Mr/Ms Brosnan	4/26 Collier Street	STAFFORD	QLD	4053
Mr	Ryan	Brown	Mr Brown	113 Cavell Street	BIRKDALE	QLD	4159
Mr	Maurice	Brown	Mr Brown	12 Eastbourne Street	CHERMSIDE WEST	QLD	4032
Ms	Helen	Brown	Ms Brown	25 Oatland Crescent	HOLLAND PARK WEST	QLD	4121
Ms	Hazel	Brown	Ms Brown	83 Cremorne Road	KEDRON	QLD	4031
Ms	Kirsty	Bryce	Ms Bryce	29 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	Bobbie	Buckland	Mr/Ms Buckland	31 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	Peter and Denise	Buggy	Mr and Mrs Buggy	25 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Mrs and Mr	Margaret and Bob	Bunker	Mrs and Mr Bunker	2 Covey Street	WEST CHERMSIDE	QLD	4032
Ms	Julie	Bunting	Ms Bunting	137 Saul Street	BRIGHTON	QLD	4017
Mr	M J	Burke	Mr Burke	93 Cremorne Street	KEDRON	QLD	4053
Mrs	Dawn	Burns	Mrs Burns	12 Falk Street	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Ms	Rebecca	Burns	Ms Burns	2/31 Eliza Street	CLAYFIELD	QLD	4011
Mr/Ms	Kerry	Burns	Mr/Ms Burns	20 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Steve	Burns	Mr Burns	20 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	A	Byvank	Mr/Ms Byvank	27 Alice Street	GOODNA	QLD	4300
Ms	Colleen	Cain	Ms Cain	118 Farrant Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	M	Campbell	Mr/Ms Campbell	19 Duncombe Road	NARANGBA	QLD	4504
Ms	Judith	Campbell	Ms Campbell	85 Keona Road	MCDOWALL	QLD	4053
Mr/Ms	G B	Campbell	Mr/Ms Campbell	85 Keona Road	MCDOWALL	QLD	4053
Mr	Tom	Cannavan	Mr Cannavan	62 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Mary Ann	Carey	Ms Carey	23 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Michael	Carey	Mr Carey	23 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	P C	Carey	Mr/Ms Carey	466 Beaconsfield Terrace	BRIGHTON	QLD	4017
Miss	Jennifer	Carmichael	Miss Carmichael	6 Warma Street	STAFFORD HEIGHTS	QLD	4053
Mr	Mark	Case	Mr Case	2/5 Shirley Street	INDOOROOPIILY	QLD	4068
Mr/Ms	R	Castellana	Mr/Ms Castellana	88 Somerset Road	KEDRON	QLD	4031
Mr	Geoff	Catts	Mr Catts	4 Bacall Place	STAFFORD HEIGHTS	QLD	4053
Ms	Jenny	Catts	Ms Catts	4 Bacall Place	STAFFORD HEIGHTS	QLD	4053
Ms	Judith	Catts	Ms Catts	4 Bacall Place	STAFFORD HEIGHTS	QLD	4053
Mr	K M	Catts	Mr Catts	4 Bacall Place	STAFFORD HEIGHTS	QLD	4053
Mr	John	Cavanagh	Mr Cavanagh	7 Blake Close	MCDOWALL	QLD	4053
Mr and Mrs	Les and J	Chadwick	Mr and Mrs Chadwick	23 Kilburn Street	CHERMSIDE	QLD	4032
Mr/Ms	R	Chadwick	Mr/Ms Chadwick	45 Niven Street	STAFFORD HEIGHTS	QLD	4053
Ms	Elizabeth	Chan	Ms Chan	15 Nerli Street	EVERTON PARK	QLD	4053
Mr/Ms	K and V	Chapman	Mr/Ms Chapman	15 Ringrose Street	STAFFORD HEIGHTS	QLD	4053
Ms	Cathy	Chee	Ms Chee	3 Bourke Court	ALBANY CREEK	QLD	4035
Mr/Ms	Palanivel	Chidambaram	Mr/Ms Chidambaram	20 Hagman Street	STAFFORD HTS	QLD	4053
Ms	Ann	Christie	Ms Christie	78 Fletcher Parade	BARDON	QLD	4065

## LIST OF SUBMITTERS

Mr and Ms Mrs and Mr	Bruce and Sandra G E and S H	Christopher Chuck	Mr and Ms Christopher Mrs Chuck	8 Starling Street 30 Remick Street	WARNER STAFFORD HEIGHTS	QLD QLD	4500 4053
Mrs	D	Clark	Mrs Clark	34 Gardonia Place 35 Narthanya Street	ALBANY CREEK	QLD	4035
Mr and Mrs Mr/Ms Mr Mrs Mr/Ms Mr Ms	David and Lorna C G B D G R Robert Jean	Clark Clark Clark Clark Clarke Clase Cogdale	Mr and Mrs Clark Mr/Ms Clark Mr Clark Mrs Clark Mr/Ms Clarke Mr Clase Ms Cogdale	39 Bowers Road 8 Falk Street 8 Falk Street 26 O'Toole Street 50 Chuter Street 2 Risdon Street	WEST CHERMSIDE EVERTON HILLS STAFFORD HEIGHTS STAFFORD HEIGHTS EVERTON PARK STAFFORD HEIGHTS WEST CHERMSIDE	QLD QLD QLD QLD QLD QLD	4032 4053 4053 4053 4053 4053 4032
Mrs Mr	Helen Peter	Collins Collins	Mrs Collins Mr Collins	18 Flockton Street 23 Kilburn Street	STAFFORD HEIGHTS CHERMSIDE	QLD QLD	4053 4032
Mr and Mrs Ms	Rob and Jill Jill	Collins Collins	Mr and Mrs Collins Ms Collins	312 Webster Road 4 Hagman Street 98 Bells Pocket Road	STAFFORD HEIGHTS STAFFORD HEIGHTS	QLD QLD	4053 4053
Ms Mr	Donna Graham	Connds Coomber	Ms Connds Mr Coomber	43 Karloff Drive	STRATHPINE STAFFORD HEIGHTS	QLD QLD	4500 4053
Mr	James	Cooney	Mr Cooney	12/11 Glin Avenue 39 Cranbourne Street	NEWMARKET	QLD	4051
Mr Mr	Eric Peter	Cooper Corcoran	Mr Cooper Mr Corcoran	3 Brewster Street 67 Copperfield Street	CHERMSIDE WEST STAFFORD HEIGHTS	QLD QLD	4032 4053
Mr	Josh	Corley	Mr Corley	67 Copperfield Street	GEEBUNG	QLD	4034
Ms	Lauren	Corley	Ms Corley	67 Copperfield Street	GEEBUNG	QLD	4053
Mr	Luke	Corley	Mr Corley	67 Copperfield Street	GEEBUNG	QLD	4034
Mr	Trent	Corley	Mr Corley	67 Copperfield Street	GEEBUNG	QLD	4034
Mr/Ms	M	Corley	Mr/Ms Corley	67 Copperfield Street	GEEBUNG	QLD	4034

# LIST OF SUBMITTERS

Mr	Dan	Corley	Mr Corley	67 Copperfield Street	GEEBUNG	QLD	4034
Ms	Debbie	Court	Ms Court	28 Cranbourne Street	WEST CHERMSIDE	QLD	4032
Ms	Erica	Cox	Ms Cox	17 Falk Street	STAFFORD HEIGHTS	QLD	4053
Mr	Greg	Cox	Mr Cox	17 Falk Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Judith	Cox	Mrs Cox	3 Metro Street	MCDOWALL	QLD	4053
Ms	Lorraine	Cox	Ms Cox	3 Stanley Street	TWEED HEADS	NSW	2485
Mr/Ms	Ricky	Cox	Mr/Ms Cox	3 Stanley Street	TWEED HEADS	NSW	2485
Mrs	D J	Cox	Mrs Cox	9 Markway Street	WEST CHERMSIDE	QLD	4032
Mr	S	Cox	Mr Cox	9 Markway Street	WEST CHERMSIDE	QLD	4053
				Unit 11/10 Castle Street			
Mrs		Cox	Mrs Cox		KEDRON	QLD	4031
Mr	Eric	Croucher	Mr Croucher	14 Voigt Street	MC DOWALL	QLD	4053
Ms	Jenny	Croyston	Ms Croyston	24 Waitara Street	CHERMSIDE WEST	QLD	4032
Ms	Helen	Curran	Ms Curran	17 Doulton Street	STAFFORD HEIGHTS	QLD	4053
Ms	Debra	Dakin	Ms Dakin	30 Viney Street	CHERMSIDE WEST	QLD	4032
				39 Laurina			
Ms	Aimee	Dane	Ms Dane	Crescent	MCDOWALL	QLD	4053
				39 Laurina			
Ms	Brigitte	Dane	Ms Dane	Crescent	MCDOWALL	QLD	4053
Mr	Cesar	Dangwa	Mr Dangwa	30 Nepeta Street	RUNCORN	QLD	4113
Ms	Cecilia	Dangwa	Ms Dangwa	30 Nepeta Street	RUNCORN	QLD	4113
				8 Federation Street			
Mr/Ms	E D	Daniel	Mr/Ms Daniel		WEST CHERMSIDE	QLD	4032
Mr	H	Darben	Mr Darben	7 Viney Street	CHERMSIDE WEST	QLD	4032
Mr	Paul	Darby	Mr Darby	1 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Robyn	Darby	Mrs Darby	1 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Peter	Darby	Mr Darby	57 Bargo Street	FERNY HILLS	QLD	4054
				251 Harcourt Street			
Mr	Jason	Davey	Mr Davey		NEW FARM	QLD	4005
Ms	Cheryl	Deamicis	Ms Deamicis	5 Wyman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Colin	Dean	Mr Dean	9 Gresford Street	CHERMSIDE WEST	QLD	4053
Mrs	Joyce	Dean	Mrs Dean	9 Gresford Street	STAFFORD HEIGHTS	QLD	4032



# LIST OF SUBMITTERS

Ms	Carol	Defries	Ms Defries	7 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	F and Y	Denaro	Mr and Mrs Denaro	18 Eltham Street	KEDRON	QLD	4031
Ms	Fiona	Denaro	Ms Denaro	53 Rogers Parade West	EVERTON PARK	QLD	4053
Mr	Frank	Dercole	Mr Dercole	93 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	C J and C	Dethlefs	Mr and Mrs Dethlefs	22 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Mr	James	Devaney	Mr/Ms Devaney	4 Garcia Court	Peregian Spring PEREGIAN BEACH	QLD	4573
Mrs	K	Di Iorio	Mrs Di Iorio	3 Doulton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	E and S	Di Moia	Mr/Ms Di Moia	2 Gerry Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	H and L	Dickson	Mr/Ms Dickson	16 Parton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	B	Dimmock	Mr/Ms Dimmock	PO Box 1312	STAFFORD	QLD	4053
Ms	Pam	Dittmar	Ms Dittmar	3 Hilltop Avenue	CHERMSIDE	QLD	4032
Mr	Mark	Diviney	Mr Diviney	3 Gable Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Judith	Do Rozario	Mrs Do Rozario	7 Voigt Street	MCDOWALL	QLD	4053
Mr	J	Doherty	Mr Doherty	14 Aldwych Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Frances	Dolan	Mrs Dolan	7 Kendale Street	STAFFORD HEIGHTS	QLD	4053
Mr	Stephen	Dolan	Mr Dolan	7 Kendale Street 59 Augusta	STAFFORD HEIGHTS	QLD	4053
Ms	Mary	Dongalen	Ms Dongalen	Crescent	FOREST LAKE	QLD	4078
Ms	Sheila	Doolan	Ms Doolan	12 Kanangra Street	STAFFORD	QLD	4053
Mr/Ms	B M	Doolan	Mr/Ms Doolan	2/24 Glenfern Avenue	KEDRON	QLD	4031
Mr/Ms	H M	Dredge	Mr/Ms Dredge	34 Hagman Street	STAFFORD HTS	QLD	4053
Mr/Ms	K H	Dredge	Mr/Ms Dredge	34 Hagman Street	STAFFORD HTS	QLD	4053

# LIST OF SUBMITTERS

Ms	Beverley	Drew	Ms Drew	50 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Gordon	Drew	Mr Drew	50 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	C	Drew	Mr Drew	6 Pacific Street	CHERMSIDE WEST	QLD	4032
Mr	Maitlahn	Drew	Mr Drew	8 Voigt Street	MCDOWALL	QLD	4053
Ms	Tracey	Drew	Ms Drew	8 Voigt Street	MCDOWALL	QLD	4053
Ms	Leann	Drury	Ms Drury	99 Farrant Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Evelyn	Drury	Mrs Drury	Unit 36 Kedron Wavell Terraces 12-20 Ballantine Street	CHERMSIDE	QLD	4032
Ms	Georgia	Duby	Ms Duby	3 Donat Close	STAFFORD HEIGHTS	QLD	4053
Ms	Jo-Ellen	Duby	Ms Duby	3 Donat Close	STAFFORD HEIGHTS	QLD	4053
Ms	Sue-Ellen	Duby	Ms Duby	3 Donat Close	STAFFORD HEIGHTS	QLD	4053
Mr	Allister	Duff	Mr Duff	79 Sizer Street 15 Bankhead	EVERTON PARK	QLD	4053
Mr	Keith	Duncombe	Mr Duncombe	Crescent 102 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Ms	Kathleen	Dunne	Ms Dunne	102 Flockton Street	EVERTON PARK	QLD	4053
Mr	Leonard	Dunne	Mr Dunne	Street	EVERTON PARK	QLD	4053
Mr	Rob	Eckersley	Mr Eckersley	3 Cliento Street 119 Rainbow Street	MCDOWALL	QLD	4053
Ms	Jo-Anne	Edwards	Ms Edwards	36 Maundrell Terrace	SANDGATE	QLD	4017
Mrs	W	Egerton	Mrs Egerton	757 Rode Road	WEST CHERMSIDE	QLD	4032
Mr and Mrs	H and E	Ehlerth	Mr and Mrs Ehlerth	2 Brewster Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	L	Ellevsen	Mr/Ms Ellevsen	2 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Mr	Arthur	Elley	Mr Elley	3 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Kate	Elliott	Ms Elliott	3 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	S	Elliott	Mr/Ms Elliott	3 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Dave	Elliott	Mr Elliott	3 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Joan	Elliott	Ms Elliott	3 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	David and Karen	Elliott	Mr and Mrs Elliott	39 Gleason Street	MCDOWALL	QLD	4053

## LIST OF SUBMITTERS

Mr	Mark	Emery	Mr Emery	71 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Judith	English	Ms English	8 Astaire Place	MCDOWALL	QLD	4053
Ms	Diana	Erceg	Mr/Ms Erceg	24 Bohland Street	KEDRON	QLD	4031
Ms	Lynn	Esdale	Ms Esdale	9 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Mr	Jimmy	Eslao	Mr Eslao	8 Peringa Street	COOPERS PLAINS	QLD	4108
				1/332 Handford Road			
Mr	Jeff	Evans	Mr Evans	17 Remick Street	TAIGUM	QLD	4018
Mr	Stuart	Ewen	Mr Ewen	17 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Danielle	Ewen	Ms Ewen	17 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Liz	Ewen	Ms Ewen	17 Remick Street	STAFFORD HEIGHTS	QLD	4053
				15 Annesley Crescent			
Ms	Mary	Fagg	Ms Fagg	The Rivermouth	BOONDALL	QLD	4034
Mr	Edward	Fensom	Mr Fensom	Action Group Inc	MORNINGSIDE	QLD	4170
Mr/Ms	S	Fessey	Mr/Ms Fessey	PO Box 268 PO Box 147	SAMFORD	QLD	4520
Mr/Ms	A B and G G	Fielding	Mr/Ms Fielding	31 Gable Street	STAFFORD HEIGHTS	QLD	4053
Ms	Lorraine	Fisher	Ms Fisher	121 Trouts Road	STAFFORD HEIGHTS	QLD	4053
Ms	Kiri	Fitzgerald	Ms Fitzgerald	17a Monger Street	BLACKWATER	QLD	4717
Mr and Ms	Peter and Anthea	Fletcher	Mr and Ms Fletcher	35 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	Vincent and Audrey	Flynn	Mr and Mrs Flynn	18 Gabon Street	STAFFORD	QLD	4053
Ms	Therese	Flynn	Ms Flynn	24 Gabon Street	STAFFORD	QLD	4053
Ms	Anne	Follari	Ms Follari	42 Parton Street	STAFFORD HEIGHTS	QLD	4053
Ms	Louise	Foran	Ms Foran	39 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	K E	Ford	Mr/Ms Ford	76 Niven Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	J	Forestal	Mr/Ms Forestal	12 Kendrey Street	STAFFORD HEIGHTS	QLD	4053
Ms	Alison	Forsythe	Ms Forsythe	9 Roebig Street	ASPLEY	QLD	4034
Mr/Ms	E	Francis	Mr/Ms Francis	37 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Mr	Luke	Franklin	Mr Franklin	5/11 Lade Street	ENOGGERA	QLD	4051
Ms and Mr	Linda and Kingsley	Fraser	Ms Fraser	15 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Brendan	Fraser	Mr Fraser	31 Travolta Street	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Mr	Ryan	Fraser	Mr Fraser	31 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Tara	Fraser	Ms Fraser	31 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	R and H	French	Mr/Ms French	105 Wilgarning Street	STAFFORD HEIGHTS	QLD	4053
Ms	Patricia	Frost	Ms Frost	10 Glenrowen Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	Y L	Fung	Mr/Ms Fung	21 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Patricia	Gador	Ms Gador	3/265 Pickering Street	GAYTHORNE	QLD	4051
Mr	Donald	Gale	Mr Gale	18 Wyman Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	W	Galvin	Mr/Ms Galvin	PO Box 1312	STAFFORD	QLD	4053
Mr	Kevin	Gamble	Mr Gamble	26 Laura Street	LUTWYCHE	QLD	4030
Ms	Dianne	Gamble	Ms Gamble	31 Barton Street	EVERTON PARK	QLD	4053
Mr/Ms	D M	Gant	Mr/Ms Gant	31 Parton Street	STAFFORD HEIGHTS	QLD	4053
Ms	D M	Gartry	Ms Gartry	21 Detling Street	STAFFORD HEIGHTS	QLD	4053
Mr	Watson	Gartry	Mr Gartry	21 Detling Street	STAFFORD HEIGHTS	QLD	4053
				Remick Bushland Preservation			
Ms and Mr	Di and Ken	Gartry and Sket	Ms Gartry and Mr Sket	Group	21 Detling Stree	STAFFORD HEIGHTS	QLD
Mr	James	Garty	Mr Garty	21 Detling Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	W	Geddes	Mr/Ms Geddes	30 Rossett Street	WEST CHERMSIDE	QLD	4032
Ms	Margaret	Genninges	Ms Genninges	2 Genn Close	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	R G	Genninges	Mr/Ms Genninges	2 Genn Close	STAFFORD HEIGHTS	QLD	4053
Ms	Patricia	Geue	Ms Geue	1 Newley Street	MCDOWALL	QLD	4053
Mr and Mrs	Keith and Shirley	Geyer	Mr and Mrs Geyer	4 Mews Street	WEST CHERMSIDE	QLD	4032
Ms	Nancy	Giampaolo	Ms Giampaolo	1 Metro Street	MCDOWALL	QLD	4053
Mrs	M	Gibbins	Mrs Gibbins	3a Lawler Street	CHERMSIDE	QLD	4032
				26 Curwen			
Mr	Kenneth	Gibson	Mr Gibson	Terrace	CHERMSIDE	QLD	4032
Ms	Ann	Giesberts	Ms Giesberts	3 Dors Court	STAFFORD HEIGHTS	QLD	4053
Ms	Janet	Giles	Ms Giles	11 Dors Court	STAFFORD HEIGHTS	QLD	4053
Mrs	P	Gillespie	Mrs Gillespie	30 Nicholas Street	MCDOWALL	QLD	4053
Ms	Helen	Gilliland	Ms Gilliland	6 Brando Street	MC DOWALL	QLD	4053
				251 Harcourt			
Ms	Niki	Gillman	Ms Gillman	Street	NEW FARM	QLD	4005

## LIST OF SUBMITTERS

Ms	Gemma	Gobell	Ms Gobell	7/15 Gracemere Street	NEWMARKET	QLD	4051
Ms	Helen	Godfrey	Ms Godfrey	66 Old Northern Road	ALBANY CREEK	QLD	4035
Mr/Ms	Herminio	Goncalves	Mr/Ms Goncalves	54 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Cristian	Goncalves	Mr Goncalves	54 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Natalie	Goncalves	Ms Goncalves	54 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Connie	Goncalves	Ms Goncalves	54 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	R	Goode	Mr/Ms Goode	41 Columbia Drive	BEACHMERE	QLD	4510
Mr	Quinton	Goodwin	Mr Goodwin	1 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Sally	Gordon	Ms Gordon	75 McIlwraith Avenue	NORMAN PARK	QLD	4170
Mr/Ms	N J	Gordon	Mr/Ms Gordon	PO Box 1097	STAFFORD	QLD	4053
Ms	Leanne	Gorman	Ms Gorman	52 Farrant Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	M and A	Gow	Mr/Ms Gow	20 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Mrs	Dorothy	Gow	Mrs Gow	48 Lamington Avenue	LUTWYCHE	QLD	4030
Mr	Geoffrey	Grant	Mr Grant	16 Wyman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Maria	Grasso	Ms Grasso	2 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	R M and Glenese	Gray	Mr/Ms Gray	2 Kendale Street	STAFFORD HEIGHTS	QLD	4053
Ms	Sandra	Greenwood	Ms Greenwood	6 Bacall Place	STAFFORD HEIGHTS	QLD	4053
Ms	Mary	Gri	Ms Gri	23 Loren Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	P	Gribble	Mr/Ms Gribble	45 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Frieda	Grice	Mrs Grice	17 Bankhead Crescent	STAFFORD HEIGHTS	QLD	4053
Mr	Ian	Grice	Mr Grice	17 Bankhead Crescent	STAFFORD HEIGHTS	QLD	4053
Ms	Margaret	Griffin	Ms Griffin	24 Finlay Street	BURPENGARY	QLD	4505
Mr/Ms	K J	Grimmer	Mr/Ms Grimmer	24 Widmark Street	STAFFORD HEIGHTS	QLD	4053
Ms	Linda	Grove	Ms Grove	74 Narellan Street	ARANA HILLS	QLD	4054
Mrs	Deborah	Guiver	Mrs Guiver	39 Remick Street	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Ms	Keryn	Gurowski	Ms Gurowski	4 Inwood Place 1 Holland	THE GAP	QLD	4061
Mr/Ms	Netra	Gurung	Mr/Ms Gurung	Crescent	WYNNUM WEST	QLD	4178
Mr	John	Guscott	Mr Guscott	6 Chuter Street 122 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr and Ms	Stephen and Ann	Guy	Mr and Ms Guy		EVERTON PARK	QLD	4053
Ms	Marie	Hall	Ms Hall	70 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Joan	Hamilton	Mrs Hamilton	8 Kuran Street Mountains to Mangroves	CHERMSIDE	QLD	4032
Mr	Terry	Hampson	Mr Hampson	Committee	36 Hearne Street	BALD HILLS	QLD
Mrs	R	Hanlon	Mrs Hanlon	147 Pullen Road	EVERTON PARK	QLD	4034 4053
Mr and Mrs	John and Margaret	Hansford	Mr and Mrs Hansford	18 Shelgate Street	CHERMSIDE WEST	QLD	4032
Mr and Ms	P J and S L	Hardie	Mr and Ms Hardie	2 Loren Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	W J	Harnett	Mr/Ms Harnett	90 Niven Street 247 Kitchener Road	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	Roy and Doreen	Harris	Mr and Mrs Harris	12 Bann Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D W and J G	Hart	Mr/Ms Hart	90 Niven Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	E A	Hartnett	Mr/Ms Hartnett		STAFFORD HEIGHTS	QLD	4053
Ms	Rebecca	Hausler	Ms Hausler	74 Narellan Street	ARANA HILLS	QLD	4054
Mr/Ms	E W	Hawthorne	Mr/Ms Hawthorne	39 Parton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	M D	Healy	Mr/Ms Healy	21 Gable Street	STAFFORD HEIGHTS	QLD	4053
Mr	B C	Heap	Mr Heap	1 Walpole Street	MCDOWALL	QLD	4053
Mr/Ms	D J	Heap	Mr/Ms Heap	1 Walpole Street	MCDOWALL	QLD	4053
Mr	David	Heidrich	Mr Heidrich	14 Viney Street	CHERMSIDE WEST	QLD	4032
Mr	Peter	Henderson	Mr Henderson	79 Chuter Street	STAFFORD	QLD	4053
Ms	Enid	Henderson	Ms Henderson	79 Chuter Street	STAFFORD	QLD	4053
Ms	Jane	Henry	Ms Henry	15 Guinness Street 23 Laurina	EVERTON PARK	QLD	4053
Ms	Cindy	Herring	Ms Herring	Crescent	MCDOWALL	QLD	4053
Mr	David	Hicks	Mr Hicks	20 Reuben Street	STAFFORD	QLD	4053
Ms	Amanda	Higgs	Ms Higgs	42 Kidsell Street	STAFFORD	QLD	4053

# LIST OF SUBMITTERS

Mr	Neil	Hillier	:	Mr Hillier	17a Monger Street Cottage 13	BLACKWATER	QLD	4717	
Ms	Hilda	Hillward	:	Ms Hillward	Marchant Lodge	390 Gympie Road	CHERMSIDE	QLD	4032
Ms	Tracie	Hillyard	:	Ms Hillyard	8 Meyumi Court		ALBANY CREEK	QLD	4035
Mrs	Judith	Hilton	:	Mrs Hilton	62 Groom Street		GORDON PARK	QLD	4031
Mr/Ms	M	Hinchliffe	:	Mr/Ms Hinchliffe	PO Box 5864		STAFFORD HEIGHTS	QLD	4053
Mr	Soh	Hoang	:	Mr Hoang	4 Burbank Street		STAFFORD HEIGHTS	QLD	4053
Ms	Helen	Hoelscher	:	Ms Hoelscher	21 Ormeley Street	STAFFORD HEIGHTS	QLD	4053	
Mr and Mrs	Peter and Marina	Hogan	:	Mr and Mrs Hogan	71 Tarnook Drive	FERNY HILLS	QLD	4053	
Ms	Karen	Holliday	:	Ms Holliday	41 Costello Place	STAFFORD HEIGHTS	QLD	4053	
Mr	David	Holliday	:	Mr Holliday	41 Costello Place	STAFFORD HEIGHTS	QLD	4053	
Mr/Ms	A	Holloway	:	Mr/Ms Holloway	20 Coleridge Street	STAFFORD HEIGHTS	QLD	4053	
Mr/Ms	L J	Holloway	:	Mr/Ms Holloway	8 Fee Street	CHERMSIDE	QLD	4032	
Mr/Ms	P	Holmberg	:	Mr/Ms Holmberg	PO Box 436	EVERTON PARK	QLD	4053	
Mr	Michael	Holmes	:	Mr Holmes	2/960 Hamilton Road	MCDOWALL	QLD	4053	
Mr/Ms	A	Holyland	:	Mr/Ms Holyland	3 Alda Street	STAFFORD HEIGHTS	QLD	4053	
Mr	Eric	Honeyman	:	Mr Honeyman	1023 South Pine Road	EVERTON HILLS	QLD	4053	
Ms	Joan	Honeyman	:	Ms Honeyman	1023 South Pine Road	EVERTON HILLS	QLD	4053	
Ms	Desley	Hooper	:	Ms Hooper	70 Evans Street	KEDRON	QLD	4031	
Mr	James	Hooper	:	Mr Hooper	70 Evans Street	KEDRON	QLD	4031	
Ms	Maureen	Hooper	:	Ms Hooper	70 Evans Street	KEDRON	QLD	4031	
Ms	Christine	Hosking	:	Ms Hosking	351 Boscombe Road	BROOKFIELD	QLD	4069	
Mrs	Danielle	Houghton	:	Mrs Houghton	12 Remick Street	STAFFORD HEIGHTS	QLD	4053	
Ms	Linda	Hows	:	Ms Hows	28 Coleridge Street	STAFFORD HEIGHTS	QLD	4053	
Mr and Ms	R G and J	Hunter	:	Mr and Ms Hunter	7 Ennerdale Street	CHERMSIDE WEST	QLD	4032	
Mr	John	Hunter	:	Mr Hunter	8 Hagman Street	STAFFORD HEIGHTS	QLD	4053	
Ms	Lorraine	Hunter	:	Ms Hunter	8 Hagman Street	STAFFORD HEIGHTS	QLD	4053	

# LIST OF SUBMITTERS

Mr/Ms	Hung	Huynh	Mr/Ms Huynh	5 Rosemary Street	BELLBIRD PARK	QLD	4300
Ms	Pamela	Jabs	Ms Jabs	55 Remick Street 212 Brighton Terrace	STAFFORD HEIGHTS	QLD	4053
Mr	J	Jacks	Mr Jacks	34 Remick Street	BRIGHTON	QLD	4017
Ms	Maddie	Jacks	Ms Jacks	34 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Meg	Jacks	Ms Jacks	34 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Tom	Jacks	Mr Jacks	34 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Margaret	Jacks	Ms Jacks	34 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Anthony	Jacks	Mr Jacks	34 Remick Street	STAFFORD HTS	QLD	4053
Ms	Claire	Jacks	Ms Jacks	54 Kennedy Street 39 Lanchester Street	BRIGHTON	QLD	4017
Ms	Helen	Jackson	Ms Jackson	27 Hampton Street	STAFFORD HEIGHTS	QLD	4053
Mr	Jean-Pierre	Jacquet	Mr Jacquet	46 Hagman Street	DURACK	QLD	4077
Mr	Allan	Jago	Mr Jago	46 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Mary	Jago	Mrs Jago	46 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Suzanne	Jarratt	Ms Jarratt	PO Box 262	KEDRON	QLD	4031
Ms	Alanna	Jefferson	Ms Jefferson	4 Travolta Street 576 Hamilton Road	STAFFORD HEIGHTS	QLD	4053
Mrs and Mr	Betty and Frederick	Jennings	Mrs and Mr Jennings	4/108 Chalk Street	CHERMSIDE	QLD	4032
Ms	Tina	Johansen	Ms Johansen	18 Costello Place	LUTWYCHE	QLD	4030
Mr and Ms	Les and Julie	Johnson	Mr and Ms Johnson	4 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Alice	Johnson	Ms Johnson	4 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	David	Johnson	Mr Johnson	4 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Helen	Johnson	Ms Johnson	4 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Paul	Johnson	Mr Johnson	4 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Veronika	Johnson	Ms Johnson	8 Marianne Street 3/53 Homebush Road	EVERTON HILLS	QLD	4053
Mr/Ms	D	Johnston	Mr/Ms Johnston	61 Cremorne Road	KEDRON	QLD	4031
Mr and Ms	Noel and Kathleen	Johnston	Mr and Ms Johnston		KEDRON	QLD	4031



## LIST OF SUBMITTERS

Mr	Huw	Jones	Mr Jones	1834 Mt Nebo Road	MT NEBO	QLD	
Mr	Michael	Jordan	Mr Jordan	25 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Teresa	Jurgensen	Ms Jurgensen	20 Viney Street	CHERMSIDE WEST	QLD	4032
Ms	Gloria	Karger	Ms Karger	33 Sloane Street	STAFFORD HEIGHTS	QLD	4053
Mr	John	Karger	Mr Karger	33 Sloane Street	STAFFORD HEIGHTS	QLD	4053
				157 Kitchener Road			
Mr	Allan	Kearney	Mr Kearney	90 Flockton Street	KEDRON	QLD	4031
Ms	Carol	Keates	Ms Keates		EVERTON PARK	QLD	4053
Ms	Maree	Keating	Ms Keating	9 Ovendean Street	YERONGA	QLD	4104
Mr	Barry	Keegan	Mr Keegan	20 Evergreen Place	MCDOWALL	QLD	4053
Ms	Susan	Keegan	Ms Keegan	20 Evergreen Place	MCDOWALL	QLD	4053
Mr and Ms	Brian and Pat	Kelly	Mr and Ms Kelly	32 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Judith	Kelly	Ms Kelly	47 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr	David	Kendall	Mr Kendall	7 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Lenore	Kendall	Ms Kendall	7 Hagman Street	STAFFORD HEIGHTS	QLD	4035
Ms	Marian	Kennedy	Ms Kennedy	27 Thoms Avenue	BOONDALL	QLD	4034
Mr	Terry	Kennedy	Mr Kennedy	27 Thoms Avenue	BOONDALL	QLD	4034
Ms	Amy	Kennedy	Ms Kennedy	27 Thoms Avenue	BOONDALL	QLD	4034
Ms	Margaret	Kenny	Ms Kenny	981 Rode Road	MC DOWALL	QLD	4053
Mrs	B J	Kenwick	Mrs Kenwick	4 Dors Court	STAFFORD HEIGHTS	QLD	4053
Ms	Moyra	Kerswell	Ms Kerswell	6 Bann Street	STAFFORD HEIGHTS	QLD	4053
Mr	Peter	Key	Mr Key	9 Brando Street	MCDOWALL	QLD	4053
Ms	Vivien	Key	Ms Key	9 Brando Street	MCDOWALL	QLD	4053
Mr/Ms	P T	King	Mr/Ms King	Road	MCDOWALL	QLD	4053
Mr	Dallas	King	Mr King	19 Sloane Street	STAFFORD HEIGHTS	QLD	4053
Mr	Andrew	Kingston	Mr Kingston	72 Minto Crescent	ARANA HILLS	QLD	4054
Ms	Kirsty	Kingston	Ms Kingston	72 Minto Crescent	ARANA HILLS	QLD	4053
Ms	Maya	Kirkwood	Ms Kirkwood	3/25 Christian Street	CLAYFIELD	QLD	4011

# LIST OF SUBMITTERS

Mr and Mrs	Graham and Connie	Kirkwood	Mr and Mrs Kirkwood	32 Felsman Street	WEST CHERMSIDE	QLD	4032
Mr	Frank	Klaus	Mr Klaus	25 Kilburn Street	CHERMSIDE	QLD	4032
Mr	John	Kluver	Mr Kluver	46 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mrs	R	Knight	Mrs Knight	189 Trouts Rd	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D	Knight	Mr/Ms Knight	45 Greensill Road	ALBANY CREEK	QLD	4035
Mr	Wayne	Knipe	Mr Knipe	29 Hibiscus Street	EVERTON HILLS	QLD	4053
Ms	Allison	Knipe	Ms Knipe	29 Hibiscus Street	EVERTON HILLS	QLD	4053
Ms	Judith	Kohl	Ms Kohl	4 Blake Close	MCDOWALL	QLD	4053
Mrs	Jocelyn	Kreis	Mrs Kreis	22 Eastborne Street	STAFFORD HEIGHTS	QLD	4032
Mr	Peter	Kyne	Mr Kyne	1/149 Clarence Road	INDOOROOPIILLY	QLD	4068
Ms	Trish	Laffey	Ms Laffey	15 Campion Drive	MANGO HILL	QLD	4509
Mr/Ms	N F	Lamb	Mr/Ms Lamb	18 Cranbourne Street	CHERMSIDE WEST	QLD	4032
Ms	Carmen	Lambert	Ms Lambert	7 Malwood Street	STAFFORD HEIGHTS	QLD	4053
Dr	Ling	Lan	Dr Lan	60 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D	Lancaster	Mr/Ms Lancaster	57 Macarthur Terrace	WEST CHERMSIDE	QLD	4032
Mr	Dennis	Larkman	Mr Larkman	6 Blake Close	MCDOWALL	QLD	4053
Ms	Rita	Lawrence	Ms Lawrence	9 Detling Street	STAFFORD HEIGHTS	QLD	
Mr	Robert	Lawrence	Mr Lawrence	9 Detling Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	L J	Lawson	Mr/Ms Lawson	11 Mayer Street	MCDOWALL	QLD	4053
Mr/Ms	L J	Lawson	Mr/Ms Lawson	653 Rode Road	CHERMSIDE WEST	QLD	4032

## LIST OF SUBMITTERS

Ms	Lillian	Lay	Ms Lay	1 Charmaine Court 60 Hodgkinson Street	ALBANY CREEK	QLD	4035
Mrs	R B	Lebherz	Mrs Lebherz	Street	CHERMSIDE	QLD	4032
Mr and Mrs	W A and D D	Ledgerwood	Mr and Mrs Ledgerwood	18 Caratel Street	STAFFORD HEIGHTS	QLD	4053
Ms	Alyssa	Lee	Ms Lee	4 Inwood Place	THE GAP	QLD	4053
Mr/Ms	Chris	Lee	Mr/Ms Lee	4 Inwood Place 31 Coleridge Street	THE GAP	QLD	4061
Ms	Beryl	Leo	Ms Leo	31 Coleridge Street	STAFFORD HEIGHTS	QLD	4053
Mr	Max	Leo	Mr Leo	42 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Ms	Courtney	Leonard	Ms Leonard	42 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Mr	Jason	Leonard	Mr Leonard	42 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Mr	Peter	Leonard	Mr Leonard	42 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Ms	Wendy	Leonard	Ms Leonard	42 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Ms	Jo	Leong	Ms Leong	24 Kurago Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	K	Leong	Mr/Ms Leong	24 Kurago Street 58 Allamanda Crescent	CHERMSIDE WEST	QLD	4032
Ms	Livia	Lerkenfeldt	Ms Lerkenfeldt	26 Laura Street	ALBANY CREEK	QLD	4035
Mr/Ms	B E	Leslie	Mr/Ms Leslie	44 Costello Place	LUTWYCHE	QLD	4030
Ms	Joanna	Leung	Ms Leung	22 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Kym	Levi	Ms Levi	22 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Cameron	Levi	Mr Levi	5 Autry Court	STAFFORD HEIGHTS	QLD	4053
Ms	Penny	Liddell	Ms Liddell	44 Thompson Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D	Lindsay	Mr/Ms Lindsay	44 Thompson Street	GEEBUNG	QLD	4034
Mr/Ms	J	Lindsay	Mr/Ms Lindsay	5 Brando Street	GEEBUNG	QLD	4034
Mr/Ms	D	Lindsay	Mr/Ms Lindsay		MCDOWALL	QLD	4053
Mr/Ms	S	Lines	Mr/Ms Lines	14 Ormeley Street	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Mr	Ross	Lingard	Mr Lingard	102 Brighton Terrace	SANDGATE	QLD	4017
Ms	Julie	Little	Ms Little	PO Box 263	LUTWYCHE	QLD	4030
Ms	Larissa	Livermore	Ms Livermore	5 Muirfield Court	ALBANY CREEK	QLD	4035
Ms	Janine	Lloyd	Ms Lloyd	10 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	John	Lloyd	Mr Lloyd	10 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	L H and M J	Lobley	Mr/Ms Lobley	8 Pullford Street	CHERMSIDE WEST	QLD	4032
Ms	Julianne	Loch	Ms Loch	9 Aldwych Street	STAFFORD HEIGHTS	QLD	4053
Ms	Kay	Lockens	Ms Lockens	8 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Ron	Lockens	Mr Lockens	8 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Jane	Lovelock	Ms Lovelock	18 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Jeremy	Lovelock	Mr Lovelock	18 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Jeffrey	Lovelock	Mr Lovelock	31 Heston Street	STAFFORD HEIGHTS	QLD	4053
Ms	Jean	Lowe	Ms Lowe	33 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	Tsultrim	Lozang	Mr/Ms Lozang	33 Deerdale Street	STAFFORD HEIGHTS	QLD	4053
Ms	Helen	Ludford	Ms Ludford	29 Hooker Street	WINDSOR	QLD	4030
Ms	Joan	Lugg	Ms Lugg	62 Pangeza Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	G D	Luk	Mr/Ms Luk	1/47 Eliza Street	CLAYFIELD	QLD	4011
Ms	Margaret	Luk	Ms Luk	22 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Ms	Doreen	Lum	Ms Lum	35 Sloane Street	STAFFORD HEIGHTS	QLD	4053
Ms	Catherine	Lung	Ms Lung	49 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Warwick	Lung	Mr Lung	49 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Brian	Lunney	Mr Lunney	66 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mrs	M	Lynam	Mrs Lynam	54 Strathmore Street	KEDRON	QLD	4031
Ms	Sharon	Lythall	Ms Lythall	15 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Mr	John	Maccarone	Mr Maccarone	37 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr and Ms	Peter and Gwen	MacKinnon	Mr and Ms MacKinnon	1 Hawn Street	STAFFORD HEIGHTS	QLD	4053
Mr	I	MacKinnon	Mr MacKinnon	24 Landis Street	MCDOWALL	QLD	4053

## LIST OF SUBMITTERS

Ms	Lenore	Mackintosh	Ms Mackintosh	12 Parton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	I	Mackintosh	Mr/Ms Mackintosh	PO Box 262	CORINDA	QLD	4075
Mr/Ms	L P	MacRae	Mr/Ms MacRae	79 Gilbert Road	WINDSOR	QLD	4030
Ms	Belinda	Magri	Ms Magri	6 Coleridge Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	Donnelly	Maier	Mr/Ms Maier	848 Rode Road	MCDOWALL	QLD	4053
				20 Redgrave			
Ms	Elizabeth	Makeham	Ms Makeham	Street	STAFFORD HEIGHTS	QLD	4053
Ms	Caroline	Mamaril	Ms Mamaril	68 Collins Road	EVERTON HILLS	QLD	4053
Mr	Michael	Mamaril	Mr Mamaril	68 Collins Road	EVERTON HILLS	QLD	4053
Ms	Sharyn	Manitzky	Ms Manitzky	43 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr	Keith	Mapp	Mr Mapp	5 Voigt Street	MCDOWALL	QLD	4053
Mr	Stephen	Marendy	Mr Marendy	29 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Adrienne	Marlow	Mr Marlow	82 Niven Street	STAFFORD	QLD	4053
Mr	Ken	Marlow	Mr Marlow	82 Niven Street	STAFFORD	QLD	4053
Ms	Corrine	Marron	Ms Marron	38 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mrs	Bessie	Marsh	Mrs Marsh	2 Farnell Street	CHERMSIDE	QLD	4032
				118 Waterworks			
Mr	Michael	Mason	Mr Mason	Road	ASHGROVE	QLD	4060
Mr	David	Mathers	Mr Mathers	45 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Debbie	Mathers	Ms Mathers	45 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	Robert and Rosemar	Mathew	Mr and Mrs Mathew	29 Rossett Street	CHERMSIDE WEST	QLD	4053
Mr	Denis	Mattes	Mr Mattes	42 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr	Reece	Mattes	Mr Mattes	42 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Ms	Gloria	Matthews	Ms Matthews	21 Oakey Street	STAFFORD HEIGHTS	QLD	4053
Ms	Leanne	Matthews	Ms Matthews	26 Ainsdale Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	K and A	Maxwell	Mr/Ms Maxwell	17 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Jayson	Mayo	Mr Mayo	31 Flockton Street	STAFFORD HEIGHTS	QLD	4053
				33 Redgrave			
Mr	James	Mcarthur	Mr Mcarthur	Street	STAFFORD HEIGHTS	QLD	4053
Mr	Max	McAuley-White	Mr McAuley-White	8 Whites Road	CHERMSIDE WEST	QLD	4032

# LIST OF SUBMITTERS

Mr/Ms	J	McCann	Mr/Ms McCann	55 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr	Robert	McCann	Mr McCann	55 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	Lesli	McCloskey	Mr/Ms McCloskey	90 Rode Road	WAVELL HEIGHTS	QLD	4012
Mr/Ms	M A	McClure	Mr/Ms McClure	5 Charles Street	BIRKDALE	QLD	4159
Mr/Ms	V	McConnell	Mr/Ms McConnell	7 Fischle Street	CHERMSIDE	QLD	4032
Mr	David	McCrystal	Mr McCrystal	17 Bowral Street	ALDERLEY	QLD	4051
Mr	Peter	McCrystal	Mr McCrystal	48 Parton Street	STAFFORD HEIGHTS	QLD	4053
Ms	Iris	McFarlane	Ms McFarlane	7 Autry Court	STAFFORD HEIGHTS	QLD	4053
Mr	Patrick	McGuire	Mr McGuire	Marketplace Communications PO Box 1177	NEW FARM	QLD	4005
Ms	Karen	McIntosh	Ms McIntosh	263 Appleby Road	STAFFORD HEIGHTS	QLD	4053
Ms	Adele	McKean	Ms McKean	17 Cilento Street	MCDOWALL	QLD	4053
Mr	Rodney	McKenzie	Mr McKenzie	34 Belfort Street	STAFFORD HEIGHTS	QLD	4053
Ms	Julie	McKenzie	Ms McKenzie	5 Malwood Street	STAFFORD HEIGHTS	QLD	4053
Mr	Alex	McKenzie	Mr McKenzie	5 Malwood Street	STAFFORD HEIGHTS	QLD	4053
Mr	Thomas	McKim	Mr McKim	43 Niven Street	STAFFORD HEIGHTS	QLD	4053
Mr	Glen	McLeod	Mr McLeod	8 Coles Street	ARANA HILLS	QLD	4054
Ms	Margaret	McLeod	Ms McLeod	8 Coles Street	ARANA HILLS	QLD	4054
Mr/Ms	Kerry	McMahon	Mr/Ms McMahon	7 Bankhead Cres	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	V and M	McMahon	Mr/Ms McMahon	9 Kanagra Street	STAFFORD	QLD	4053
Mr/Ms		McNamara	Mr/Ms McNamara	35 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Ms	Gwen	McVeigh	Ms McVeigh	56 Gleeson Road	BURPENGARY	QLD	4505
Ms	Delwyn	Mears	Ms Mears	1 Dalkeith Street	WEST CHERMSIDE	QLD	4032
Mr	Mervyn	Mears	Mr Mears	1 Dalkeith Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	A L and E H	Meek	Mr/Ms Meek	4 Donat Close	STAFFORD HEIGHTS	QLD	4053
Mr	Michael	Mellifont	Mr Mellifont	73 Hawbridge Street 7 Gallagher Terrace	CARSELDINE	QLD	4034
Mr/Ms	R A	Midgley	Mr/Ms Midgley	Terrace	KEDRON	QLD	4031
Mr/Ms	R	Milano	Mr/Ms Milano	191 Trouts Road	STAFFORD HEIGHTS	QLD	4053
Mr	Eric	Mills	Mr Mills	21 Costello Place	STAFFORD HEIGHTS	QLD	4053
Ms	Helen	Mills	Ms Mills	PO Box 496	LUTWYCHE	QLD	4030

# LIST OF SUBMITTERS

Mr/Ms	C J and E D	Milton	Mr/Ms Milton	5 Kingaroy Street 10 Whittaker Street	STAFFORD HEIGHTS	QLD	4053
Ms	Andrea	Moeser	Ms Moeser	10 Whittaker Street	CHERMSIDE WEST	QLD	4032
Mr	Peter	Moeser	Mr Moeser		CHERMSIDE WEST	QLD	4032
Mr	Thomas	Moloney	Mr Moloney	22 Soames Street 38 Narthanya Street	EVERTON PARK	QLD	4053
Mrs	Evelyn	Mon	Mrs Mon	38 Narthanya Street	CHERMSIDE WEST	QLD	4032
Mr	Guillermo	Mon	Mr Mon		WEST CHERMSIDE	QLD	4032
Mr	Kenneth	Moncrieff	Mr Moncrieff	11 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	L	Moncrieff	Mr/Ms Moncrieff	11 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Ms	Natalie	Moncrieff	Ms Moncrieff	11 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Mr	Philip	Moncrieff	Mr Moncrieff	11 Ormeley Street 78 Fletcher Parade	STAFFORD HEIGHTS	QLD	4053
Mr	Matthew	Moncrieff	Mr Moncrieff	714 Hamilton Road	BARDON	QLD	4065
Mr/Ms	J	Montague	Mr/Ms Montague		WEST CHERMSIDE	QLD	4032
Mr	Kevin	Moore	Mr Moore	36 Wyman Street 60 Cashmere Lane	STAFFORD HEIGHTS	QLD	4053
Ms	Catherine	Moore	Ms Moore		KEPERRA	QLD	4054
Ms	Judith	Morgan	Ms Morgan	118 White Street	WAVELL HEIGHTS	QLD	4012
Mrs	E M	Morrison	Mrs Morrison	28 Cherston Street	CHERMSIDE	QLD	4032
Mr	D J	Morrison	Mr Morrison	28 Cherston Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	L	Morwick	Mr/Ms Morwick	34 Backford Street	CHERMSIDE WEST	QLD	4032
Mrs	Patricia	Mosseter	Mrs Mosseter	11 Beneke Street	CHERMSIDE	QLD	4032

# LIST OF SUBMITTERS

Mr	Keith	Muir	Mr Muir	107 Wilgarning Street	STAFFORD HEIGHTS	QLD	4053
Ms	Gwenyth	Mullaly	Ms Mullaly	567 Sandgate Road	CLAYFIELD	QLD	4011
Mr	William	Muller	Mr Muller	28 Parton Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Heather	Munro	Mrs Munro	50 Armentieres Street	KEDRON	QLD	4031
Ms	Agnes	Munro	Ms Munro	56 Felix Street	WOOLLOOWIN	QLD	4053
Ms	Carmel	Murray	Ms Murray	11 Billing Street	CHERMSIDE WEST	QLD	4032
Mrs	Audrey	Murray	Mrs Murray	3 Walpole Street	MCDOWALL	QLD	4053
Mr/Ms	D G	Muston	Mr/Ms Muston	814 Hamilton Road	MCDOWALL	QLD	4053
Ms	Erma	Muston	Ms Muston	814 Hamilton Road	MCDOWALL	QLD	4053
Mr	Neil	Nash	Mr Nash	24 Waitara Street	CHERMSIDE WEST	QLD	4012
Mr/Ms	M A	Neilsen	Mr/Ms Neilsen	101 White Street	WAVELL HEIGHTS	QLD	4012
Mr	John	Neilsen	Mr Neilsen	120 Galaxy Street	BRIDGEMAN DOWNS	QLD	4035
Mr	John	Neville	Mr Neville	PO Box 5536	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	Philip and Christine	Newman	Mr and Mrs Newman	7 Goldwyn Street	MCDOWALL	QLD	4053
Mr and Mrs	Barry and Daphne	Newport	Mr and Mrs Newport	104 Basnett Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	Hoa	Nguyen	Mr/Ms Nguyen	4 Burbank Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D	Nixon	Mr/Ms Nixon	22 Allowrie Street	STAFFORD	QLD	4053
Mr/Ms	W A and J P	Nixon	Mr/Ms Nixon	66 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Mr	Andrew	Nolan	Mr Nolan	80 Raven Street	MCDOWALL	QLD	4053
Mr	K	Noonan	Mr Noonan	15 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
Ms	Maureen	Noonan	Ms Noonan	15 Redgrave Street	STAFFORD HEIGHTS	QLD	4053



# LIST OF SUBMITTERS

Mr/Ms	E	Norris	Mr/Ms Norris	23 Shordley Street 42 Rutherford Street	CHERMSIDE	QLD	4032
Ms	Nancy	Nystrom	Ms Nystrom	38 Sloane Street	STAFFORD HEIGHTS	QLD	4053
Ms	Shirley	O'Brien	Ms O'Brien	7 Markway Street	STAFFORD HEIGHTS	QLD	4053
Mr	Chad	Odsey	Mr Odsey	7 Markway Street	CHERMSIDE WEST	QLD	4032
Mr	Roland	Odsey	Mr Odsey	7 Markway Street	CHERMSIDE WEST	QLD	4032
Ms	Rosie	Odsey	Ms Odsey	7 Markway Street	CHERMSIDE WEST	QLD	4032
Ms	Tess	Odsey	Ms Odsey	7 Markway Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	R	Opuss	Mr/Ms Opuss	26 Gleason Street 14 Sanderling Street	MCDOWALL	QLD	4053
Ms	Evelyn	Padua	Ms Padua	71 Remick Street	TAIGUM	QLD	4018
Mr/Ms	Kerry	Page	Mr/Ms Page	2 Contessa Place	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	M	Paradine	Mr/Ms Paradine	20 Waitara Street	BRACKEN RIDGE	QLD	4017
Mr	Gary	Pardella	Mr Pardella	56 Karloff Drive	CHERMSIDE WEST	QLD	4032
Mr and Mrs	G and V	Parisi	Mr and Mrs Parisi	24 Ifield Street	STAFFORD HEIGHTS	QLD	4053
Ms	Linda	Parke	Ms Parke	52 Bangalow Street	MCDOWALL	QLD	4053
Mr/Ms	J	Parke	Mr/Ms Parke	52 Bangalow Street	BRIDGEMAN DOWNS	QLD	4035
Mr	Robert	Parke	Mr Parke	50 Chuter Street	BRIDGEMAN DOWNS	QLD	4032
Ms	Sharelle	Parry	Ms Parry	121 Farrant Street	STAFFORD HEIGHTS	QLD	4053
Dr	Gail	Parsons	Dr Parsons	44 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Dianne	Passier	Ms Passier	44 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	David	Passier	Mr Passier	52 Boundary Road	STAFFORD HEIGHTS	QLD	4053
Ms	Leanne	Passier	Ms Passier	8 Bacall Place	INDOOROOPIILLY	QLD	4068
Mr	John	Paul	Mr Paul	93 Ethel Street	STAFFORD HEIGHTS	QLD	4053
Ms	Mireille	Pavillard	Ms Pavillard	10 Loren Street	CHERMSIDE	QLD	4032
Ms	Mary	Pearson	Ms Pearson		STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Mr	Danilo	Perez	Mr Perez	18-20 Tall Timber Road	NEW BEITH	QLD	4124
Ms	Judith	Perkins	Ms Perkins	4 Wayne Street	STAFFORD HEIGHTS	QLD	4053
Mr	John	Perkins	Mr Perkins	4 Wayne Street	STAFFORD HEIGHTS	QLD	4053
Mr	Steve	Perkins	Mr Perkins	71 Yingally Drive	ARANA HILLS	QLD	4054
				14 Chingford Street			
Mr and Ms	Leon and Priscilla	Perry	Mr and Ms Perry	64 Remick Street	CHERMSIDE WEST	QLD	4032
Ms	Lauren	Perry	Ms Perry	64 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms and Mr/Ms	C and G	Perry and Lee	Mr/Ms Perry and Mr/Ms	64 Remick Street	STAFFORD HEIGHTS	QLD	4053
				684 Hamilton Road			
Mr	B	Petrusis	Mr Petrusis	8 Ekland Court	CHERMSIDE	QLD	4032
Mr	George	Pfuhl	Mr Pfuhl	8 Ekland Court	MCDOWALL	QLD	4053
Ms	Denise	Pfuhl	Ms Pfuhl	8 Ekland Court	MCDOWALL	QLD	4053
				2/128 Meadowlands Road			
Mr/Ms	M	Phelan	Mr/Ms Phelan	24 Goorاما Street	CARINDALE	QLD	4152
Mr	James	Philp	Mr Philp	24 Goorاما Street	STAFFORD	QLD	4053
Ms	Wendy	Pilbeam	Ms Pilbeam	4 Mayer Street	STAFFORD	QLD	4053
Mr	Steve	Pinder	Mr Pinder	162 Redwood Street	MCDOWALL	QLD	4053
Ms	Jennifer	Pitman	Ms Pitman	33 Deerdale Street	STAFFORD HEIGHTS	QLD	4053
Ms	Diana	Pitts	Ms Pitts	64 Wilgarning Street	STAFFORD HEIGHTS	QLD	4053
Ms	Louise	Plug	Ms Plug	52 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	P A	Pobar	Mr/Ms Pobar	284 Wilston Road	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	M G and G A	Poole	Mr/Ms Poole	11/20 Ballantine Street	GRANGE	QLD	4051
Ms	Joan	Porcaccio	Ms Porcaccio	121 Farrant Street	CHERMSIDE	QLD	4032
Ms	Barbara	Powell	Ms Powell	PO Box 655	STAFFORD HEIGHTS	QLD	4053
Ms	Noelene	Prideaux	Ms Prideaux		SUMNER PARK	QLD	4074
Ms	E	Racadio	Ms Racadio	22 Gearside Street	EVERTON PARK	QLD	4053

# LIST OF SUBMITTERS

Ms	Catherine	Reece	Ms Reece	27 Amott Street	STAFFORD HEIGHTS	QLD	4053
Dr	Christine	Reid	Dr Reid	PO Box 5738	STAFFORD HEIGHTS	QLD	4053
Mr	Trevor	Remphrey	Mr Remphrey	42 Costello Place	STAFFORD HEIGHTS	QLD	4053
Ms	Carmel	Remphrey	Ms Remphrey	42 Costello Place	STAFFORD HEIGHTS	QLD	4053
Ms	Monica	Rheinberger	Ms Rheinberger	41 Tasman Street	STAFFORD HEIGHTS	QLD	4053
				108 Alexandra			
Ms	Annabelle	Ricablanca	Ms Ricablanca	Street	SANDGATE	QLD	4017
Mr and Mrs	Colin and Karen	Rice	Mr and Mrs Rice	5 Redgrave Street	STAFFORD HEIGHTS	QLD	4053
				C/- 7 Remick			
Mr/Ms	G and L	Richards	Mr/Ms Richards	Street	STAFFORD HEIGHTS	QLD	4053
Ms	Lisa	Richardson	Ms Richardson	4 Gleason Street	MCDOWALL	QLD	
Mr	Cameron	Rigby	Mr Rigby	36 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Ms	Aleisha	Rigby	Ms Rigby	36 Karloff Drive	STAFFORD DRIVE	QLD	4053
Ms	Veronica	Roach	Ms Roach	4 Brando Street	MCDOWALL	QLD	4053
Mr/Ms	C	Robinson	Mr/Ms Robinson	6 Markway Street	WEST CHERMSIDE	QLD	4032
Mr/Ms	W P	Roden	Mr/Ms Roden	Street	WOOLOOWIN	QLD	4030
				26 Franciscea			
Mr	Don	Rollason	Mr Rollason	Street	EVERTON HILLS	QLD	4053
Mr	Laurence	Rooney	Mr Rooney	60 Niven Street	STAFFORD HEIGHTS	QLD	4053
Ms	Amy	Rosenbrock	Ms Rosenbrock	37 Fifth Avenue	KEDRON	QLD	4053
Mr/Ms	R	Rosenstayel	Mr/Ms Rosenstayel	12 Viney Street	CHERMSIDE WEST	QLD	4032
Ms	Mary	Royer	Ms Royer	26 School Road	STAFFORD	QLD	4053
				30 Redgrave			
Mr	Gary	Rush	Mr Rush	Street	STAFFORD HEIGHTS	QLD	4053
Ms	Eileen	Russo	Ms Russo	7 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Ms	Maureen	Russo	Ms Russo	Holy Cross Hostel			
Mr/Ms and Mr/Ms and P		Ryan	Mr/Ms and Mr/Ms Ryan	22 Morris Street	WOOLOOWIN	QLD	4030
				27 Viney Street	CHERMSIDE WEST	QLD	4032
				34 Narthanya			
Mr/Ms	J C	Ryan	Mr/Ms Ryan	Street	WEST CHERMSIDE	QLD	4032
Ms	Joanne	Ryan	Ms Ryan	987 Rode Road	MCDOWALL	QLD	4053
Mr	Patrick	Ryan	Mr Ryan	987 Rode Road	MCDOWALL	QLD	4053
Ms	Lynette	Salter	Ms Salter	7 Nyanda Street	STRATHPINE	QLD	4500

# LIST OF SUBMITTERS

Mr/Ms Mr	M Grant	Sammells Sanderson	Mr/Ms Sammells Mr Sanderson	14 Tanimbla Street 3 Genn Close	KEDRON STAFFORD HEIGHTS	QLD QLD	4031 4053
Ms Mr	Marilyn Stuart	Sanderson Sanderson	Ms Sanderson Mr Sanderson	3 Genn Close 3 Genn Close	STAFFORD HEIGHTS STAFFORD HEIGHTS	QLD QLD	4053 4053
Mr Ms Mr	Anthony Stephenie Rodney	Sanderson Scammells Scammells	Mr Sanderson Ms Scammells Mr Scammells	3 Genn Close 22 O'Toole Street 22 O'Toole Street	STAFFORD HEIGHTS EVERTON PARK EVERTON PARK	QLD QLD QLD	4053 4053 4053
Mr and Miss Mr/Ms Ms	Thomas and Andrea I Natalie	Schnieders and Schueler Schutt	Mr Schnieders and Miss Mr/Ms Schueler Ms Schutt	16 Viney Street 20 Burbank Road 62 Remick Street	CHERMSIDE WEST STAFFORD HEIGHTS STAFFORD HEIGHTS	QLD QLD QLD	4032 4053 4053
Ms Ms	Michele Kathy	Schutt Schutt	Ms Schutt Ms Schutt	62 Remick Street 62 Remick Street	STAFFORD HEIGHTS STAFFORD HEIGHTS	QLD QLD	4053 4053
Mr	David	Scott	Mr Scott	29 Ainsdale Street	CHERMSIDE WEST	QLD	4053
Ms	Tracey	Scott	Ms Scott	29 Ainsdale Street 14 Federation Street	CHERMSIDE WEST WEST CHERMSIDE	QLD QLD	4053 4032
Mr/Ms Ms Mr	D and M Adele Michael	Sculpher Seow Seow	Mr/Ms Sculpher Ms Seow Mr Seow	74 Remick Street 74 Remick Street	STAFFORD HEIGHTS STAFFORD HEIGHTS	QLD QLD	4053 4053
Mr/Ms Mrs	Andrae Oi	Seredenko Shan Luk	Mr/Ms Seredenko Mrs Shan Luk	11 Ormeley Street 22 Travolta Street 15/39 Maryvale Street	STAFFORD HEIGHTS STAFFORD HEIGHTS	QLD QLD	4053 4053
Ms	Eliza	Sharp	Ms Sharp	1/16 Blakeney Street	TOOWONG	QLD	4066
Ms	Helen	Sharpe	Ms Sharpe	Street	WOODY POINT	QLD	4019
Ms	Gillian	Shaw	Ms Shaw	17 Boobook Court	CASHMERE	QLD	4500

## LIST OF SUBMITTERS

Mr	Stephen	Shaw	Mr Shaw	17 Boobook Court	CASHMERE	QLD	4500
Ms	Karen	Shaw	Ms Shaw	2 Bardot Street	MCDOWALL	QLD	4053
Mr	Justin	Shaw	Mr Shaw	3 Bacall Place	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	S A	Shaw	Mr/Ms Shaw	3 Bacall Place	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	M	Shaw	Mr/Ms Shaw	3 Bacall Place	STAFFORD HEIGHTS	QLD	4053
				58 Eversleigh			
Mr	Greg	Shaw	Mr Shaw	Road	SCARBOROUGH	QLD	4020
Dr	John	Sheridan	Dr Sheridan	60 Clarence Road	INDOOROPILLY	QLD	4068
Ms	Rae	Sheridan	Ms Sheridan	60 Clarence Road	INDOOROPILLY	QLD	4068
Ms	Gemma	Shiels	Ms Shiels	285 McGinn Road	FERNY GROVE	QLD	4055
				8 Bankhead			
Mr/Ms	R	Simonetto	Mr/Ms Simonetto	Crescent	STAFFORD HEIGHTS	QLD	4053
Ms	Jean	Single	Ms Single	41/9 Fuller Street	LUTWYCHE	QLD	4030
Mr	Stephen	Skerritt	Mr Skerritt	13 Cranford Street	BIRKDALE	QLD	4159
				12 Country Club			
Mr/Ms	K and S	Sketcher	Mr/Ms Sketcher	Drive	ALBANY CREEK	QLD	4035
Ms	Irene	Skinner	Ms Skinner	134 Farrant Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	A M	Skippen	Mr/Ms Skippen	8 Milford Street	ALDERLEY	QLD	4051
Mr/Ms	J T	Skippen	Mr/Ms Skippen	8 Milford Street	ALDERLEY	QLD	4051
Mr/Ms	N	Slatter	Mr/Ms Slatter	22 Morris Street	WOOLOOWIN	QLD	4030
Ms	Gail	Sloane	Ms Sloane	56 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Robyn	Smart	Ms Smart	31 Gow Street	YEERONGPILLY	QLD	4105
Ms	Brittany	Smeed	Ms Smeed	33 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr	Graham	Smeed	Mr Smeed	33 Costello Place	STAFFORD HEIGHTS	QLD	4053
Ms	Christina	Smeed	Ms Smeed	33 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	E	Smeed	Mr/Ms Smeed	72 Hagman Street	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Ms	Sheila	Smeed	Ms Smeed	72 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	H	Smith	Mr/Ms Smith	10 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Ms	Kayla	Smith	Ms Smith	11 Hillhouse Street	ASPLEY	QLD	4034
Mr	Anthony	Smith	Mr Smith	11 Malwood Street	STAFFORD HTS	QLD	4053
Mr and Mrs	Bruce and Janet	Smith	Mr and Mrs Smith	13 Connery Street	MCDOWALL	QLD	4053
Ms	Elaine	Smith	Ms Smith	148 Riding Road	HAWTHORNE	QLD	4171
Ms	Suzanne	Smith	Ms Smith	173 Mt O'Reilly Road	SAMFORD VALLEY	QLD	4520
Mr/Ms	M	Smith	Mr/Ms Smith	19 Thornton Parade	WAVELL HEIGHTS	QLD	4053
Mr/Ms	R	Smith	Mr/Ms Smith	19 Thornton Parade	WAVELL HEIGHTS	QLD	4053
Ms	Heather	Smith	Ms Smith	27 Novak Street	EVERTON PARK	QLD	4053
Mr/Ms	M	Smith	Mr/Ms Smith	29 Goorاما Street	STAFFORD	QLD	4053
Ms	Sigrid	Smith	Ms Smith	66 Forest Glen Crescent	BROWNS PLAINS	QLD	4118
Mr	Gene	Smith	Mr Smith	967 Rode Road	MCDOWALL	QLD	4053
Mrs	J	Snelling	Mrs Snelling	4 Alwyn Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	T	Sofia	Mr/Ms Sofia	183 Trouts Road	STAFFORD HEIGHTS	QLD	4053
Mr	Steve	South	Mr South	3 Falk Street	STAFFORD HEIGHTS	QLD	4053
Miss	Coral	Springfield	Miss Springfield	15 Kilburn Street	CHERMSIDE	QLD	4032
Mr/Ms	Rexie	Stables	Mr/Ms Stables	5 Gregory Place	ALBANY CREEK	QLD	4035
Ms	Karen	Stanton	Ms Stanton	11 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Robert	Stanton	Mr Stanton	11 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	N	Starrenburg	Mr/Ms Starrenburg	5 Costello Place	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	John and Elizabeth	Stephens	Mr and Mrs Stephens	3 Covey Street	WEST CHERMSIDE	QLD	4032
Ms	Diane	Stevens	Ms Stevens	26 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Glen	Stevens	Mr Stevens	26 Hagman Street	STAFFORD HEIGHTS	QLD	4053
Ms	Gertrude	Stewart	Ms Stewart	135 Trouts Road	STAFFORD HEIGHTS	QLD	4053

## LIST OF SUBMITTERS

Mr	Vern	Stickens	Mr Stickens	509 Rode Road 6 Cranborne	CHERMSIDE	QLD	4053
Ms	Jane	Stinson	Ms Stinson	Street	CHERMSIDE WEST	QLD	4032
Ms	Jan	Stobie	Ms Stobie	16 Tyrone Street	CHERMSIDE WEST	QLD	4032
Ms	Ann-Marie	Stove	Ms Stove	66 Remick Street	STAFFORD HEIGHTS	QLD	4053
Ms	Betty	Stove	Ms Stove	66 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	Phillip	Stove	Mr Stove	66 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr	David	Stringfellow	Mr Stringfellow	4 Hagman Street 121 Pembroke Road	STAFFORD HEIGHTS	QLD	4053
Mr	Charles	Stubbs	Mr Stubbs		COORPAROO	QLD	4151
Mr/Ms	S	Suceveanu	Mr/Ms Suceveanu	46 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D M	Sullivan	Mr/Ms Sullivan	43 Leiper Street	STAFFORD	QLD	4053
Mr/Ms	K J	Sullivan	Mr/Ms Sullivan	43 Leiper Street	STAFFORD	QLD	4053
Mr	Terry	Sullivan	Mr Sullivan	43 Leiper Street	STAFFORD	QLD	4053
Mr/Ms	D J	Sullivan	Mr/Ms Sullivan	49 Leiper Street	STAFFORD	QLD	4053
Mr/Ms	J A	Sullivan	Mr/Ms Sullivan	49 Leiper Street	STAFFORD	QLD	4053
Ms	Deidre	Surman	Ms Surman	41 Flockton Street 28 Bankhead	STAFFORD HEIGHTS	QLD	4053
Ms	Noela	Sutcliffe	Ms Sutcliffe	Crescent	STAFFORD HEIGHTS	QLD	4053
Ms	Viola	Svab	Ms Svab	848 Rode Road	MCDOWALL	QLD	4053
Ms	Margaret	Swindells	Ms Swindells	28 Hinkler Street	KEDRON	QLD	4031
Ms	Elise	Szymanski	Ms Szymanski	81 Chuter Street 80 Essendon Road	STAFFORD HEIGHTS	QLD	4053
Mr	John	Tacey	Mr Tacey		ANSTEAD	QLD	4070
Mrs	Marcia	Tatters	Mrs Tatters	298 Wardell Street	ENOGGERA	QLD	4051
Mr	Brett	Taylor	Mr Taylor	22 Laidlaw Parade	EAST BRISBANE	QLD	4169
Mr/Ms	D J	Taylor	Mr/Ms Taylor	28 Karloff Road	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Mr	Peter	Taylor	Mr Taylor	57 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	P	Taylor	Mr/Ms Taylor	6 Amott Street	STAFFORD HEIGHTS	QLD	4053
Ms	Tara	Taylor	Ms Taylor	6 Amott Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	Brian and Heather	Taylor	Mr and Mrs Taylor	6 Mews Street	WEST CHERMSIDE	QLD	4032
Mrs	Vana	Thambar	Mrs Thambar	5 Bogart Street	STAFFORD HEIGHTS	QLD	4053
Dr	Sam	Thambar	Dr Thambar	5 Bogart Street	STAFFORD HEIGHTS	QLD	4053
Ms	Olga	Theodore	Ms Theodore	24 Cherston Street	CHERMSIDE WEST	QLD	4032
Mr	Lester	Therkelsen	Mr Therkelsen	6 Gerry Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Val	Therkelsen	Mrs Therkelsen	6 Gerry Street	STAFFORD HEIGHTS	QLD	4053
Mr	Douglas	Thiedecke	Mr Thiedecke	36 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mrs	J C	Thiedecke	Mrs Thiedecke	36 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr	Ian	Thiselton	Mr Thiselton	15 Connery Street	MCDOWALL	QLD	4053
Mrs	Mary-Ann	Thiselton	Mrs Thiselton	15 Connery Street	MCDOWALL	QLD	4053
Mr and Mrs	Peter and Del	Thistleton	Mr and Mrs Thistleton	51 Tasman Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	R	Thistleton	Mr/Ms Thistleton	8 Janie Street	ASPLEY	QLD	4034
Mr	Terry	Thistleton	Mr Thistleton	8 Janie Street	ASPLEY	QLD	4034
Ms	Joyce	Thomas	Ms Thomas	8 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	N J	Thomas	Mr/Ms Thomas	8 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Anthony	Thomas	Mr Thomas	9 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Ms	Patricia	Thompson	Ms Thompson	1834 Mt Nebo Road	MT NEBO	QLD	4520
Ms	Marion	Thompson	Ms Thompson	87 Huet Street	NUNDAH	QLD	4012
Mr	Ben	Thompson	Mr Thompson	PO Box 36	KEDRON	QLD	4031
Mr	A C	Thomson	Mr Thomson	19 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Betty	Thomson	Mrs Thomson	19 Remick Street	STAFFORD HEIGHTS	QLD	4053
Mr and Mrs	David and Denise	Thomson	Mr and Ms Thomson	5 Blake Close	MCDOWALL	QLD	4053



## LIST OF SUBMITTERS

Mr	Gregory	Thomson	Mr Thomson	5 Blake Close	MCDOWALL	QLD	4053
Mrs and Mr	B and T	Thornton	Mrs and Mr Thornton	26 Ormeley Street	STAFFORD HEIGHTS	QLD	4053
Mr	John	Thurman	Mr Thurman	8 Aldwych Street Albany Gardens Nursing Centre 55 Faheys Road West	STAFFORD HEIGHTS	QLD	4053
Ms	Susannah	Tilse	Ms Tilse		ALBANY CREEK	QLD	
Mr	Edwin	Todd	Mr Todd	19 Connery Street	MCDOWALL	QLD	4053
Mr/Ms	C and D	Todd	Mr/Ms Todd	9 Dors Court	STAFFORD HEIGHTS	QLD	4053
Ms	Marilyn	Toms	Ms Toms	7 Brando Street 290 Handford Road	MCDOWALL	QLD	4053
Mrs	Marylou	Tones	Mrs Tones	86 Norris Road	TAIGUM	QLD	4018
Mr	Billy	Torrano	Mr Torrano		BRACKEN RIDGE	QLD	4017
Mr	Noel	Toscano	Mr Toscano	14 Brando Street	MCDOWALL	QLD	4053
Ms	June	Towne	Ms Towne	29 Hutton Road	ASPLEY	QLD	4034
Mr	Noel	Towne	Mr Towne	29 Hutton Road	ASPLEY	QLD	4034
Ms	Tracey	Trogenza	Ms Trogenza	72 Falkirk Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	B M	Tuck	Mr/Ms Tuck	8 Dalkeith Street	CHERMSIDE WEST	QLD	4032
Mrs	E J	Tune	Mrs Tune	18 Barker Street	WAVELL HEIGHTS	QLD	4012
Mr	K L	Tune	Mr Tune	18 Barker Street	WAVELL HEIGHTS	QLD	4012
Mrs	Joyce	Turner	Ms Turner	68 Dundalli Street	CHERMSIDE WEST	QLD	4032
Ms	Kate	Turner	Ms Turner	79 Sizer Street	EVERTON PARK	QLD	4053
Mr/Ms	W G and J A	Turvey	Mr/Ms Turvey	5 Markway Street	CHERMSIDE WEST	QLD	4032
Mr/Ms	Malele	Ufagalili	Mr/Ms Ufagalili	8/52 Groth Road	BOONDALL	QLD	4034
Ms	Denise	Underwood	Ms Underwood	1 Ansford Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	S	Unwin	Mr/Ms Unwin	54 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
Ms	Belinda	Urquhart	Ms Urquhart	56 Bangalow Street	BRIDGEMAN DOWNS	QLD	4035

# LIST OF SUBMITTERS

Mr/Ms	A	Waters	Mr/Ms Waters	25 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Andrew	Watkinson	Mr Watkinson	24 Wyngarde Street	MCDOWALL	QLD	4053
Ms	Lee	Watkinson	Ms Watkinson	24 Wyngarde Street	MCDOWALL	QLD	4053
Ms	Donna	Watson	Ms Watson	5 Kendrey Street	STAFFORD HEIGHTS	QLD	4053
Ms	Cheryl	Weaver	Ms Weaver	32 Chateau Street	CARSELDINE	QLD	4034
Mr/Ms	B R and J C	Webber	Mr/Ms Webber	20 Koolewong Street	STAFFORD HEIGHTS	QLD	4053
Ms	Cecily	Webster	Ms Webster	3 Blake Close	MCDOWALL	QLD	4053
Mr	Stephen	Webster	Mr Webster	3 Blake Close	MCDOWALL	QLD	4053
Mr/Ms	W D	Wedel	Mr/Ms Wedel	1 Parkdale Street	KEDRON	QLD	4031
Miss	B A	Weedon	Miss Weedon	33 Eastbourne Street	CHERMSIDE WEST	QLD	4032
Mrs	B	Weston	Mrs Weston	60 Norman Drive	CHERMSIDE	QLD	4032
Mr/Ms	G J and E J	Wheatley	Mr/Ms Wheatley	28 Sarina Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	T D	Wheeler	Mr/Ms Wheeler	9 Achilles Street	KEDRON	QLD	4053
Mrs	Joan	Whetton	Mrs Whetton	12 Bankhead Crescent	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	F L	Whetton	Sir/Madam	12 Bankhead Crescent	STAFFORD HEIGHTS	QLD	4053
Ms	Melanie	Wieland	Ms Wieland	9 Harrow Street	NUNDAH	QLD	4012
Mr	Barry	Wilkins	Mr Wilkins	26 Costello Place	STAFFORD HEIGHTS	QLD	4053
Ms	Desley	Willett	Ms Willett	27 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr	Ian	Willett	Mr Willett	27 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	D	Willgon	Mr/Ms Willgon	PO Box 129	GRANGE	QLD	4051

## LIST OF SUBMITTERS

Mr	Dean	Urquhart	Mr Urquhart	56 Bangalow Street	BRIDGEMAN DOWNS	QLD	4035
Mr/Ms	G	Van De Baan	Mr/Ms Van De Baan	19 McGregor Way	FERNY GROVE	QLD	4055
Mr/Ms	M	Van Eldik	Mr/Ms Van Eldik	39 Ontario Crescent	PARKINSON	QLD	4115
Mr and Ms	Max and Bell	Venables	Mr and Ms Venables	21 Gurruman Street	CHERMSIDE WEST	QLD	4032
Mr	Ian	Venamore	Mr Venamore	21 Cilento Street	MCDOWALL	QLD	4053
Ms	Judith	Venamore	Ms Venamore	21 Cilento Street	MCDOWALL	QLD	4053
Ms	Melanie	Venz	Ms Venz	27 Witton Road	INDOOROOPIILLY	QLD	4068
Ms	Meagan	Wakefield	Ms Wakefield	15 Martindale Street	CHERMSIDE WEST	QLD	4032
Mr and Mrs	John and Gloria	Wakefield	Mr and Mrs Wakefield	5 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Mr	David	Wallace	Mr Wallace	69 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Ms	Rebecca	Wallace	Ms Wallace	69 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Ms	Gay	Warburton	Ms Warburton	165 Appleby Road	STAFFORD HEIGHTS	QLD	4053
Mrs	Eileen	Ward	Mrs Ward	22 Morris Street	WOOLOOWIN	QLD	4030
Mr	Shane	Ward	Mr Ward	34 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Ms	Karen	Ward	Ms Ward	34 Flockton Street	STAFFORD HEIGHTS	QLD	4053
Mr	Stephen	Warner	Mr Warner	3 Wayne Street	STAFFORD HEIGHTS	QLD	4053
Mr and Ms	R F and Nola	Warrick	Mr and Ms Warrick	70 Stoneleigh Street	ALBION	QLD	4010
Mr/Ms	C J	Waters	Mr/Ms Waters	16 Western Avenue	CHERMSIDE	QLD	4032
Mr	Dominic	Waters	Mr Waters	25 Travolta Street	STAFFORD HEIGHTS	QLD	4053

# LIST OF SUBMITTERS

Mr	Michael	Woodcock	Mr Woodcock	17 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	P	Woodcock	Mr/Ms Woodcock	17 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Carmel	Woodcock	Mrs Woodcock	509 Rode Road	CHERMSIDE	QLD	4032
Mr	Paul	Woodward	Mr Woodward	118 Turner Road	KEDRON	QLD	4031
Mr/Ms	J A	Woodward	Mr/Ms Woodward	17 Marne Road	ALBION	QLD	4010
Ms	Doreen	Woodward	Ms Woodward	246 Appleby Road	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	J	Woolmer	Mr/Ms Woolmer	242 Appleby Road	STAFFORD HEIGHTS	QLD	4053
Ms	Mary-Ellen	Worth	Ms Worth	PO Box 1476	BUDERIM	QLD	4556
Mr	Graham	Wright	Mr Wright	12 Finch Street	STAFFORD HEIGHTS	QLD	4053
Mr	Cameron	Wright	Mr Wright	20 Burbank Street	STAFFORD HEIGHTS	QLD	4053
Ms	Philippa	Youl	Ms Youl	10 Loren Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	J A and G	Young	Mr/Ms Young	18 Voigt Street	MCDOWALL	QLD	4053
Mrs	J M	Young	Mrs Young	6 Voigt Street	MCDOWALL	QLD	4053
Mr/Ms	A and M	Young	Mr/Ms Young	754 Rode Road	WEST CHERMSIDE	QLD	4032
Ms	Teresa	Young	Ms Young	8 Magellan Court	BRAY PARK	QLD	4500
Mr	Peter	Zatorsky	Mr Zatorsky	71 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Ms	Bridget	Zatorsky	Ms Zatorsky	71 Chuter Street	STAFFORD HEIGHTS	QLD	4053
Ms	Karen	Ziebarth	Ms Ziebarth	5 Rigg Place	MCDOWALL	QLD	4053
Mr	Ken	Ziebarth	Mr Ziebarth	5 Rigg Place	MCDOWALL	QLD	4053
The	Submitter		Sir/Madam	39 Lanchester Street	STAFFORD HEIGHTS	QLD	4053
	The Submitter		Sir/Madam	4/53 Lamington Avenue	LUTWYCHE	QLD	4030
The	Submitter		Sir/Madam	41 Karloff Drive	STAFFORD HEIGHTS	QLD	4053
The	Submitter		Sir/Madam	52 Boundary Road	INDOOROPILLY	QLD	4068

# LIST OF SUBMITTERS

Mr	Brian and Pat	Williams	Mr Williams	11 Evergreen Place	MCDOWALL	QLD	4053
Ms	Karen	Williams	Ms Williams	11 Evergreen Place	MCDOWALL	QLD	4053
Mr/Ms	S	Williams	Mr/Ms Williams	22 Arrakune Crescent	KALLANGUR	QLD	4503
Ms	Janine	Williams	Ms Williams	23 Campbell Terrace	WAVELL HEIGHTS	QLD	4053
Ms	Toni	Williams	Ms Williams	42 Falkirk Street	STAFFORD HEIGHTS	QLD	4053
Mr	Nick	Williams	Mr Williams	5 Essex Street	VIRGINIA	QLD	4014
Ms	Diana	Wilson	Ms Wilson	268 Kitchener Road	STAFFORD HEIGHTS	QLD	4053
Ms	Anita	Wilson	Ms Wilson	62 Brookfield Road	KEDRON	QLD	4031
Mr/Ms	M	Wise	Mr/Ms Wise	23 Chesterfield Street	WAVELL HEIGHTS	QLD	4053
Ms	Maree	Wise	Ms Wise	40 Allan Street	KEDRON	QLD	4031
Ms	Carol	Wiseman	Ms Wiseman	3 Chaplin Street	STAFFORD HEIGHTS	QLD	4053
Mr/Ms	L	Wittman	Mr/Ms Wittman	262 Shaw Road	WAVELL HEIGHTS	QLD	4012
Mr/Ms	M	Wittman	Mr/Ms Wittman	262 Shaw Road	WAVELL HEIGHTS	QLD	4012
Ms	Trista	Wittman	Ms Wittman	5 Markway Street	CHERMSIDE WEST	QLD	4032
Mr	George	Wong	Mr Wong	24 Loren Street	STAFFORD HEIGHTS	QLD	4053
Ms	Lynne	Wood	Ms Wood	11 Vine Crescent	MANGO HILL	QLD	4509
Ms	Betty	Wood	Ms Wood	115A Murphy Road	ZILLMERE	QLD	4034
Ms	Eileen	Wood	Ms Wood	Lot 6 Estelle Court	EATONS HILL	QLD	4037
Mr	Ben	Woodcock	Mr Woodcock	17 Travolta Street	STAFFORD HEIGHTS	QLD	4053
Mrs	Jenny	Woodcock	Mrs Woodcock	17 Travolta Street	STAFFORD HEIGHTS	QLD	4053

## LIST OF SUBMITTERS

# LIST OF SUBMITTERS

The	The Submitter	Sir/Madam	6 Hawn Street	STAFFORD HEIGHTS	QLD	4053
	Submitter	Sir/Madam	8 Fee Street	CHERMSIDE	QLD	4032
	The Submitter	Sir/Madam	9 Tanimbla Street	KEDRON	QLD	4031







SCHEDULE OF DEVELOPMENT			GFA	# OF
APARTMENTS			TYPE	TIMES
100% STUDY	2000 (FT)	8	24	
2000	2000 (FT)	40	12	
2000-4100	1000 (FT)	20	8	
2000-6100	1000 (FT)	22	8	
5000	1000 (FT)	8	6	
5000-6100	1000 (FT)	8	2	
600000	1000 (FT)			
TOTAL GFA		200000		
CARE FACILITY	GFA	# OF		
ASSISTED	61000	40	12	
SELF-SERVICED	61000	10	2	
SECURITY HEALTH	20000			
COCAINITY	10000			
TOTAL GFA		140000		
COMMUNITY CENTRE	GFA	# OF		
SERVICES	2000	10	2	
COMMUNITY FACILITIES	2000	10	2	
TOTAL GFA		4000		
CHILD CARE CENTRE	GFA	# OF		
CHILD	2000	10	2	

SCHEDULE OF DEVELOPMENT		GFA	# OF TYPE 1 TIME2
APARTMENTS			
100's STUDY		2000 (P)	24
200's		2000 (P)	40
200's - 400's		15000 (P)	28
200's - 600's		13000 (P)	22
500's		10000 (P)	8
500's - STUDY		10000 (P)	8
600's		12000 (P)	2
TOTAL GFA		55000 (P)	150
CARE FACILITY		GFA	# OF
ASSISTED		65000	400 - 1500
SELF CARE		65000	100 - 200
SECURITY HEALTH		20000	
COCAINITY			
TOTAL GFA		150000	500 - 2000
COMMUNITY CENTRE		GFA	# OF
SERVICES		2000	
COMMUNITY FACILITIES		4000	
TOTAL GFA		6000	
CHILD CARE CENTRE		GFA	# OF
		2000	

SCHEDULE OF DEVELOPMENT		
HEALTHY & AGED CARE	USE	
BASEMENT	MAINTENANCE	
GROUNDFLOOR	COMMUNITY HEALTH, MARKET PRODUCE, BAKERY, CAFE	
FIRST FLOOR	COMMUNITY HEALTH, BAKERY, CAFE	
SECOND FLOOR	RESIDENT CARE	
THIRD FLOOR	RESIDENT CARE	
FOURTH FLOOR	RESIDENT CARE	
FIFTH FLOOR	RESIDENT CARE	
SIXTH FLOOR	RESIDENT CARE	
SEVENTH FLOOR	RESIDENT CARE	
EIGHTH FLOOR	RESIDENT CARE	
NINTH FLOOR	RESIDENT CARE	
TENTH FLOOR	RESIDENT CARE	
ELEVENTH FLOOR	RESIDENT CARE	
TWELFTH FLOOR	RESIDENT CARE	
THIRTEENTH FLOOR	RESIDENT CARE	
FOURTEENTH FLOOR	RESIDENT CARE	
FIFTEENTH FLOOR	RESIDENT CARE	
SIXTEENTH FLOOR	RESIDENT CARE	
SEVENTEENTH FLOOR	RESIDENT CARE	
EIGHTEENTH FLOOR	RESIDENT CARE	
NINETEENTH FLOOR	RESIDENT CARE	
TWENTIETH FLOOR	RESIDENT CARE	
21ST FLOOR	RESIDENT CARE	
22ND FLOOR	RESIDENT CARE	
23RD FLOOR	RESIDENT CARE	
24TH FLOOR	RESIDENT CARE	
25TH FLOOR	RESIDENT CARE	
26TH FLOOR	RESIDENT CARE	
27TH FLOOR	RESIDENT CARE	
28TH FLOOR	RESIDENT CARE	
29TH FLOOR	RESIDENT CARE	
THIRTIETH FLOOR	RESIDENT CARE	
THIRTY-FIRST FLOOR	RESIDENT CARE	
THIRTY-SECOND FLOOR	RESIDENT CARE	
THIRTY-THIRD FLOOR	RESIDENT CARE	
THIRTY-FOURTH FLOOR	RESIDENT CARE	
THIRTY-FIFTH FLOOR	RESIDENT CARE	
THIRTY-SIXTH FLOOR	RESIDENT CARE	
THIRTY-SEVENTH FLOOR	RESIDENT CARE	
THIRTY-EIGHTH FLOOR	RESIDENT CARE	
THIRTY-NINTH FLOOR	RESIDENT CARE	
FORTIETH FLOOR	RESIDENT CARE	
41ST FLOOR	RESIDENT CARE	
42ND FLOOR	RESIDENT CARE	
43RD FLOOR	RESIDENT CARE	
44TH FLOOR	RESIDENT CARE	
45TH FLOOR	RESIDENT CARE	
46TH FLOOR	RESIDENT CARE	
47TH FLOOR	RESIDENT CARE	
48TH FLOOR	RESIDENT CARE	
49TH FLOOR	RESIDENT CARE	
FIFTIETH FLOOR	RESIDENT CARE	
FIFTY-FIRST FLOOR	RESIDENT CARE	
FIFTY-SECOND FLOOR	RESIDENT CARE	
FIFTY-THIRD FLOOR	RESIDENT CARE	
FIFTY-FOURTH FLOOR	RESIDENT CARE	
FIFTY-FIFTH FLOOR	RESIDENT CARE	
FIFTY-SIXTH FLOOR	RESIDENT CARE	
FIFTY-SEVENTH FLOOR	RESIDENT CARE	
FIFTY-EIGHTH FLOOR	RESIDENT CARE	
FIFTY-NINTH FLOOR	RESIDENT CARE	
SIXTIETH FLOOR	RESIDENT CARE	
SIXTY-FIRST FLOOR	RESIDENT CARE	
SIXTY-SECOND FLOOR	RESIDENT CARE	
SIXTY-THIRD FLOOR	RESIDENT CARE	
SIXTY-FOURTH FLOOR	RESIDENT CARE	
SIXTY-FIFTH FLOOR	RESIDENT CARE	
SIXTY-SIXTH FLOOR	RESIDENT CARE	
SIXTY-SEVENTH FLOOR	RESIDENT CARE	
SIXTY-EIGHTH FLOOR	RESIDENT CARE	
SIXTY-NINTH FLOOR	RESIDENT CARE	
SEVENTIETH FLOOR	RESIDENT CARE	
SEVENTY-FIRST FLOOR	RESIDENT CARE	
SEVENTY-SECOND FLOOR	RESIDENT CARE	
SEVENTY-THIRD FLOOR	RESIDENT CARE	
SEVENTY-FOURTH FLOOR	RESIDENT CARE	
SEVENTY-FIFTH FLOOR	RESIDENT CARE	
SEVENTY-SIXTH FLOOR	RESIDENT CARE	
SEVENTY-SEVENTH FLOOR	RESIDENT CARE	
SEVENTY-EIGHTH FLOOR	RESIDENT CARE	
SEVENTY-NINTH FLOOR	RESIDENT CARE	
EIGHTIETH FLOOR	RESIDENT CARE	
EIGHTY-FIRST FLOOR	RESIDENT CARE	
EIGHTY-SECOND FLOOR	RESIDENT CARE	
EIGHTY-THIRD FLOOR	RESIDENT CARE	
EIGHTY-FOURTH FLOOR	RESIDENT CARE	
EIGHTY-FIFTH FLOOR	RESIDENT CARE	
EIGHTY-SIXTH FLOOR	RESIDENT CARE	
EIGHTY-SEVENTH FLOOR	RESIDENT CARE	
EIGHTY-EIGHTH FLOOR	RESIDENT CARE	
EIGHTY-NINTH FLOOR	RESIDENT CARE	
NINETY FLOOR	RESIDENT CARE	
NINETY-FIRST FLOOR	RESIDENT CARE	
NINETY-SECOND FLOOR	RESIDENT CARE	
NINETY-THIRD FLOOR	RESIDENT CARE	
NINETY-FOURTH FLOOR	RESIDENT CARE	
NINETY-FIFTH FLOOR	RESIDENT CARE	
NINETY-SIXTH FLOOR	RESIDENT CARE	
NINETY-SEVENTH FLOOR	RESIDENT CARE	
NINETY-EIGHTH FLOOR	RESIDENT CARE	
NINETY-NINTH FLOOR	RESIDENT CARE	
HUNDRED FLOOR	RESIDENT CARE	

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CAR PARKING		
HEALTH & WELFARE		
General	4	
Spec		
TOTAL		
VILLAGE		
General	10	
Spec		
TOTAL		
CHILD CARE		
General	15	
Spec		
TOTAL		
TOTAL CHILTR		205,242

CAR PARKING		
HEALTH & WELFARE		
General	4	
Spec		
TOTAL		
VILLAGE		
General	10	
Spec		
TOTAL		
CHILD CARE		
General	15	
Spec		
TOTAL		
TOTAL CHILTR		205,242

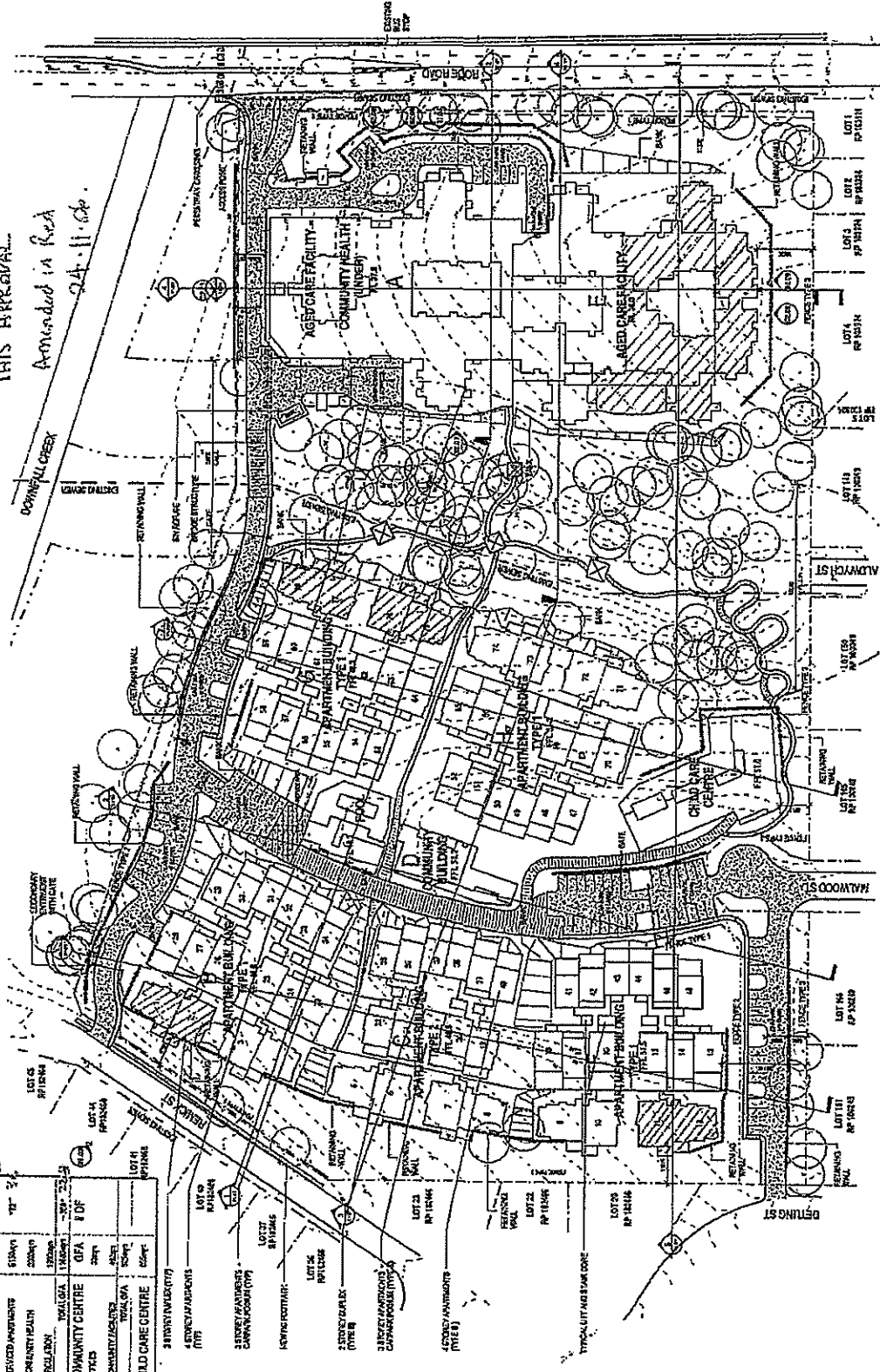
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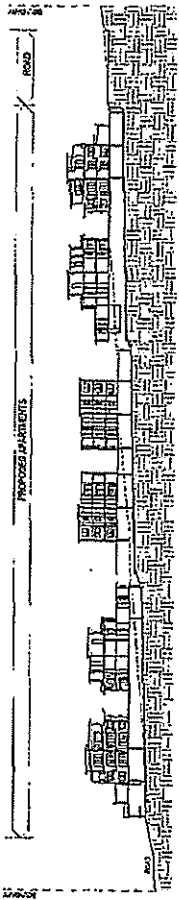
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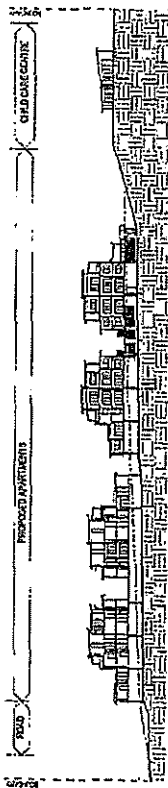
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NOT PART OF  
THIS APPROVAL  
Amended in Red  
24.11.06.

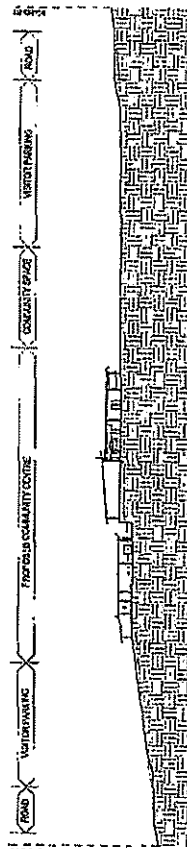
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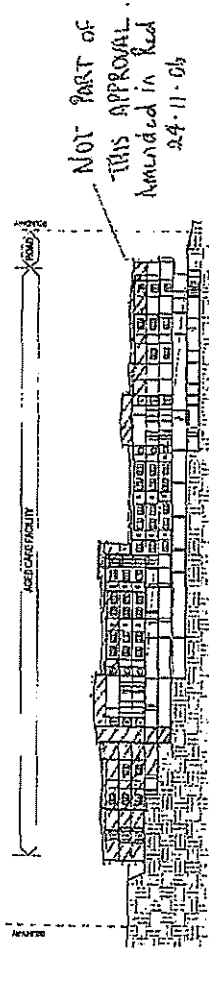
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Section 7  
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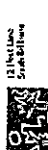
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Section 9  
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NO.	REV.	DATE	BY	CHKD.
1		10/01/02	WJH	

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New Zealand  
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Email: info@thomsonadsett.co.nz  
Website: www.thomsonadsett.co.nz

PROPOSED  
DEVELOPMENT  
AT  
ROD ROAD  
FOR  
BLUE CARE

Site Section 2

NO.	REV.	DATE	BY	CHKD.
1		10/01/02	WJH	

# **ANNEXURE B**

**COPY OF DECISION NOTICE  
FOR REQUEST TO CHANGE A  
DEVELOPMENT APPROVAL  
UNDER SECTION 3.5.33 OF  
THE *INTEGRATED PLANNING  
ACT 1997*  
(DATED 3 SEPTEMBER 2008)**



Hon Paul Lucas MP

Our ref: MC07.2670

3 SEP 2008

Mr John Barbaro  
Architect  
Property Development Unit  
The Uniting Church in Australia Property Trust (Q)  
Trading as Blue Care  
PO Box 1539  
Milton QLD 4064



Queensland  
Government

Deputy Premier  
Minister for Infrastructure  
and Planning

Dear Mr Barbaro

**NOTICE OF DECISION**  
**APPLICATION TO CHANGE OR CANCEL DECISIONS**  
*Section 3.5.33 Integrated Planning Act 1997*

I refer to your representations about a request to change conditions of the Ministerial approval of the development proposal for 818 Rode Road, Stafford Heights of 27 November 2006.

Pursuant to section 3.5.33(8) of the *Integrated Planning Act 1997*, I wish to advise that I have decided your request to change or cancel conditions. Details of the approved changes can be found in the attached revised conditions package.

The following is a summary of the changes approved:

- an amendment to condition 1 to include the revised Table 1 New Plans of Development
- amendments to conditions 3, 4, 5, 14 and 15 to refer to the revised Site Plan - Staging Plan 8580.02 DA00.07 dated 23 March 2007
- an amendment to condition 21 to refer to the Vegetation Off-Set Area as shown on Plan 8580.02 DA10.03 Revision A dated January 2007
- an amendment to condition 27 to refer to the revised Site Masterplan 8580.02 DA 00.01 Revision B dated 30 April 2007
- an amendment to condition 10 to refer to all stages of development
- the deletion of conditions 45 and 48
- an amendment to condition 60.

No change has been made to condition 49, consistent with advice from Brisbane City Council.

Level 12 Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3224 4600  
Facsimile +61 7 3224 4781  
Email [deputypremier@ministerial.qld.gov.au](mailto:deputypremier@ministerial.qld.gov.au)  
ABN 65 959 415 158

In coming to these conclusions in respect of your request, I am advised that officers of the Department of Infrastructure and Planning consulted with the Brisbane City Council, Buckley Vann Town Planning Consultants and McCormick Rankin Cagney in the investigation and negotiation of the request.

I trust this information is of assistance to you. If you require any further information, please contact Mr Andrew Foley, Principal Planner, Department of Infrastructure and Planning on 3237 1750 who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Lucas', with a long horizontal flourish extending to the right.

PAUL LUCAS MP

Deputy Premier

Minister for Infrastructure and Planning

Enc (1)

# ATTACHMENT 1

## REVISED CONDITIONS OF DEVELOPMENT APPROVAL – MULTI-UNIT DWELLING (AGED CARE ACCOMMODATION AND SPECIAL NEEDS ACCOMMODATION), CHILD CARE FACILITY, HEALTH CARE PURPOSES AND MEDICAL CENTRE, 818 RODE ROAD, STAFFORD HEIGHTS LOT 650 CP841247 PARISH OF KEDRON

21 JULY 2008

### MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) AND CARRYING OUT OPERATIONAL WORKS (PRELIMINARY APPROVAL)

#### General/Planning Requirements

CONDITIONS	TIMING
<p>1. Carry out the approved development generally in accordance with the plans, drawing(s) and/or document(s) as indicated in Table 1 to this document subject to the following changes in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan A; in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan B; and in the version of 8580.02 DA 01.02 Section 9 dated October 2005 and amended in red on 24 November 2006 :</p> <ul style="list-style-type: none"> <li>• Identification of the area to be reclaimed with native vegetation as an offset located adjacent to the western boundary of the site calculated at 9,000 square metres;</li> <li>• Identification of Building A and E: GFA 15,686 square metres</li> <li>• Identification of Building B, C, F, G and H: GFA 18,752 square metres;</li> <li>• Identification of Building D: GFA 525 square metres;</li> <li>• Identification of Building I : GFA 655 square metres;</li> <li>• Identification of car parking covered and open;</li> <li>• Identification of building heights and elevations for Aged Care Facility, Apartment Buildings, Community Building and Child Care Centre;</li> <li>• Identification of numbers of aged cares beds, serviced rooms and assisted living units/apartments;</li> <li>• Identification of existing trees &gt; 200mm DBH to remain and existing trees &gt; 200mm DBH to be removed;</li> <li>• Identification of communal open space area</li> <li>• Identification of the Schedule of Development (Stages 1 to 6)</li> </ul>	<p>While development is occurring on site and then to be maintained</p>

Table 1: New Plans of Development.

Plan/Document Number	Plan/Document Name	Date
8580.02 DA 00.01 Rev B	Site Masterplan	30 April 2007
8580.02 DA 00.02	Tree Plot	23 March 2007
8580.02 DA 00.03	Site Plan – Communal Open Space	23 March 2007

8580.02 DA 00.07	Site Plan – Staging Plan	23 March 2007
8580.02 DA 01.01	Site Section 1	23 March 2007
8580.02 DA 01.02	Site Section 2	23 March 2007
8580.02 DA 01.03	Site Elevations	23 March 2007
8580.02 DA 02 .01	Aged Care Accommodation – Basement Floor Plan	20 March 2007
8580.02 DA 02 .02	Aged Care Accommodation – Ground Floor Plan	20 March 2007
8580.02 DA 02 .03	Aged Care Accommodation – First Floor Plan	20 March 2007
8580.02 DA 02 .04	Aged Care Accommodation – Second Floor Plan	20 March 2007
8580.02 DA 02 .05	Aged Care Accommodation – Third Floor Plan	20 March 2007
8580.02 DA 02 .06	Aged Care Accommodation – Fourth Floor Plan	20 March 2007
8580.02 DA 02 .08	Care Facility Elevation 1	23 March 2007
8580.02 DA 02.09	Care Facility Elevation 2	23 March 2007
8580.02 DA 02.10	Aged Care Accommodation – Roof Plan	20 March 2007
8580.02 DA 03.01	Retirement Living – Apartment Block Type 1 Plans	18 October 2005
8580.02 DA 03.02	Retirement Living – Apartment Block Type 1 Plans & Elevations	18 October 2005
8580.02 DA 03.03	Retirement Living – Apartment Block Type 2 Plans	18 October 2005
8580.02 DA 03.04	Retirement Living – Apartment Block Type 2 Plans & Elevations	18 October 2005
8580.02 DA 03.05	Retirement Living – Community Building Plans and Elevations	17 October 2005
8580.02 DA 03.06	Retirement Living – Apartment Block Type 1A and 1C Plans	January 2007
8580.02 DA 03.07	Retirement Living – Apartment Block Type 1A and 1C Plans and Elevations	January 2007
8580.02 DA 03.08	Retirement Living – Apartment Block Type 1B Plans	January 2007
8580.02 DA 03.09	Retirement Living – Apartment Block Type 1B Plans and Elevations	January 2007
8580.02 DA 04.01	Child Care Centre Plans and Elevations	18 October 2005
8580.02 DA 10.03 Rev A	Vegetation Off-Set Area	January 2007
05-118-01 B	General Layout, Drawing List, Locality Plan and Notes	June 2005
05-118-02 C	Bulk Earthworks Plan	June 2005
05-118-03 C	Bulk Earthworks Cross Sections	June 2005
05-118-04 A	Services Plan	June 2005
05-118-05 B	Sedimentation and Erosion Control Plan	June 2005
05-118-05A A	Sedimentation and Erosion Control Notes and Details	June 2005
05-118-06 A	Rode Road Roadworks and Entry Treatment	June 2005
<p><b>GUIDELINE</b>  <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents</i></p>		



can be modified is constrained by sections 3.5.24 and 3.5.33 of the Integrated Planning Act 1997.	
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<p>2. Submit to the Brisbane City Council (Council) copies of plans, drawings and documents specified in Table 1 of Condition 1 amended to be generally in accordance with the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 Plan A; in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan B; and the version of 8580.02 DA 01.02 Section 9 dated October 2005 amended in red on 24 November.</p> <p>The plans, drawings and documents submitted to Council are to be stamped and dated to reflect the date of approval of the application.</p>	Prior to undertaking the works
<p>3. Carry out the approved development generally in accordance with the Schedule of Development (Stages 1 to 6) 8580.02 DA 00.07 Site Plan – Staging Plan dated 23 March 2007 (as amended by Condition 2).</p> <p>Infrastructure contributions and the provision of infrastructure for each stage specified in the conditions below are to be provided to Council at the time of the granting of a development permit for operational works for each stage of the development.</p> <p><b>GUIDELINE</b>  <i>The development application seeks development approval for a Development Permit for Material Change of Use to facilitate the staged establishment of an integrated aged care facility containing a range of residential and health support community services. Due to the scale of the development the construction is anticipated to be undertaken over a period of ten years with the various components of the integrated aged care facility proposed to be constructed in a six (6) stage sequence. The sequence of construction may vary in order to meet demand requirements at a particular period of time.</i></p>	Prior to the commencement of the use
<p>4. Complete all operational work associated with this development approval in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by Condition 2) prior to the commencement of the use, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from Brisbane City Council (the Council), in accordance with the relevant approval(s).</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. This condition does not authorise assessable development to occur and a development permit may therefore be necessary.</i></p>	Prior to the commencement of the use
<p>5 Complete all building work associated with this development approval in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by Condition 2) prior to the commencement of the use, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or where the building work is assessable development, in accordance with a current</p>	Prior to the commencement of the use

development permit.	
<p><b>GUIDELINE</b></p> <p><i>This condition is imposed to ensure all building work associated with the use is in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves building work and may therefore constitute 'assessable development'. This condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</i></p>	
<p>6. Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans, drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p><b>GUIDELINE</b></p> <p><i>This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the Integrated Planning Act 1997. It will be necessary to make a new application if the change is not a minor change.</i></p>	To be maintained
<p>7. A legible copy of the approved drawings and the decision notice (including conditions) is to be available on site at all times during construction and earthworks.</p> <p><b>GUIDELINE</b></p> <p><i>This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</i></p>	As indicated
<p>8. For the purposes of section 3.5.21(1)(b) of the IPA, the relevant currency period for the Development Permit for the Staged Integrated Aged Care Facility including Multi-Unit Dwelling- Retirement Village, Aged Care Accommodation, Residential Development for People with Special Needs; and Health Care Purposes; and Medical Centre and Child Care Facility of this approval is 10 years starting the day the approval takes effect.</p> <p>For the purposes of section 3.5. 21(1)(b) of the IPA, the relevant currency period for the Preliminary Approval for carrying out Operational Works of this approval is 10 years starting the day the approval takes effect.</p> <p><b>GUIDELINE</b></p> <p><i>This condition is imposed where the relevant period for the development approval is other than as is specified in s 3.5.21 of the Integrated Planning Act 1997.</i></p>	As indicated
<p>9. Provide to the Council a written statement from a person who is qualified in using a recognised energy rating system, such as BERS (Building Energy Rating System), NatHERS or other recognised system, that the building(s) comply with the</p>	Prior to lodging an application for a development permit for building works

<p><i>"Brisbane City Plan 2000 - Energy Efficiency Code".</i></p> <p><b>GUIDELINE</b>  <i>This condition is imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings except a house.</i></p>	
<p>10. Submit to the Council documentary evidence from an appropriately qualified person that states the outdoor lighting associated with the proposed development for all stages complies with the requirements of AS4282 - <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure outdoor lighting does not have an impact on any person, activity or fauna because of light emissions, either directly or by reflection.</i></p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>
<p>11. Erect screen fencing on the site as shown on the approved plans unless an alternative design and location of fencing is agreed to the satisfaction of the Council or with the owner of adjoining land.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure visual privacy between the development and adjoining properties.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>12. Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the <i>"Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code"</i>.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.</i></p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>

#### Monetary Contributions & Securities

CONDITIONS	TIMING
<p>13. Pay to the Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.</i></p>	<p>Prior to the commencement of the use</p>
<p>14. Infrastructure Charges – Water Supply.</p> <p>At the time of development of each stage pay to the Council a monetary contribution towards the cost of providing water supply infrastructure in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by</p>	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community</p>

CONDITIONS	TIMING
<p>Condition 2) at the rate specified in Planning Scheme Policy 2 – ‘Development Contributions for Water Supply and Sewerage Headworks arising from Reconfiguring a Lot and Material Change of Use of Land’ at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is Multi-Unit Dwelling, Child Care Facility, Nursing home/hospital, and Medical Centre.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to obtain a contribution towards the provision of Adequate water supply infrastructure . For enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>management statement, whichever is earlier</p>
<p>15. Infrastructure Charge – Sewerage.</p> <p>At the time of development of each stage pay to the Council a monetary contribution towards the cost of providing sewerage infrastructure in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by Condition 2) at the rate specified in the Planning Scheme Policy 2 – ‘Development Contributions for Water Supply and Sewerage Headworks arising from Reconfiguring a Lot and Material Change of Use of Land’ at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is Multi-Unit Dwelling, Child Care Facility, Nursing home / hospital, and Medical Centre.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to obtain a contribution towards the provision of adequate sewerage infrastructure. For enquiries about this condition, please contact the Engineering Officer, Development Assessment of the Council.</i></p>	<p>Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is earlier</p>
<p>16. Pay to the Council a monetary contribution towards the provision of parkland at the rate specified in <i>Planning Scheme Policy 1 – Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land</i> applicable at the time of payment based on the approved plans of development.</p> <p>The amount is currently calculated at \$18.00 per square metre (residential) of gross floor area and \$2.70 per square metre (commercial). The required contribution currently totals \$623,070.00. This park contribution is the current rate for the 2006/2007 financial year.</p> <p><b>GUIDELINE</b>  <i>The basis for a monetary contribution is the cost to Council of purchasing parkland or providing facilities in parkland, or both of these. The contribution is calculated in accordance with Planning Scheme Policy 1 - Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development</i></p>	<p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is earlier</p>

of Land.	
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## Architecture

CONDITIONS	TIMING
<p>17. (a) Submit for the approval of the Team Leader, Development Assessment Team North of the Council, further details of the building facade treatment and external materials, colours and finishes generally consistent with the approved plans. (b) Implement the above detailed design treatments.</p>	<p>Prior to building work commencing</p> <p>Prior to the commencement of the use &amp; then to be maintained</p>
<p>18. The overall height of the proposed building(s) is to be in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) Construct the floor levels in accordance with the scaled floor levels on the approved drawings;</li> <li>(b) Construct the buildings such that their respective heights do not exceed the scaled heights as shown on the approved drawings; and</li> <li>(c) Submit certification from a licensed surveyor that the as constructed floor levels and building heights are in accordance with parts (a) and (b) of this condition.</li> </ul> <p>This information is to be submitted to the Principal Planner, Development Assessment Team North of the Council prior to the commencement of the use.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure the floor levels and maximum overall height of the proposed building is in accordance with the development approval. For any enquiries about this condition, please contact the Development Assessment Team Architect of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>19. Treatment of balconies and decks.</p> <ul style="list-style-type: none"> <li>(a) All balconies and decks shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 Residential Code" and clearly depicted on the approved drawings.</li> <li>(b) Any Community Management Statement is to contain a by-law which reflects the requirements of the previous parts of this condition.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Assessment Manager, Development Assessment of the Council.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>20. Provide screening for any externally mounted air-conditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>i. No unscreened installations on the proposed development are to be visible from the surrounding sites; and</li> </ul>	<p>Prior to the commencement of the use and then to be maintained</p>

- ii. Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

## GUIDELINE

*This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Development Assessment Team Architect of the Council.*

## Landscape & Open Space

CONDITIONS	TIMING
21. The applicant must establish and maintain a compensatory habitat equivalent to 9000 square metres in the Downfall Creek reserve, and Ravens Road Reserve (offset land) in accordance with approved plans and identified in the version of 8580.02 DA 10.03 Revision A - Vegetation Off-Set Area dated January 2007 amended in red on 24 November 2006 as Plan B (amended by Condition 2).	Prior to the commencement of the use and then to be maintained
Prepare and landscape the offset land in accordance with a Special Vegetation Management Plan.	Prior to undertaking the works
(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a detailed Special Vegetation Management Plan (SVMP). The plan is to be prepared at a scale of 1:200 by a suitably qualified and experienced landscape Architect in consultation with the Council. The plan is to address site works, physical planting in terms of type, location, and maturity, staging of the physical planting and the methods to be applied to maintain and sustain the planting for a period of time to the satisfaction of the Council.	
(b) The SVMP is to include a maintenance program detailing all proposed plantings including the progressive staging of works, time schedule, methods of establishment and projected ongoing maintenance over a period of five (5) years.	Prior to undertaking the works
(c) Obtain all necessary approvals for the satisfactory construction of these works.	Prior to undertaking the works
(d) Following the completion of the staged planting and maintenance program identified in the SVMP the management and maintenance of the compensatory habitat is to be transferred over to Council. The transfer is to occur within a five (5) year period starting from the commencement of the SVMP works or an alternative lesser period of time to be determined by Council	To be maintained
<b>GUIDELINE</b> <i>The purpose of the SVMP including planting works is to rehabilitate and enhance (as appropriate) the Downfall Creek and Ravens Road Reserves. The planting works and maintenance are to be applied over a 5 year period and involve costs attributable to plant and tree purchases.</i>	

CONDITIONS	TIMING
<p>22. Prepare and landscape the site in accordance with a Landscape Management, Site Works and Planting Plan.</p> <p>(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a detailed Landscape Plan for all on-site landscape works identified on the approved drawings. The plan is to be prepared at a scale of 1:200 by a suitably qualified and experienced Landscape Architect, and must comply with the "Brisbane City Plan 2000- Landscaping Code". The plan should include the following:</p> <p>i) Siteworks:</p> <ul style="list-style-type: none"> <li>- Specific comments about site issues.</li> <li>- Protection of existing trees on adjacent properties as shown on the approved plans. Any trimming of these trees is to be carried out by a qualified arborist in accordance with the relevant Australian Standards.</li> <li>- Trees within parking areas are protected by raised kerbs, wheel stops or bollards. Trees are provided with a minimum topsoil depth of 0.8m. Permeable surface treatments are provided for all spillover carparking areas.</li> <li>- Trees with a minimum of 1.8m clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways.</li> <li>- Vegetated buffers are provided next to vehicle movement/parking areas along the side boundaries.</li> <li>- Common landscape and recreation areas are provided with a reticulated drip irrigation system connected to town water and a non town water supply. One hose cock is provided within each private landscape and recreation area.</li> <li>- Stormwater harvesting must be maximised and any adverse impacts minimised. The opportunities for water infiltration on site is maximised through draining hard surface areas towards permeable surfaces in addition to minimising the extent of impervious surface finishes on site.</li> <li>- Security and foot lighting is provided to site entries, driveways, parking areas, building entries and pedestrian ways.</li> <li>- The extent of soft and hard landscape works.</li> <li>- Extent of basement and roof lines.</li> <li>- Location and details (heights, materials) of fencing, retaining walls and ramps.</li> <li>- Existing and proposed finished levels to external works particularly in critical areas (eg. top and toe of retaining walls and steps).</li> <li>- Description/detail of critical design elements where applicable (eg. stabilisation of batters, podium planters).</li> <li>- Basic specification notes including but not limited to existing tree protection, soil preparation and planting, including mulching and soil types both existing and imported; and</li> </ul> <p>ii) Planting:</p> <ul style="list-style-type: none"> <li>- A planting schedule listing proposed plants by botanical names, numbers and size at time of planting.</li> <li>- Tiered planting consisting of trees, shrubs and groundcovers to all garden areas.</li> <li>- Screen planting including columnar trees and screen shrubs to common boundaries of the site.</li> </ul>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>

CONDITIONS	TIMING
<ul style="list-style-type: none"> <li>- Landscaped area along the Rode Road and frontage of the site includes large trees that achieve a canopy spread over a minimum of 50% of the site frontage length within 10 years of planting, low shrubs and ground covers.</li> <li>- Landscaped areas along the rear boundary of the site includes a minimum of one tree every 5-7m capable of growing to a height above the building eaves within 5 years of planting, screening shrubs capable of growing to a height of 3m within 5 years of planting, low shrubs and ground covers.</li> <li>- Landscaped areas along the side boundary of the site includes columnar trees at a minimum of one tree for every 3m length of that portion of boundary immediately adjacent to the building, rounded canopy trees or large spreading trees at a maximum spacing of 10m or where sufficient room in addition to screening shrubs, low shrubs and ground covers.</li> </ul> <p>(b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice, and have the landscaping and works in place prior to the commencement of the use.</p> <p>(c) Advise the Council upon completion of the landscape works by completing the development details and Part B of the Compliance Certificate-Landscaping.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when there is a landscape component to a High Level development application, and Council requires more details of the proposed landscape works.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>23. Existing street tree(s) must be identified, retained and protected whilst any demolition or building works are occurring on the site. Any pruning, trimming or works within the dripline of these trees to accommodate the development must be performed by a qualified arborist in accordance with the Australian Standard for the Pruning of Amenity Trees AS4373, and with prior approval from the Council's vegetation and pest services.</p> <p>Street trees are protected under Category 1 of NALL (Council-Controlled Vegetation) and an Application To Carry Out Works On (including Interfere with) Protected Vegetation must be made to and approved by the Council prior to commencing any work which may affect the canopy or root zone of the trees.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where existing vegetation contributes significantly to the character of the existing streetscape and the surrounding amenity of the locality. For any enquiries about this condition, please contact Vegetation and Pest Services on 3403 8888.</i></p>	<p>While site works are occurring and then to be maintained</p>
<p>24. Lodge and receive approval for an <i>Application to Carry Out Works on Protected Vegetation</i> from the Delegate, Development &amp; Regulatory Services of the Council as required.</p> <p><b>GUIDELINE</b></p>	<p>Prior to site works commencing</p>



*This condition is imposed when the proposed development involves site works and the site is protected by the Natural Assets Local Law 2003. Application forms can be obtained from any Council Customer Service Centre. For any enquiries about this condition please contact the Development Assessment Team Landscape Architect of the Council.*

## Engineering

CONDITIONS	TIMING
<p>25. Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit to the Council an Erosion and Sediment Control (ESC) Program which complies with the Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment of the Council, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore may require an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>To be maintained.</p> <p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. operational works, building works and other land disturbing activities) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>
<p>26. Undertake the works on the site in accordance with an Earthworks Plan approved by the Engineering Delegate, Development Assessment of the Council.</p> <p>(a) Submit an earthworks plan (and obtain approval from the Engineering Delegate, Development Assessment of the Council), prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" demonstrating how the development will comply with the requirements in the Guidelines and the following:</p> <ul style="list-style-type: none"> <li>- The location of any cut and/or fill;</li> </ul>	<p>While site works are occurring and then to be maintained</p> <p>Prior to site works/building works commencing</p>

CONDITIONS	TIMING
<ul style="list-style-type: none"> <li>- The quantity of fill to be deposited and finished fill levels;</li> <li>- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- The existing and proposed finished levels (extending into the adjacent properties);</li> <li>- Preservation of all drainage structures from the effects of structural loading generated by the earthworks;</li> <li>- Protection of adjoining properties and roads from ponding or nuisance from stormwater;</li> <li>- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.</li> </ul> <p>(b) All fill material placed on the site must comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials.</p> <p>Suitable fill material is deemed to comply with the requirements of clause 4.3, AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>(c) Prepare the following details for presentation to the Council's Engineering Delegate at a pre-start meeting arranged by the consultant supervising the contractor:</p> <ul style="list-style-type: none"> <li>- The type of fill to be used and the manner in which it is to be compacted;</li> <li>- Details of any proposed access routes to the site which are intended to be used to transport fill to the site;</li> <li>- Engineering details of any haul roads to be built to facilitate the placement of fill on the site;</li> <li>- The contractor is responsible for maintaining the access roads near the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- Damage to Council assets will need to be repaired at no cost to Council;</li> <li>- Public footpaths fronting the site are to remain safe at all times; and</li> <li>- Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site.</li> </ul> <p>(d) Implement and maintain the provisions of a Site Based Stormwater Management Plan which is consistent with Council's "Subdivision &amp; Development Guidelines" (2000 or later version) and aims to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site during construction and operational works.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed for applications when significant earthworks are proposed in conjunction with a development proposal. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective) may be part of Environmental Management Plans (EMPs) and include ESC Programs/Management Plans. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>While site/operational works/building works is occurring</p> <p>Prior to site works/building works commencing</p> <p>While site/operational works/building works is occurring</p>

<p>27. Dedicate as road requirements in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application and as indicated on 8580.02 DA 00.01 Revision B Site Masterplan dated 30 April 2007 (as amended by Condition 2) .</p> <p><b>GUIDELINE</b>  <i>This condition is imposed on development sites where new roads are required and/or where safety and capacity of existing and new roads are to be maintained. This requirement will necessitate the preparation of survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit of the Council. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>28. Grant the following easement:  (a) Easements for sewerage and overland flow purposes in favour of the Council over sewerage mains.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Council. Easements not in favour of the Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit of the Council. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>

<p>29. Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the Filling and Excavation Code in the <i>Brisbane City Plan 2000</i>.</p> <p><b>GUIDELINE</b>  <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	
<p>30. Access, Internal Roadways, Parking &amp; Servicing Areas.</p> <p>Design, construct, and thereafter maintain, rehabilitate or replace the following facilities in accordance with the approved plan(s) of layout.</p> <p>(a) The works are to be designed, constructed, maintained, rehabilitated or replaced in accordance with good engineering practices and the following documents:</p> <ul style="list-style-type: none"> <li>1.0 The Transport, Access, Parking, and Servicing Planning Scheme Policy (Appendix 2 of the City Plan);</li> <li>2.0 The Transport and Traffic Facilities Planning Scheme Policy (Appendix 2 of the City Plan);</li> <li>3.0 The Subdivision and Development Guidelines;</li> <li>4.0 The Manual of Uniform Traffic Control Devices (MUTCD);</li> <li>5.0 Austroads.</li> </ul> <p>(b) A Certificate of Completion (as per Appendix B of Part E of the "Subdivision and Development Guidelines") certified by a Registered Professional Engineer of Queensland (RPEQ) is required as proof of compliance with this condition. A copy of the Certificate of Completion is to be forwarded to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p>NOTE: The design, design documentation, (including the laboratory test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing.</p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>

(c) Access Driveway.

A seven (7) metre wide Type B2 permanent vehicular crossover to the Rode Road and Remick Street frontage(s) of the site;

(d) Close all existing redundant vehicle crossings fronting the site and reinstate the kerb and channel, road pavement, footways and footpaths;

(e) Permanent levels.

The permanent levels for this vehicular crossover are to be determined by Council. A permit will be required prior to the commencement of construction and may be obtained by contacting the Council's Call Centre on 3403 8888 and quoting these permanent levels;

(f) Internal Paving.

Construct an appropriate pavement of minimum Type A standard and surface (including associated drainage) to the area on which motor vehicles will be driven and/or parked;

(g) Gradients.

The grades of the driveways and paved areas are to conform to the requirements of the *Brisbane City Plan 2000*;

(h) Manoeuvring.

Paved areas, on site for the manoeuvring of a large rigid vehicle, refuse collection vehicle, service vehicles and emergency vehicles and for the loading and unloading of the vehicle(s);

(i) Parking.

On site parking for 381 cars and for the loading and unloading of vehicles within the site. This includes 116 visitor parking spaces;

(j) Disability Parking.

4 of the above parking spaces are to be provided for people with disabilities;

(k) Access for visitors.

24 hour unrestricted access for bona fide visitors to any visitor bay;

(l) Minimum Height.

A minimum 2.3 metres height clearance to all undercover car parking areas (Note: The minimum clear height shall be measured to the lowest appurtenance on the ceiling i.e. fire sprinklers, services, lighting fixtures, signs etc.);

(m) Refuse storage/collection.

(n) Provide height requirements for an ambulance where required

<p>An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site;</p> <p>(o) Signs and Lines. The internal paved areas are to be signed and delineated, in accordance with the approved layout and the MUTCD and Austroads;</p> <p>(p) Directional visitor sign. A directional visitor parking sign at the Rode Road, Remick Street and Malwood Street frontage(s) of the site adjacent to or clearly visible from the vehicle entrance to the site;</p> <p>(q) Height clearance sign. A height clearance sign located at the entrance(s) to undercover car parking areas; (Note: The requirement for this sign will vary and is dependent on the expected turnover of residents/visitors. The requirement for this sign will need to be determined at the Development Assessment stage. As a guide it is expected that this sign will be required on any car park that is to be used by other than permanent residents and should be clearly dictated under section 4.11 of the Transport Access Parking and Servicing scheme policy.)</p> <p><b>GUIDELINE</b> <i>The Transport, Access, Parking and Servicing Planning Scheme Policy requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies the detailed design requirements to which development approval relates.</i></p>	
<p>31. Run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, is to be collected internally and directed to a lawful point of discharge in accordance with the Council's "Subdivision and Development Guidelines".</p> <p>(a) Submit to the Council drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain approval from the Engineering Delegate, Development Assessment of the Council.</p> <p>Such plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners.</p> <p>Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, must ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000);</p>	<p>To be maintained.</p> <p>Prior to site works/building works commencing</p> <p>While site/operational</p>

<p>(b) Complete the works in accordance with the approved engineering plans and other elements of the development's Site Based Stormwater Management Plan; and</p> <p>(c) Submit to the Council "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to the Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the applicant satisfies the Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>works/building works is occurring</p> <p>Prior to the commencement of the use</p>
<p>32. Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff.</p> <p>(a) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works;</p> <p>(b) Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that the applicant is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involves drainage, plans are to be lodged with the Council showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate of the Council. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use and to be maintained.</p> <p>While site/operational works/building works is occurring</p>
<p>33. 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 Council's "Subdivision and Development Guidelines".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that obsolete drainage outlets are removed from the kerb and footway area. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use</p>
<p>34. Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's</p>	<p>Prior to commencement of the</p>

<p>"Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is now required - no additional poles or overhead mains are to be erected.</p> <ul style="list-style-type: none"> <li>(a) Lodge electricity reticulation plans showing the proposed electricity services and obtain approval from the City Lighting Unit, Local Asset Services Central District of the Council;</li> <li>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans; and</li> <li>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>use</p> <p>Prior to undertaking the works</p>
<p>35. Provide a public lighting system in accordance with an approved street lighting design plan and Council's "Street Lighting Design Guidelines".</p> <ul style="list-style-type: none"> <li>(a) Lodge street lighting design plans showing the proposed public lighting system and obtain approval from the City Lighting Unit, Local Asset Services Central District of the Council;</li> <li>(b) Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans; and</li> <li>(c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when a proposed development requires the provision of public lighting facilities in accordance with the "Street Lighting Design Guidelines". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p>
<p>36. Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <ul style="list-style-type: none"> <li>(a) Complete the works required by this condition;</li> <li>(b) Submit to the Council "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</li> </ul>	<p>Prior to commencement of the use</p>



<p><b>GUIDELINE</b>  <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	
<p>37. Provide underground telecommunication services to the proposed development.</p> <ul style="list-style-type: none"> <li>(a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; and</li> <li>(b) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that the provision of essential communication services are provided to the development. For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).</i></p>	<p>Prior to commencement of the use  Prior to undertaking the works</p>
<p>38. Close all redundant vehicular crossing(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths, in accordance with Council's Standards.</p> <ul style="list-style-type: none"> <li>(a) Obtain a permit from the Engineering Delegate, Development and Regulatory Services of the Council to carry out such works within the road reserve;</li> <li>(b) Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when existing crossovers become redundant as a result of the new development. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use  Prior to site works commencing</p> <p>Prior to the commencement of the use</p>
<p>39. Construct external road works with any associated drainage and services in association with vehicle access to the site.</p> <ul style="list-style-type: none"> <li>(a) Submit to the Council functional layout plans showing the extent of external roadworks in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</li> <li>(b) Submit to the Council engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including</li> </ul>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to undertaking the works</p>

<p>any external signs and permanent traffic safety signs, markings and devices (if required). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council; and</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when works within the road reserve are required, and to ensure that the required works are carried out in accordance with this approval and relevant standards. The work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p>
<p>40. Provide external signs and line markings and/or modifications to external parking signs, bus facilities, traffic signal layouts, parking meters and line markings as may be required by the approved development. The external signs and line markings and/or modifications must be generally in accordance with the approved drawings and documents; an approved detailed design; "Austroads" and the "Manual of Uniform Traffic Control Devices"; and/or the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application.</p> <p>(a) Submit to the Council detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the sign and line marking work. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council; and</p> <p>(c) Submit to the Council "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards".</p> <p>(d) Submit to the Council certification by a Registered Professional Engineer of Queensland (RPEQ) that the works required by this condition are in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p> <p><b>GUIDELINE</b>  <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards. A</i></p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p>

<p><i>fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If the Council is to carry out the works, a minimum of six (6) weeks notice is required. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	
<p>41. Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.</p> <p><b>GUIDELINE</b>  <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>42. Be responsible for internal (on-site) collection of refuse and recyclables from the development.</p> <p>(a) Enter into an agreement with the Council's City Waste Services to provide a bulk bin collection service to the development;</p> <p>(b) The applicant/owner must indemnify the Council and its agents in respect of any damage to the pavement and other driving surfaces;</p> <p>(c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property;</p> <p>(d) Forward a copy of the written indemnity agreement with City Waste Services to the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>(e) Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate arrangements are made for the collection of refuse and recyclables from the approved development. For any enquiries about this condition, please contact the Co-Ordinator of City Waste Contract Services, pH: 3403 8612 or 3403 8613).</i></p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>
<p>43. Enter into an agreement with a waste disposal contractor to develop a waste management/ collection plan.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate storage arrangements are made for refuse and recycle bins within the approved development. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services or the Co-Ordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.</i></p>	<p>To be maintained</p>
<p>44. Provide a screened bin corral and locate as indicated on the approved plans for the storage of refuse. This storage area is to cater for general refuse bins and recycle bins which are all required to be shared between all tenants.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate arrangements are made for the storage of refuse and recycle bins in</i></p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>

<p>accordance with Council's Guidelines.</p>	
<p>45. Lodge a detailed hydraulics plan with the Council which demonstrates how it is proposed to make provision for a future water meter to be installed by the body corporate. The plan must identify the location and proposed method of metering each lot in accordance with AS3565. Obtain approval from the Principal Plumbing Inspector of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to allow future Community Title owners to install water meters to each unit. The future water meter must be accessible for the purpose of reading and maintenance and be suitable to be read by the body corporate. The meter will become and remain property of the body corporate. A meter box is to be installed where the proposed meter is to be located underground.</i></p>	<p>Prior to undertaking the works</p>
<p>46. Provide a water service with approved Council meter assembly and meter box to the boundary of the development in accordance with Council's "Water and Sewerage Reticulation Standards".</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development.). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Such construction is to be to a standard that is satisfactory to be accepted on and off maintenance.</p> <p>(d) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to supply a water service and a meter to a development/Community Title development. The meter should be accessible to BCC employees or agents for the purpose of reading and maintaining the meter. The meter will become and remain property of the BCC. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>47. Construct a sewer in accordance with advice provided by Council and in accordance with Council's "Water and Sewerage Reticulation Standards". (Such work does not include connection to the sewer main).</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p>

<p>(b) Pay to the Council the cost of live connection to the sewer mains;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to bring sewerage infrastructure to the site or to augment the existing system. Plans must be prepared in accordance with Council's "Water and Sewerage Reticulation Standards" and may therefore constitute assessable development. It will be necessary to obtain the consent of the owner of all properties through which any proposed sewer passes. This will be a mandatory part of the application for engineering approval. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>48. Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and Council's "Water and Sewerage Reticulation Standards". NB. The size of the connection shall be determined by the total number of fixture units.</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>(d) Submit to the Council "As Constructed" plans including an assets register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to provide a separate new sewerage connection to the development. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>

## Ecology

CONDITIONS	TIMING
<p>49. Prepare a Site Based Stormwater Quality Management Plan.</p> <p>(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a Site Based Stormwater Quality Management Plan. The plan must be prepared by a suitably qualified and experienced professional and be in accordance with Council's Subdivision and Development Guidelines (2000 or later version).</p> <p>(b) Implement and maintain the approved Site Based Stormwater Quality Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.</p> <p>(c) Update the Site Based Stormwater Quality Management Plan as required to reflect current standards, best practices, plant modifications, etc, however, any modifications with the potential to result in increased environmental impacts must be submitted to Council for approval.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate measures are adopted to prevent stormwater quality being affected as a result of the construction and operational stages of the development. It is applied where compliance with Council's Water Quality Objectives must be demonstrated as part of an Operational Works application. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective, and provide details of the measures to be adopted to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site. For any enquiries about this condition, please contact the Ecologist, Development Assessment of the Council.</i></p>	<p>Prior to site works commencing</p> <p>Prior to site works commencing</p> <p>Prior to site works commencing &amp; then to be maintained</p> <p>While site/operational works/building works is occurring</p>
<p>50. Discharges of water pollutants, waste water or stormwater generated on the site must not cause measured levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the Council's "Guideline on Identifying and Applying Water Quality Objectives in Brisbane City".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where water quality may be affected as a result of the development.</i></p>	<p>To be maintained</p>
<p>51. Protect and enhance existing vegetation, fauna and habitat features on the subject site:</p> <p>(a) Submit a Vegetation Management Plan (VMP) and obtain approval from the Delegate, Development Assessment of the Council. The VMP is to be in the form of scaled plans and supporting documentation that includes at least the following information:</p> <ul style="list-style-type: none"> <li>▪ the extent of the VMP is to include evaluation of all areas including, proposed road reserves, external works and development areas;</li> <li>▪ the location and description of existing vegetation including species and botanical name plus the height and canopy spread;</li> <li>▪ the location and extent of all site works including all proposed infrastructure and areas of earthworks.</li> </ul>	<p>To be lodged prior to or concurrently with any other operational works application</p>

<ul style="list-style-type: none"> <li>▪ detail design of all civil works is to be cognisant of environmental values. Alternative solutions may be required in some instances, to protect significant vegetation (eg alternative service alignments, variations to batter slopes and tunnel boring);</li> <li>▪ the location and description of all vegetation to be retained and that to be removed;</li> <li>▪ a description of all measures to be used to protect vegetation and habitat features to be retained during construction;</li> <li>▪ a description of all pruning and tree surgery works (to AS 4373/96) to maintain health and stability of trees and reduce potential hazards for future residents;</li> <li>▪ the location and extent of storage and stockpile areas for cleared vegetation and site mulch;</li> <li>▪ a description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and</li> <li>▪ details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, preclearing inspections, staging and sequence of clearing and recovery procedures.</li> </ul>	
<p>(b) The VMP is to include mitigation measures to restore and rehabilitate the waterway corridor with the use of predominately native and indigenous species and species to encourage local fauna, low water usage, low maintenance requirements and sustainable design. Where required to facilitate the restoration and rehabilitation of the waterway corridor site work relating to the proposed boardwalk will minimise impacts on the drainage corridor for overland flow.</p>	<p>Prior to site works commencing</p> <p>Prior to survey plan endorsement</p>
<p>(c) The connected pedestrian network minimises impacts on the functions of the corridor for drainage and as a natural woodland. The pedestrian network is to incorporate the predominant use of timber, stone and other natural materials and water sensitive drainage solutions.</p>	
<p>(d) Arrange a pre-start meeting with the Delegate, Licensing and Compliance of the Council.</p>	<p>Prior to site works commencing</p>
<p>(e) Protect, enhance and manage vegetation by implementing the requirements and carrying out the works in accordance with the approved VMP.</p>	<p>Prior to survey plan endorsement</p>
<p><b>GUIDELINE</b></p> <p><i>This condition is imposed where the site contains vegetation, fauna and habitat features that should be retained, protected and/or managed as part of the development of the site. Before carrying out any site works it will be necessary to obtain a detailed design approval from the Council by submitting an application accompanied by a Vegetation Management Plan. Once the works are implemented, it will be necessary to arrange for the Delegate, Licensing and Compliance, Development and Regulatory Services of the Council, to inspect and approve them. For enquiries about this condition, please contact the Ecologist, Development Assessment of the Council.</i></p>	

## Pollution

CONDITIONS	TIMING
<p>52. The following activities must only occur during the hours stated below:</p> <p>Child Care Centre 6am to 8 pm</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that noise emissions from the specified activities do not cause environmental nuisance.</i></p>	To be maintained
<p>53. Operation of heavy vehicles and/or waste collection vehicles must only occur during the following hours: 7am-7pm Monday to Saturday.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that noise emissions from vehicle movements do not cause environmental nuisance.</i></p>	To be maintained
<p>54. Construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Brisbane Water.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where it is intended to clean refuse containers on site.</i></p>	Prior to the commencement of the use & then to be maintained
<p>55. Wastewater from the basement carpark, bin wash bay and vehicle wash bay must be drained to sewer in accordance with the requirements of a trade waste approval issued by Brisbane Water.</p>	To be maintained
<p>56. Wastewater from the basement carpark, bin wash bay and vehicle wash bay must be drained to sewer in accordance with a hydraulics plan approved by the Principal Officer Plumbing, Development &amp; Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that contaminants are not placed in a location where they may contaminate a waterway.</i></p>	To be maintained

## Traffic and Transport

<p><b>Queensland Transport</b></p> <p>57. Prior to the completion of Stage 1 of the subject development, the applicant shall install an all movements signalised intersection on Rode Road at the western property boundary to the site, in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application.</p>	Prior to the completion of Stage 1
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<p>58. The Applicant must submit for to Council approval a dimensioned functional layout for proposed Rode Road signalised access geometry to be constructed prior to the opening of the development based on the following:</p> <ul style="list-style-type: none"> <li>▪ The functional layout is to be generally in accordance with the geometry outlined in Section 4.4 of the Arup traffic report but is to include provision of a protected right turn pocket on the western Rode Road approach to the access intersection. Further analysis, including updated SIDRA assessment, should be provided to confirm the length of right turn pocket required on the western Rode Road approach to the access intersection.</li> <li>▪ Conversion of the existing right turn pocket into the Raven Reserve car park into a shared through and right turn lane, as stated in Section 4.4 of the Arup traffic report (October 2005) is not accepted. The existing right turn pocket is to be retained from the day of opening including the pedestrian refuge. The functional layout is to illustrate how the provision of a right turn pocket on the western Rode Road approach of the access intersection does not adversely impact the existing right turn pocket into the Raven Street Reserve car park which is located on the northern side of Rode Road. If a reduction of the length of the right turn pocket into Raven Reserve car park is required, analysis is to be provided to confirm the proposed reduction in the right turn lane will not have an adverse impact;</li> <li>▪ Provision for cyclists is to be included in the functional layout in accord with Council policy and Part 5 of <i>Austroads Guidelines to Traffic Engineering Practice</i>;</li> <li>▪ The required length of through lanes on each approach to allow for adequate queue storage and appropriate diverge and merge movements of the through traffic for the nominated design speed along Rode Road is to be indicated on the functional plan;</li> <li>▪ Turn paths of design vehicles, particularly the left turn movement on the eastern Rode Road approach, is to be indicated on the functional plan; and</li> <li>▪ The proposed line marking and signage including any proposed directional signage and changes to existing kerb side allocation and associated road furniture and Brisbane Transport infrastructure is to be indicated on the functional plan. The width of the available footpath is to allow for provision of existing public transport furniture.</li> </ul>	<p>Prior to site works/ building works commencing</p>
<p>59. The design of the access intersection must take into account a sensitivity analysis to confirm that the access intersection will operate satisfactorily with up to 80% of traffic generated from the "Independent Living Units" using the Rode Rd access.</p>	<p>Prior to site works/ building works commencing</p>
<p>60. The internal road network must allow for the ability for servicing from both Remick Street and Rode Rd; not just from Remick St through to Rode Rd. Turn paths using Autoturn must be provided for the critical service vehicles. Information must be provided to the Council for approval as to how access through the security gate off Remick Street, for service vehicles, visitors and emergency vehicles is to be managed.</p>	<p>Prior to site works/ building works commencing</p>
<p>61. As required by Council dedicate to Council in a configuration, and of a tenure appropriate to the Council's satisfaction, land comprising the new link road between Malwood Street and Deiling Street.</p>	<p>Prior to the commencement of use</p>

#### Standard Advice

<p>62. The applicant must ensure that all development involving the emission of noise and dust from building/construction activities complies with the requirements of the Environmental Protection Regulation 1998 Part 2A - Environmental</p>	<p>As indicated</p>
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<p>Nuisance.</p> <p>Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance-6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-</p> <ul style="list-style-type: none"> <li>(a) on a Sunday or public holiday, at any time; or</li> <li>(b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.</li> </ul> <p><b>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</b></p>	
<p>63. The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval.</p> <p>Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888.</p> <p><b>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</b></p>	As indicated

# **ANNEXURE C**

**COPY OF REQUEST FOR  
CHANGE A DEVELOPMENT  
APPROVAL  
(DATED 26 FEBRUARY 2010)**



Our Ref: **7524**  
Your Ref: **MC07.2670**  
Date: **26 February 2010**  
Attn: **Hon Stirling Hinchliffe, MP**

Minister for Infrastructure and Planning  
PO Box 15009 City East  
BRISBANE QLD 4002

Head Office  
56 Sylvan Road  
Toowong Q. 4064  
PO Box 1539  
Milton Q. 4064  
P: 07 3377 3377  
F: 07 3377 3366  
E: head.office@bluecare.org.au  
www.bluecare.org.au

Dear Sir,

**RE: REQUEST TO CHANGE DEVELOPMENT APPROVAL (PREVIOUSLY CALLED IN AND APPROVED BY THE MINISTER)  
818 RODE ROAD, STAFFORD HEIGHTS  
LOT 650 ON CP841247**

We write in relation to a Development Application granted Approval by the Minister on 28 November 2006 for a Development Permit for a Material Change of Use for a Multi-Unit Dwelling (Retirement Village, Aged Care Accommodation and Residential Development for People with Special Needs), Health Care Purposes and Medical Centre and Child Care Facility and for Preliminary Approval for Carrying out Building Works and Operational Works. This approval was granted over land located at 818 Rode Road, Stafford Heights more formally described as Lot 650 on CP841247, Parish of Kedron.

The conditions attached to the abovementioned approval were amended by the Minister on 3 September 2008.

In accordance with Section 369 of the *Sustainable Planning Act 2009*, we now request further amendments to the conditions of the approval as a permissible change. Primarily this is to condition 58 relating to external road works. However, there are a number of directly associated conditions that also require amendment.

The proposed changes are set out below.

**Condition 58**

Condition 58 currently states as follows:

*The Applicant must submit to Council for approval a dimensioned functional layout of the proposed Rode Road signalised access geometry to be constructed prior to the opening of the development based on the following:*

- *The functional layout is to be generally in accordance with the geometry outlined in Section 4.4 of the Arup traffic report but is to include provision of a protected right turn pocket on the western Rode Road approach to the access intersection. Further analysis, including updated SIDRA assessment, should be provided to confirm the length of right turn pocket required on the western Rode Road approach to the access intersection;*



77524 Change to Condition 58 ltr.doc Minister 220110 doc

- *Conversion of the existing right turn pocket into the Raven Reserve car park into a shared through and right turn lane, as stated in Section 4.4 of the Arup traffic report (October 2005) is not accepted. The existing right turn pocket is to be retained from the day of opening including the pedestrian refuge. The functional layout is to illustrate how the provision of a right turn pocket on the western Rode Road approach of the access intersection does not adversely impact the existing right turn pocket into the Raven Street Reserve car park which is located on the northern side of Rode Road. If a reduction of the length of the right turn pocket into Raven Reserve car park is required, analysis is to be provided to confirm the proposed reduction in the right turn lane will not have an adverse impact;*
- *Provision for cyclists is to be included in the functional layout in accord with Council policy and Part 5 of Austroads Guidelines to Traffic Engineering Practice;*
- *The required length of through lanes on each approach to allow for adequate queue storage and appropriate diverge and merge movements of the through traffic for the nominated design speed along Rode Road is to be indicated on the functional plan;*
- *Turn paths of design vehicles, particularly the left turn movement on the eastern Rode Road approach, is to be indicated on the functional plan; and*
- *The proposed line marking and signage including any proposed directional signage and changes to existing kerb side allocation and associated road furniture and Brisbane Transport infrastructure is to be indicated on the functional plan. The width of the available footpath is to allow for provision of existing public transport furniture.*

### **Representation**

This condition and the functional layout for the access intersection have been the subject of further discussions with the Minister's traffic consultants, McCormack Rankin Cagney. McCormack Rankin Cagney have in turn held discussions with officers within the Department of Infrastructure and Planning.

Please refer to the revised functional layout plan prepared by Karamisheff Nagel, being drawing 09-114-FL1 Revision B dated 15 June 2009 (refer Attachment A) which has been agreed to in principle by McCormack Rankin Cagney and the Department. We request that this drawing be referenced in condition 58.

Accordingly, we request that condition 58 be amended as follows:

The Applicant must submit to Council for approval a dimensioned functional layout of the proposed Rode Road signalised access geometry to be constructed prior to the opening of the development based on the following:

- The functional layout is to be generally in accordance with the functional layout plan prepared by Karamisheff Nagel, being drawing 09-114-FL1 Revision B dated 15 June 2009 including provision of a protected right turn pocket on the western Rode Road approach to the access intersection. This includes the provision of land by Council on the northern side of Rode Road to facilitate the intersection works. Further analysis, including updated SIDRA assessment, should be provided to confirm the length of the right turn pocket required on the western Rode Road approach to the access intersection;
- Provision for a right turn pocket into the Raven Street Reserve car park which is located on the northern side of Rode Road;

- Provision for cyclists is to be included in the functional layout in accord with Council policy and Part 5 of Austroads *Guidelines to Traffic Engineering Practice*;
- The required length of through lanes on each approach to allow for adequate queue storage and appropriate diverge and merge movements of the through traffic for the nominated design speed along Rode Road is to be indicated on the functional plan;
- Turn paths of design vehicles, particularly the left turn movement on the eastern Rode Road approach, is to be indicated on the functional plan; and
- The proposed line marking and signage including any proposed directional signage and changes to existing kerb side allocation and associated road furniture and Brisbane Transport infrastructure is to be indicated on the functional plan. The width of the available footpath is to allow for provision of existing public transport furniture.

### Associated consequential changes to conditions

#### Condition 1

Condition 1 sets out the approved plans and documents and refers to plan 05-118-06 A, titled 'Rode Road Roadworks and Entry Treatment', and dated June 2005.

#### Representation

We request that condition 1 be amended so that reference to the abovementioned plan instead refer to the revised functional layout plan, being drawing 09-114-FL1 Revision B dated 15 June 2009.

The list of approved plans should correctly be as follows. The changes are highlighted in **bold** (note that the changes to refer to **Rev A** plans only correctly identifies the plan revision number – there are no changes to these approved plan as such).

Table 1: New Plans of Development

Plan/Document Number	Plan/Document Name	Plan Date
8580.02 DA 00.01 Rev B	Site Masterplan	30 April 2007
8580.02 DA 00.02 Rev A	Tree Plot	23 March 2007
8580.02 DA 00.03 Rev A	Site Plan – Communal Open Space	23 March 2007
8580.02 DA 00.07 Rev A	Site Plan – Staging Plan	23 March 2007
8580.02 DA 01.01 Rev A	Site Section 1	23 March 2007
8580.02 DA 01.02 Rev A	Site Section 2	23 March 2007
8580.02 DA 01.03 Rev A	Site Elevations	23 March 2007
8580.02 DA 02.01 Rev A	Aged Care Accommodation – Basement Floor Plan	20 March 2007
8580.02 DA 02.02 Rev A	Aged Care Accommodation – Ground Floor Plan	20 March 2007
8580.02 DA 02.03 Rev A	Aged Care Accommodation – First Floor Plan	20 March 2007
8580.02 DA 02.04 Rev A	Aged Care Accommodation – Second Floor Plan	20 March 2007
8580.02 DA 02.05 Rev A	Aged Care Accommodation – Third Floor Plan	20 March 2007
8580.02 DA 02.06 Rev A	Aged Care Accommodation – Fourth Floor Plan	20 March 2007
8580.02 DA 02.08 Rev A	Care Facility Elevation 1	23 March 2007
8580.02 DA 02.09 Rev A	Care Facility Elevation 2	23 March 2007
8580.02 DA 02.10 Rev A	Aged Care Accommodation – Roof Plan	20 March 2007
8580.02 DA 03.01	Retirement Living – Apartment Block Type 1 Plans	18 October 2005
8580.02 DA 03.02	Retirement Living – Apartment Block Type 1 Plans &	18 October 2005

	Elevations	
8580.02 DA 03.03	Retirement Living – Type 2 Plans	18 October 2005
8580.02 DA 03.04	Retirement Living – Type 2 Plans & Elevations	18 October 2005
8580.02 DA 03.05	Retirement Living – Community Building Plans and Elevations	17 October 2005
8580.02 DA 03.06	Retirement Living – Apartment Block Type 1A and 1C Plans	January 2007
8580.02 DA 03.07	Retirement Living – Apartment Block Type 1A and 1C Plans and Elevations	January 2007
8580.02 DA 03.08	Retirement Living – Apartment Block Type 1B Plans	January 2007
8580.02 DA 03.09	Retirement Living – Apartment Block Type 1B Plans and Elevations	January 2007
8580.02 DA 04.01	Child Care Centre Plans and Elevations	18 October 2005
8580.02 DA 10.03 Rev A	Vegetation Off-Set Area	January 2007
05-118-01 Rev D	General Layout, Drawing List, Locality Plan and Notes	28 February 2007
05-118-02 Rev E	Bulk Earthworks Plan	28 February 2007
05-118-03 Rev E	Bulk Earthworks Cross Sections	28 February 2007
05-118-04 Rev C	Services Plan	28 February 2007
05-118-05 Rev C	Sedimentation and Erosion Control Plan	28 February 2007
05-118-05A Rev B	Sedimentation and Erosion Control Notes and Details	28 February 2007
09-114-FL1 Rev B	Functional Layout	15 June 2009

A full set of all of the abovementioned plans is at Attachment B.

#### Condition 39(a)

Condition 39(a) requires the construction of the intersection in accordance with a functional layout plan approved in accordance with condition 58.

Condition 39(a) currently states as follows [note that 39(b), (c) and (d) do not require changes]:

*Construct external road works with any associated drainage and services in association with vehicle access to the site.*

- (a) *Submit to the Council functional layout plans showing the extent of external roadworks in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;*

#### Representation

We request that condition 39(a) be amended to refer to the agreed functional layout plan, drawing 09-114-FL1 Revision B dated 15 June 2009, and that reference be deleted to the Traffic Impact Assessment Report prepared by Arup dated October 2005, as follows:

Construct external road works with any associated drainage and services in association with vehicle access to the site.

- (a) Submit to the Council functional layout plans showing the extent of external roadworks in accordance with drawing 09-114-FL1 Revision B dated 15 June 2009. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;

#### Condition 57

Condition 57 requires the construction of the intersection in accordance with a functional layout plan approved in accordance with condition 58.

Condition 57 currently states as follows:

*Prior to the completion of Stage 1 of the subject development, the applicant shall install an all movements signalised intersection on Rode Road at the western property boundary to the site, in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application.*

#### Representation

We request that condition 57 be amended as follows:

Prior to the completion of Stage 1 of the subject development, the applicant shall install an all movements signalised intersection on Rode Road at the western property boundary to the site, in accordance with drawing 09-114-FL1 Revision B dated 15 June 2009.

#### Condition 59

Condition 59 requires a sensitivity analysis be undertaken to confirm that the access intersection will operate satisfactorily.

#### Representation

We request that condition 59 be deleted given the agreement on the functional layout plan.



**Crediting the cost of the intersection works**

A preliminary estimate of costs of the intersection works has been prepared by Karamisheff Nagel dated 11 November 2009 (refer **Attachment C**). Blue Care proposes to undertake construction of the intersection works and to consequently off-set/credit 50 percent of these costs of construction against the conditioned infrastructure charges (water supply and sewerage charges) and/or the monetary parkland contribution - as specified in conditions 14, 15 and 16. These costs are currently estimated as being \$503,932.00 including consultants fees, traffic lights, with 50 percent of this being off-set/creditable (being **\$251,966.00**). However the actual costs should apply to allow for variations during construction (e.g. to allow for unforeseen issues or Council requests for changes).

So as to remove any doubt in relation to this, we request that this be set in stone in a new condition as follows (alternatively the requested wording could be added into condition 3):

Fifty (50) percent of the actual cost of the external road works (including consultants fees and traffic lights) as required by conditions 39 and 40 is to be off-set/credited against the infrastructure charges for water supply and sewerage and/or the monetary contribution towards the provision of parkland as specified in conditions 14, 15 and 16.

In accordance with Section 369 of the *Sustainable Planning Act* we ask that the Minister consider the above matters and issue an Amended Decision Notice reflecting the above representations. In accordance with Section 372(1)(b) of the *Sustainable Planning Act* we have provided a copy of this request with the Brisbane City Council as the original Assessment Manager for the proposal.

The duly completed (non-mandatory) 'Request to change an existing approval template' is attached.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact Mr John Barbaro on 3317 3319.

Yours faithfully,

**THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (Q)**



**James Mantis**  
Development Manager  
Property Development Unit  
Blue Care

Enc: Signed Request to change an existing approval template  
Attachment A – Functional Layout Plan;  
Attachment B – Proposal Plans;  
Attachment C – Preliminary estimate of external road works

Cc: Shane Howard, Conics (Brisbane) Pty Ltd  
Brisbane City Council – Patricia Jensen, Team Leader, North Development Assessment Team



## Department for Financial & Property Services

The Uniting Church in Australia, Queensland Synod

UC Centre, 60 Bayliss Street,  
Auchenflower Q 4066  
GPO Box 674, Brisbane Q 4001  
Telephone (07) 3377 9777  
Facsimile (07) 3377 9716  
E-mail  
[finprop@ucaqld.com.au](mailto:finprop@ucaqld.com.au)

Your Ref: **MC07.2670**  
Date: **18 February 2010**  
Attn: **Hon Stirling Hinchliffe, MP**

Minister for Infrastructure and Planning  
PO Box 15009 City East  
BRISBANE QLD 4002

Dear Sir,

RE: **LANDOWNERS CONSENT  
REQUEST TO CHANGE DEVELOPMENT APPROVAL (PREVIOUSLY CALLED IN AND  
APPROVED BY THE MINISTER)  
818 RODE ROAD, STAFFORD HEIGHTS  
LOT 650 ON CP841247**

We write in relation to a Development Application granted Approval by the Minister on 28 November 2006 for a Development Permit for a Material Change of Use granted over land located at 818 Rode Road, Stafford Heights more formally described as Lot 650 on CP841247, Parish of Kedron.

The conditions attached to the abovementioned approval were amended by the Minister on 3 September 2008. In accordance with Section 369 of the *Sustainable Planning Act 2009*, we now request further amendments to the conditions of the approval as a permissible change.

As the landowner, The Uniting Church in Australia Property Trust (Q) hereby consents to Blue Care, as a representative of The Uniting Church in Australia Property Trust (Q), lodging with the relevant authorities all applications and documentation associated to this request.

The duly completed (non-mandatory) 'Request to change an existing approval template is attached.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact James Mantis on 07 3377 3309.

Yours faithfully

Robert Packer  
THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (Q.)

cc Mr James Mantis  
Development Manager  
Blue Care Property Development Unit.

# **ANNEXURE D**

**COPY OF DECISION NOTICE  
FOR REQUEST TO CHANGE A  
DEVELOPMENT APPROVAL  
UNDER SECTION 369 OF THE  
*SUSTAINABLE PLANNING  
ACT 2009***

**(DATED 19 APRIL 2010,  
SIGNED 15 APRIL 2011)**





Hon Paul Lucas MP



Queensland  
Government

19 APR 2010

Our ref: MBN10/198

Deputy Premier and Attorney-General  
Minister for Local Government and  
Special Minister of State

Mr James Mantis  
Development Manager  
Property Development Unit  
The Uniting Church in Australia Property Trust (Q)  
Trading as Blue Care  
PO Box 1539  
MILTON QLD 4064

Dear Mr Mantis

**NOTICE OF DECISION**  
**APPLICATION TO CHANGE DEVELOPMENT APPROVAL**  
**Section 369 of the *Sustainable Planning Act 2009***

I refer to your representations of 26 February 2010 to the Honourable Stirling Hinchliffe MP, then Minister for Infrastructure and Planning in relation to 818 Rode Road, Stafford Heights. I note that, under section 369 of the *Sustainable Planning Act 2009* (SPA), you have requested a change to the Ministerial development approval issued on 3 September 2008. As you may be aware I have been appointed Deputy Premier, Attorney General, Minister for Local Government and Special Minister of the State and this matter now falls within my portfolio.

Pursuant to section 376(1)(e) of the SPA, I wish to advise that I have decided to approve part of the applicant's request. Details of the approved changes can be found in the attached revised conditions.

I note that the called in development application was originally approved on 27 November 2006 by the Honourable Andrew Fraser MP, then Minister for Local Government, Planning and Sport. On 3 September 2008 I, as then Deputy Premier and Minister for Infrastructure and Planning, approved amendments to the development approval (as requested on 30 April 2007). Therefore, this notice amends the decision given on 3 September 2008.

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The following is a summary of the changes approved:

- an amendment to Condition 58 to refer to the revised functional layout plan, being drawing 09-114-FL2 Revision C dated 1 February 2011 and other minor amendments;
- an amendment to Condition 1 to refer to the revised functional layout plan, being drawing 09-114-FL2 Revision C dated 1 February 2011;
- an amendment to Condition 39(a) to refer to the revised functional layout plan, being drawing 09-114-FL2 Revision C dated 1 February 2011;
- an amendment to Condition 57 to refer to the revised functional layout plan, being drawing 09-114-FL2 Revision C dated 1 February 2011
- the deletion of Condition 59.

Your request for the cost of the intersection works to be credited against other infrastructure charges has been denied. I am of the opinion that the matter of crediting the cost associated with construction of the intersection is a Local Government matter and therefore should be settled between you and Brisbane City Council (Council).

In deciding this matter, I am advised that officers of the Department of Local Government and Planning (DLGP) have consulted with Council, the applicant and Sinclair Knight Merz (DLGP's independent consultant for this matter).

I trust this information is of assistance to you. If you require any further information, please contact Ms Nicole Bisson, Senior Policy Advisor, on 3224 4600 who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Lucas', with a long horizontal flourish extending to the right.

**PAUL LUCAS MP**  
**Deputy Premier and Attorney-General,**  
**Minister for Local Government**  
**and Special Minister of State**

**REVISED CONDITIONS OF DEVELOPMENT APPROVAL - MULTI-UNIT DWELLING (AGED CARE ACCOMMODATION AND SPECIAL NEEDS ACCOMMODATION), CHILD CARE FACILITY, HEALTH CARE PURPOSES AND MEDICAL CENTRE, 818 RODE ROAD, STAFFORD HEIGHTS LOT 650 CP841247 PARISH OF KEDRON**

15 APRIL 2011

**MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) AND CARRYING OUT OPERATIONAL WORKS (PRELIMINARY APPROVAL)**

**General/Planning Requirements**

<b>CONDITIONS</b>			<b>TIMING</b>
<p>1. Carry out the approved development generally in accordance with the plans, drawing(s) and/or document(s) as indicated in Table 1 to this document subject to the following changes in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan A; in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan B; and in the version of 8580.02 DA 01.02 Section 9 dated October 2005 and amended in red on 24 November 2006 :</p> <ul style="list-style-type: none"> <li>- Identification of the area to be reclaimed with native vegetation as an offset located adjacent to the western boundary of the site calculated at 9,000 square metres;</li> <li>- Identification of Building A and E: GFA 15,686 square metres</li> <li>- Identification of Building B, C, F, G and H: GFA 18,752 square metres;</li> <li>- Identification of Building D: GFA 525 square metres;</li> <li>- Identification of Building I : GFA 655 square metres;</li> <li>- Identification of car parking covered and open;</li> <li>- Identification of building heights and elevations for Aged Care Facility, Apartment Buildings, Community Building and Child Care Centre;</li> <li>- Identification of numbers of aged cares beds, serviced rooms and assisted living units/apartments;</li> <li>- Identification of existing trees&gt; 200mm DBH to remain and existing trees&gt; 200mm DBH to be removed;</li> <li>- Identification of communal open space area</li> <li>- Identification of the Schedule of Development (Stages 1 to 6)</li> </ul>			While development is occurring on site and then to be maintained

Table 1: New Plans of Development.

Plan/Document Number	Plan/Document Name	Date
8580.02 DA 00.01 Rev B	Site Masterplan	30 April 2007
8580.02 DA 00.02	Tree Plot	23 March 2007
8580.02 DA 00.03	Site Plan - Communal Open Space	23 March 2007
8580.02 DA 00.07	Site Plan - Staging Plan	23 March 2007
8580.02 DA 01.01	Site Section 1	23 March 2007
8580.02 DA 01.02	Site Section 2	23 March 2007
8580.02 DA 01.03	Site Elevations	23 March 2007
8580.02 DA 02 .01	Aged Care Accommodation - Basement Floor Plan	20 March 2007
8580.02 DA 02 .02	Aged Care Accommodation - Ground Floor Plan	20 March 2007
8580.02 DA 02.03	Aged Care Accommodation - First Floor Plan	20 March 2007
8580.02 DA 02 .04	Aged Care Accommodation - Second Floor Plan	20 March 2007
8580.02 DA 02 .05	Aged Care Accommodation - Third Floor Plan	20 March 2007
8580.02 DA 02 .06	Aged Care Accommodation - Fourth Floor Plan	20 March 2007
8580.02 DA 02.08	Care Facility Elevation 1	23 March 2007
8580.02 DA 02.09	Care Facility Elevation 2	23 March 2007
8580.02 DA 02.10	Aged Care Accommodation - Roof Plan	20 March 2007
8580.02 DA 03.01	Retirement Living - Apartment Block Type 1 Plans	18 October 2005
8580.02 DA 03.02	Retirement Living - Apartment Block Type 1 Plans & Elevations	18 October 2005
8580.02 DA 03.03	Retirement Living - Apartment Block Type 2 Plans	18 October 2005
8580.02 DA 03.04	Retirement Living - Apartment Block Type 2 Plans & Elevations	18 October 2005

8580.02 DA 03.05	Retirement Living - Community Building Plans and Elevations	17 October 2005	
8580.02 DA 03.06	Retirement Living - Apartment Block Type 1A and 1C Plans	January 2007	
8580.02 DA 03.07	Retirement Living - Apartment Block Type 1 A and 1 C Plans and Elevations	January 2007	
8580.02 DA 03.08	Retirement Living - Apartment Block Type 1 B Plans	January 2007	
8580.02 DA 03.09	Retirement Living - Apartment Block Type 1 B Plans and Elevations	January 2007	
8580.02 DA 04.01	Child Care Centre Plans and Elevations	18 October 2005	
8580.02 DA 10.03 Rev A	Vegetation Off-Set Area	January 2007	
05-118-01 B	General Layout, Drawing List, Locality Plan and Notes	June 2005	
05-118-02 C	Bulk Earthworks Plan	June 2005	
05-118-03 C	Bulk Earthworks Cross Sections	June 2005	
05-118-04 A	Services Plan	June 2005	
05-118-05 B	Sedimentation and Erosion Control Plan	June 2005	
05-118-05A A	Sedimentation and Erosion Control Notes and Details	June 2005	
09-114-FL2 Revision C	Functional layout for Rode Road intersection	1 February 2011	
<p><b>GUIDELINE</b>  <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawings and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the Integrated Planning Act 1997.</i></p>			
<p>2. Submit to the Brisbane City Council (Council) copies of plans, drawings and documents specified in Table 1 of Condition 1 amended to be generally in accordance with the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 Plan A; in the version of 8580.02 DA 00.01 Site Masterplan dated October 2005 amended in red on 24 November 2006 as Plan B; and the version of 8580.02 DA 01.02 Section 9 dated October 2005 amended in red on 24 November.</p> <p>The plans, drawings and documents submitted to Council are to be stamped and dated to reflect the date of approval of the application.</p>			Prior to undertaking the works
<p>3. Carry out the approved development generally in accordance with the Schedule of Development (Stages 1 to 6) 8580.02 DA 00.07 Site Plan - Staging Plan dated 23 March 2007 (as amended by Condition 2).</p> <p>Infrastructure contributions and the provision of infrastructure for each stage specified in the conditions below are to be provided to Council at the time of the granting of a development permit for operational works for each stage of the development.</p> <p><b>GUIDELINE</b>  <i>The development application seeks development approval for a Development Permit for Material Change of Use to facilitate the staged establishment of an integrated aged care facility containing a range of residential and health support community services. Due to the scale of the development the construction is anticipated to be undertaken over a period of ten years with the various components of the integrated aged care facility proposed to be constructed in a six (6) stage sequence. The sequence of construction may vary in order to meet demand requirements at a particular period of time.</i></p>			Prior to the commencement of the use
<p>4. Complete all operational work associated with this development approval in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by Condition 2) prior to the commencement of the use, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from Brisbane City Council (the Council), in accordance with the relevant approval(s).</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals.</i></p>			Prior to the commencement of the use

<p><i>Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. This condition does not authorise assessable development to occur and a development permit may therefore be necessary.</i></p>	
<p>5 Complete all building work associated with this development approval in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by Condition 2) prior to the commencement of the use, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or where the building work is assessable development, in accordance with a current development permit.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure all building work associated with the use is in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves building work and may therefore constitute 'assessable development'. This condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets.</i></p>	<p>Prior to the commencement of the use</p>
<p>6. Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans, drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p><b>GUIDELINE</b>  <i>This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the Integrated Planning Act 1997. It will be necessary to make a new application if the change is not a minor change.</i></p>	<p>To be maintained</p>
<p>7. A legible copy of the approved drawings and the decision notice (including conditions) is to be available on site at all times during construction and earthworks.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</i></p>	<p>As indicated</p>
<p>8. For the purposes of section 3.5.21 (1 )(b) of the IPA, the relevant currency period for the Development Permit for the Staged Integrated Aged Care Facility including Multi-Unit Dwelling- Retirement Village, Aged Care Accommodation, Residential Development for People with Special Needs; and Health Care Purposes; and Medical Centre and Child Care Facility of this approval is 10 years starting the day the approval takes effect.</p> <p>For the purposes of section 3.5. 21 (1 )(b) of the IPA, the relevant currency period for the Preliminary Approval for carrying out Operational Works of this approval is 10 years starting the day the approval takes effect.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where the relevant period for the development approval is other than as is specified in s 3.5.21 of the Integrated Planning Act 1997.</i></p>	<p>As indicated</p>
<p>9. Provide to the Council a written statement from a person who is qualified in using a recognised energy rating system, such as BERS (Building Energy Rating System), NatHERS or other recognised system, that the building(s) comply with the "Brisbane City Plan 2000 - Energy Efficiency Code".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed on all building work for offices, hotels and shops with a GFA over 2500m2 and for all new residential buildings except a house.</i></p>	<p>Prior to lodging an application for a development permit for building works</p>
<p>10. Submit to the Council documentary evidence from an appropriately qualified person that states the outdoor lighting associated with the proposed development for all stages complies with the requirements of AS4282 - <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>



<p><b>GUIDELINE</b>  <i>This condition is imposed to ensure outdoor lighting does not have an impact on any person, activity or fauna because of light emissions, either directly or by reflection.</i></p>	
<p>11. Erect screen fencing on the site as shown on the approved plans unless an alternative design and location of fencing is agreed to the satisfaction of the Council or with the owner of adjoining land.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure visual privacy between the development and adjoining properties.</i></p>	Prior to the commencement of the use and then to be maintained
<p>12. Install and maintain secure bicycle parking and associated support facilities consistent with the approved plans and documents, and generally in accordance with the "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Code".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed because bicycle parking and associated facilities are required to provide convenient facilities for cyclists and safe storage of bicycles to encourage cycling as an alternative for car commuting and also cater for short term requirements such as couriers bicycle facilities.</i></p>	Prior to the commencement of the use & then to be maintained

#### Monetary Contributions & Securities

CONDITIONS	TIMING
<p>13. Pay to the Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are outstanding monies, they must be paid prior to commencement of the use.</i></p>	Prior to the commencement of the use
<p>14. Infrastructure Charges - Water Supply.</p> <p>At the time of development of each stage pay to the Council a monetary contribution towards the cost of providing water supply infrastructure in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by Condition 2) at the rate specified in Planning Scheme Policy 2 - 'Development Contributions for Water Supply and Sewerage Headworks arising from Reconfiguring a Lot and Material Change of Use of Land' at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is Multi-Unit Dwelling, Child Care Facility, Nursing home/hospital, and Medical Centre.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to obtain a contribution towards the provision of Adequate water supply infrastructure. For enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is earlier
<p>15. Infrastructure Charge - Sewerage.</p> <p>At the time of development of each stage pay to the Council a monetary contribution towards the cost of providing sewerage infrastructure in accordance with the Staging Plan 8580.02 DA 00.07 dated 23 March 2007 (as amended by Condition 2) at the rate specified in the Planning Scheme Policy 2 - 'Development Contributions for Water Supply and Sewerage Headworks arising from Reconfiguring a Lot and Material Change of Use of Land' at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is Multi-Unit Dwelling, Child Care Facility, Nursing home 1 hospital, and Medical Centre.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to obtain a contribution towards the provision of adequate sewerage infrastructure. For enquiries about this condition, please contact the Engineering Officer, Development Assessment of the Council.</i></p>	Prior to the permanent water/sewer connection being made to the site or prior to endorsement of a community management statement, whichever is earlier

<p>16. Pay to the Council a monetary contribution towards the provision of parkland at the rate specified in <i>Planning Scheme Policy 1 - Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land</i> applicable at the time of payment based on the approved plans of development.</p> <p>The amount is currently calculated at \$18.00 per square metre (residential) of gross floor area and \$2.70 per square metre (commercial). The required contribution currently totals \$623,070.00. This park contribution is the current rate for the 2006/2007 financial year.</p> <p><b>GUIDELINE</b>  <i>The basis for a monetary contribution is the cost to Council of purchasing parkland or providing facilities in parkland, or both of these. The contribution is calculated in accordance with Planning Scheme Policy 1 - Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land.</i></p>	<p>Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is earlier</p>
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## Architecture

CONDITIONS	TIMING
<p>17. (a) Submit for the approval of the Team Leader, Development Assessment Team North of the Council, further details of the building facade treatment and external materials, colours and finishes generally consistent with the approved plans.  (b) Implement the above detailed design treatments.</p>	<p>Prior to building work commencing</p> <p>Prior to the commencement of the use &amp; then to be maintained</p>
<p>18. The overall height of the proposed building(s) is to be in accordance with the following requirements:</p> <p>(a) Construct the floor levels in accordance with the scaled floor levels on the approved drawings;  (b) Construct the buildings such that their respective heights do not exceed the scaled heights as shown on the approved drawings; and  (c) Submit certification from a licensed surveyor that the as constructed floor levels and building heights are in accordance with parts (a) and (b) of this condition.</p> <p>This information is to be submitted to the Principal Planner, Development Assessment Team North of the Council prior to the commencement of the use.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure the floor levels and maximum overall height of the proposed building is in accordance with the development approval. For any enquiries about this condition, please contact the Development Assessment Team Architect of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>19. Treatment of balconies and decks.</p> <p>(a) All balconies and decks shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 Residential Code" and clearly depicted on the approved drawings.  (b) Any Community Management Statement is to contain a by-law which reflects the requirements of the previous parts of this condition.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to minimise bulk and protect the appearance of the development within the area. For any enquiries about this condition, please contact the Assessment Manager, Development Assessment of the Council.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p>20. Provide screening for any externally mounted air-conditioning or mechanical plant installations in accordance with the following requirements:</p> <p>i. No unscreened installations on the proposed development are to be visible from the surrounding sites; and  ii. Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.</p>	<p>Prior to the commencement of the use and then to be maintained</p>

**GUIDELINE**

*This condition is imposed to ensure appropriate visual outcomes in relation to mechanical plant areas. For any enquiries about this condition, please contact the Development Assessment Team Architect of the Council.*

**Landscape & Open Space****CONDITIONS**

21. The applicant must establish and maintain a compensatory habitat equivalent to 9000 square metres in the Downfall Creek reserve, and Ravens Road Reserve (offset land) in accordance with approved plans and identified in the version of 8580.02 DA 10.03 Revision A - Vegetation Off-Set Area dated January 2007 amended in red on 24 November 2006 as Plan B (amended by Condition 2).

Prepare and landscape the offset land in accordance with a Special Vegetation Management Plan.

(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a detailed Special Vegetation Management Plan (SVMP). The plan is to be prepared at a scale of 1:200 by a suitably qualified and experienced landscape Architect in consultation with the Council. The plan is to address site works, physical planting in terms of type, location, and maturity, staging of the physical planting and the methods to be applied to maintain and sustain the planting for a period of time to the satisfaction of the Council.

(b) The SVMP is to include a maintenance program detailing all proposed plantings including the progressive staging of works, time schedule, methods of establishment and projected ongoing maintenance over a period of five (5) years.

(c) Obtain all necessary approvals for the satisfactory construction of these works.

(d) Following the completion of the staged planting and maintenance program identified in the SVMP the management and maintenance of the compensatory habitat is to be transferred over to Council. The transfer is to occur within a five (5) year period starting from the commencement of the SVMP works or an alternative lesser period of time to be determined by Council

**GUIDELINE**

*The purpose of the SVMP including planting works is to rehabilitate and enhance (as appropriate) the Downfall Creek and Ravens Road Reserves. The planting works and maintenance are to be applied over a 5 year period and involve costs attributable to plant and tree purchases.*

22. Prepare and landscape the site in accordance with a Landscape Management, Site Works and Planting Plan.

(a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a detailed Landscape Plan for all on-site landscape works identified on the approved drawings. The plan is to be prepared at a scale of 1:200 by a suitably qualified and experienced Landscape Architect, and must comply with the "Brisbane City Plan 2000- Landscaping Code". The plan should include the following:

## i) Siteworks:

- Specific comments about site issues.
- Protection of existing trees on adjacent properties as shown on the approved plans. Any trimming of these trees is to be carried out by a qualified arborist in accordance with the relevant Australian Standards.
- Trees within parking areas are protected by raised kerbs, wheel stops or bollards. Trees are provided with a minimum topsoil depth of 0.8m. Permeable surface treatments are provided for all spillover carparking areas.
- Trees with a minimum of 1.8m clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways.
- Vegetated buffers are provided next to vehicle movement/parking areas along the side boundaries.
- Common landscape and recreation areas are provided with a reticulated drip irrigation system connected to town water and a non town water supply. One hose cock is provided within each private landscape and recreation area.

**TIMING**

Prior to the commencement of the use and then to be maintained

Prior to undertaking the works

Prior to undertaking the works

Prior to undertaking the works

To be maintained

Prior to the commencement of the use

Prior to undertaking the works

<ul style="list-style-type: none"> <li>- Stormwater harvesting must be maximised and any adverse impacts minimised. The opportunities for water infiltration on site is maximised through draining hard surface areas towards permeable surfaces in addition to minimising the extent of impervious surface finishes on site.</li> <li>- Security and foot lighting is provided to site entries, driveways, parking areas, building entries and pedestrian ways.</li> <li>- The extent of soft and hard landscape works.</li> <li>- Extent of basement and roof lines.</li> <li>- Location and details (heights, materials) of fencing, retaining walls and ramps.</li> <li>- Existing and proposed finished levels to external works particularly in critical areas (eg. top and toe of retaining walls and steps).</li> <li>- Description/detail of critical design elements where applicable (eg. stabilisation of batters, podium planters).</li> <li>- Basic specification notes including but not limited to existing tree protection, soil preparation and planting, including mulching and soil types both existing and imported; and</li> </ul> <p>ii) Planting:</p> <ul style="list-style-type: none"> <li>- A planting schedule listing proposed plants by botanical names, numbers and size at time of planting.</li> <li>- Tiered planting consisting of trees, shrubs and groundcovers to all garden areas.</li> <li>- Screen planting including columnar trees and screen shrubs to common boundaries of the site.</li> <li>- Landscaped area along the Rode Road and frontage of the site includes large trees that achieve a canopy spread over a minimum of 50% of the site frontage length within 10 years of planting, low shrubs and ground covers.</li> <li>- Landscaped areas along the rear boundary of the site includes a minimum of one tree every 5-7m capable of growing to a height above the building eaves within 5 years of planting, screening shrubs capable of growing to a height of 3m within 5 years of planting, low shrubs and ground covers.</li> <li>- Landscaped areas along the side boundary of the site includes columnar trees at a minimum of one tree for every 3m length of that portion of boundary immediately adjacent to the building, rounded canopy trees or large spreading trees at a maximum spacing of 10m or where sufficient room in addition to screening shrubs, low shrubs and ground covers.</li> </ul> <p>(b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best Trade Practice, and have the landscaping and works in place prior to the commencement of the use.</p> <p>(c) Advise the Council upon completion of the landscape works by completing the development details and Part B of the Compliance Certificate-Landscaping.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when there is a landscape component to a High Level development application, and Council requires more details of the proposed landscape works.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>23. Existing street tree(s) must be identified, retained and protected whilst any demolition or building works are occurring on the site. Any pruning, trimming or works within the dripline of these trees to accommodate the development must be performed by a qualified arborist in accordance with the Australian Standard for the Pruning of Amenity Trees AS4373, and with prior approval from the Council's vegetation and pest services.</p> <p>Street trees are protected under Category 1 of NALL (Council-Controlled Vegetation) and an Application To Carry Out Works On (including Interfere with) Protected Vegetation must be made to and approved by the Council prior to commencing any work which may affect the canopy or root zone of the trees.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where existing vegetation contributes significantly to the character of the existing streetscape and the surrounding amenity of the locality. For any enquiries about this condition, please contact Vegetation and Pest Services on 3403 8888.</i></p>	<p>While site works are occurring and then to be maintained</p>

<p>24. Lodge and receive approval for an <i>Application to Carry Out Works on Protected Vegetation</i> from the Delegate, Development &amp; Regulatory Services of the Council as required.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when the proposed development involves site works and the site is protected by the Natural Assets Local Law 2003. Application forms can be obtained from any Council Customer Service Centre. For any enquiries about this condition please contact the Development Assessment Team Landscape Architect of the Council.</i></p>	Prior to site works commencing
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## Engineering

CONDITIONS	TIMING
<p>25. Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit to the Council an Erosion and Sediment Control (ESC) Program which complies with the Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment of the Council, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore may require an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term storm water management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>To be maintained.</p> <p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. Operational works, building works and other land disturbing activities) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>
<p>26. Undertake the works on the site in accordance with an Earthworks Plan approved by the Engineering Delegate, Development Assessment of the Council.</p> <p>(a) Submit an earthworks plan (and obtain approval from the Engineering Delegate, Development Assessment of the Council), prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" demonstrating how the development will comply with the requirements in the Guidelines and the following:</p> <ul style="list-style-type: none"> <li>- The location of any cut and/or fill;</li> <li>- The quantity of fill to be deposited and finished fill levels;</li> <li>- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- The existing and proposed finished levels (extending into the adjacent properties);</li> <li>- Preservation of all drainage structures from the effects of structural loading generated by the earthworks;</li> <li>- Protection of adjoining properties and roads from ponding or nuisance from stormwater;</li> <li>- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited</li> </ul>	<p>While site works are occurring and then to be maintained</p> <p>Prior to site works/building works commencing</p>

<p>on public roads.</p> <p>(b) All fill material placed on the site must comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials.</p> <p>Suitable fill material is deemed to comply with the requirements of clause 4.3, AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>(c) Prepare the following details for presentation to the Council's Engineering Delegate at a pre-start meeting arranged by the consultant supervising the contractor:</p> <ul style="list-style-type: none"> <li>- The type of fill to be used and the manner in which it is to be compacted;</li> <li>- Details of any proposed access routes to the site which are intended to be used to transport fill to the site;</li> <li>- Engineering details of any haul roads to be built to facilitate the placement of fill on the site;</li> <li>- The contractor is responsible for maintaining the access roads near the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- Damage to Council assets will need to be repaired at no cost to Council;</li> <li>- Public footpaths fronting the site are to remain safe at all times; and</li> <li>- Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site.</li> </ul> <p>(d) Implement and maintain the provisions of a Site Based Stormwater Management Plan which is consistent with Council's "Subdivision &amp; Development Guidelines" (2000 or later version) and aims to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site during construction and operational works.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed for applications when Significant earthworks are proposed in conjunction with a development proposal. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective) may be part of Environmental Management Plans (EMPs) and include ESC Programs/Management Plans. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>While site/operational works/building works is occurring</p> <p>Prior to site works/building works commencing</p> <p>While site/operational works/building works is occurring</p>
<p>27. Dedicate as road requirements in accordance with the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application and as indicated on 8580.02 DA 00.01 Revision B Site Masterplan dated 30 April 2007 (as amended by Condition 2) .</p> <p><b>GUIDELINE</b>  <i>This condition is imposed on development sites where new roads are required and/or where safety and capacity of existing and new roads are to be maintained. This requirement will necessitate the preparation of survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit of the Council. Enquiries regarding any legal documentation can be directed to licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>28. Grant the following easement:  (a) Easements for sewerage and overland flow purposes in favour of the Council over sewerage mains.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Council. Easements not in favour of the Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit of the Council. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about</i></p>	<p>Prior to the commencement of the use</p>

<p><i>this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p> <p>29. Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the Filling and Excavation Code in the <i>Brisbane City Plan 2000</i>.</p> <p><b>GUIDELINE</b>  <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	
<p>30. Access, Internal Roadways, Parking &amp; Servicing Areas.</p> <p>Design, construct, and thereafter maintain, rehabilitate or replace the following facilities in accordance with the approved plan(s) of layout.</p> <p>(a) The works are to be designed, constructed, maintained, rehabilitated or replaced in accordance with good engineering practices and the following documents:  1.0 The Transport, Access, Parking, and Servicing Planning Scheme Policy (Appendix 2 of the City Plan);  2.0 The Transport and Traffic Facilities Planning Scheme Policy (Appendix 2 of the City Plan);  3.0 The Subdivision and Development Guidelines;  4.0 The Manual of Uniform Traffic Control Devices (MUTCD);  5.0 Austroads.</p> <p>(b) A Certificate of Completion (as per Appendix B of Part E of the "Subdivision and Development Guidelines") certified by a Registered Professional Engineer of Queensland (RPEQ) is required as proof of compliance with this condition. A copy of the Certificate of Completion is to be forwarded to the Engineering Delegate, Development and Regulatory Services of the Council. NOTE: The design, design documentation, (including the laboratory test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing.</p> <p>(c) Access Driveway.  A seven (7) metre wide Type B2 permanent vehicular crossover to the Rode Road and Remick Street frontage(s) of the site;</p> <p>(d) Close all existing redundant vehicle crossings fronting the site and reinstate the kerb and channel, road pavement, footways and footpaths;</p> <p>(e) Permanent levels. The permanent levels for this vehicular crossover are to be determined by Council. A permit will be required prior to the commencement of construction and may be obtained by contacting the Council's Call Centre on 3403 8888 and quoting these permanent levels;</p> <p>(f) Internal Paving.  Construct an appropriate pavement of minimum Type A standard and surface (including associated drainage) to the area on which motor vehicles will be driven and/or parked;</p>	<p>Prior to the commencement of the use &amp; then to be maintained</p>

<p>(g) Gradients. The grades of the driveways and paved areas are to conform to the requirements of the <i>Brisbane City Plan 2000</i>;</p> <p>(h) Manoeuvring. Paved areas, on site for the manoeuvring of a large rigid vehicle, refuse collection vehicle, service vehicles and emergency vehicles and for the loading and unloading of the vehicle(s);</p> <p>(i) Parking. On site parking for 381 cars and for the loading and unloading of vehicles within the site. This includes 116 visitor parking spaces;</p> <p>(j) Disability Parking. 4 of the above parking spaces are to be provided for people with disabilities;</p> <p>(k) Access for visitors. 24 hour unrestricted access for bona fide visitors to any visitor bay;</p> <p>(l) Minimum Height. A minimum 2.3 metres height clearance to all undercover car parking areas (Note: The minimum clear height shall be measured to the lowest appurtenance on the ceiling i.e. fire sprinklers, services, lighting fixtures, signs etc.);</p> <p>(m) Refuse storage/collection.</p> <p>(n) Provide height requirements for an ambulance where required An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site;</p> <p>(o) Signs and Lines. The internal paved areas are to be Signed and delineated, in accordance with the approved layout and the MUTCD and Austroads;</p> <p>(p) Directional visitor sign. A directional visitor parking sign at the Rode Road, Remick Street and Malwood Street frontage(s) of the site adjacent to or clearly visible from the vehicle entrance to the site;</p> <p>(q) Height clearance sign. A height clearance sign located at the entrance(s) to undercover car parking areas; (Note: The requirement for this sign will vary and is dependent on the expected turnover of residents/visitors. The requirement for this sign will need to be determined at the Development Assessment stage. As a guide it is expected that this sign will be required on any car park that is to be used by other than permanent residents and should be clearly dictated under section 4.11 of the Transport Access Parking and Servicing scheme policy.)</p> <p><b>GUIDELINE</b> <i>The Transport, Access, Parking and Servicing Planning Scheme Policy requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies the detailed design requirements to which development approval relates.</i></p>	
<p>31. Run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, is to be collected internally and directed to a lawful point of discharge in accordance with the Council's "Subdivision and Development Guidelines".</p> <p>a) Submit to the Council drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "<i>Subdivision and Development Guidelines</i>"</p>	<p>To be maintained.</p> <p>Prior to site works/building works commencing</p>



<p>showing the design of the drainage of the roof and developed surfaces. Obtain approval from the Engineering Delegate, Development Assessment of the Council.</p> <p>Such plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners.</p> <p>Please note all constructed stormwater outlets that are proposed to discharge directly to a waterway, must ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000);</p> <p>b) Complete the works in accordance with the approved engineering plans and other elements of the development's Site Based Stormwater Management Plan; and</p> <p>c) Submit to the Council "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines"~ certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to the Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the applicant satisfies the Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>While site/operational works/building works is occurring</p> <p>Prior to the commencement of the use</p>
<p>32. Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff.</p> <p>a) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works;</p> <p>b) Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that the applicant is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involves drainage, plans are to be lodged with the Council showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate of the Council. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use and to be maintained.</p> <p>While site/operational works/building works is occurring</p>
<p>33. 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 Council's "Subdivision and Development Guidelines".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that obsolete drainage outlets are removed from the kerb and footway area. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use</p>
<p>34. Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is now required - no additional poles or overhead mains are to be erected.</p>	<p>Prior to commencement of the use</p>

<p>a) Lodge electricity reticulation plans showing the proposed electricity services and obtain approval from the City Lighting Unit, Local Asset Services Central District of the Council;</p> <p>b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans; and</p> <p>c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to undertaking the works</p>
<p>35. Provide a public lighting system in accordance with an approved street lighting design plan and Council's "Street Lighting DeSign Guidelines".</p> <p>a) Lodge street lighting design plans showing the proposed public lighting system and obtain approval from the City Prior to undertaking the works Lighting Unit, Local Asset Services Central District of the Council;</p> <p>b) Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans; and</p> <p>c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when a proposed development requires the provision of public lighting facilities in accordance with the "Street Lighting Design Guidelines". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to commencement of the use</p>
<p>36. Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>a) Complete the works required by this condition;</p> <p>b) Submit to the Council "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council (regarding advice on traffic signal conduits, storm water, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to commencement of the use</p>
<p>37. Provide underground telecommunication services to the proposed development.</p> <p>a) Enter into an agreement with a telecommunication company and provide underground telecommunication</p> <p>b) services within and adjacent to the proposed development; and</p> <p>c) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services of the Council.</p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p>

<p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that the provision of essential communication services are provided to the development. For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200)</i></p>	
<p>38. Close all redundant vehicular crossing(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths, in accordance with Council's Standards.</p> <ul style="list-style-type: none"> <li>a) Obtain a permit from the Engineering Delegate, Development and Regulatory Services of the Council to carry out such works within the road reserve;</li> <li>b) Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when existing crossovers become redundant as a result of the new development. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to site works commencing</p> <p>Prior to the commencement of the use</p>
<p>39. Construct external road works with any associated drainage and services in association with vehicle access to the site.</p> <ul style="list-style-type: none"> <li>a) Submit to the Council functional layout plans showing the extent of external roadworks in accordance with drawing 09-114-FL2 Revision C dated 1 February 2011. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</li> <li>b) Submit to the Council engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required), Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</li> <li>c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council; and</li> <li>d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed when works within the road reserve are required, and to ensure that the required works are carried out in accordance with this approval and relevant standards. The work required by this condition is to be carried out in accordance with Council's "Subdivision and Development Guidelines". For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to undertaking the works</p> <p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p>
<p>40. Provide external signs and line markings and/or modifications to external parking signs, bus facilities, traffic signal layouts, parking meters and line markings as may be required by the approved development. The external signs and line markings and/or modifications must be generally in accordance with the approved drawings and documents; an approved detailed design; "Austroads" and the "Manual of Uniform Traffic Control Devices"; and/or the specifications identified within the Traffic Impact Assessment Report prepared by ARUP dated October 2005 and submitted as part of the development application.</p> <ul style="list-style-type: none"> <li>a) Submit to the Council detailed engineering plans prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the sign</li> </ul>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p>

<p>and line marking work. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>b) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance" as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council; and</p> <p>c) Submit to the Council "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) (to a standard specified in Council'S "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications and that the works required by this condition are in accordance with "Austroads" and the "Manual of Uniform Traffic Control Standards".</p> <p>d) Submit to the Council certification by a Registered Professional Engineer of Queensland (RPEQ) that the works required by this condition are in accordance with Austroads and the Manual of Uniform Traffic Control Devices.</p> <p><b>GUIDELINE</b>  <i>This condition is intended to ensure that the development is signed and lined in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If the Council is to carry out the works, a minimum of six (6) weeks notice is required. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council</i></p>	<p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p>
<p>41. Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.</p> <p><b>GUIDELINE</b>  <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p>
<p>42. Be responsible for internal (on-site) collection of refuse and recyclables from the development.</p> <p>a) Enter into an agreement with the Council's City Waste Services to provide a bulk bin collection service to the &amp; then to be maintained development;</p> <p>b) The applicant/owner must indemnify the Council and its agents in respect of any damage to the pavement and other driving surfaces;</p> <p>c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property;</p> <p>d) Forward a copy of the written indemnity agreement with City Waste Services to the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>e) Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineering Delegate, Development and Regulatory Services of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate arrangements are made for the collection of refuse and recyclables from the approved development. For any enquiries about this condition, please contact the Co-Ordinator of City Waste Contract Services, pH: 3403 8612 or 34038613).</i></p>	<p>Prior to the commencement of the use</p>
<p>43. Enter into an agreement with a waste disposal contractor to develop a waste management! collection plan.</p>	<p>To be maintained</p>

<p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate storage arrangements are made for refuse and recycle bins within the approved development. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services or the Co-Ordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.</i></p>	
<p>44. Provide a screened bin corral and locate as indicated on the approved plans for the storage of refuse. This storage Prior to the commencement of area is to cater for general refuse bins and recycle bins which are all required to be shared between all tenants. the use &amp; then to be maintained</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate arrangements are made for the storage of refuse and recycle bins in accordance with Council's Guidelines.</i></p>	
<p>45. Lodge a detailed hydraulics plan with the Council which demonstrates how it is proposed to make provision for a future water meter to be installed by the body corporate. The plan must identify the location and proposed method of metering each lot in accordance with AS3565. Obtain approval from the Principal Plumbing Inspector of the Council.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to allow future Community Title owners to install water meters to each unit. The future water meter must be accessible for the purpose of reading and maintenance and be suitable to be read by the body corporate. The meter will become and remain property of the body corporate. A meter box is to be installed where the proposed meter is to be located underground.</i></p>	<p>Prior to undertaking the works</p>
<p>46. Provide a water service with approved Council meter assembly and meter box to the boundary of the development in accordance with Council's 'Water and Sewerage Reticulation Standards'.</p> <ul style="list-style-type: none"> <li>a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's 'Water and Sewerage Reticulation Standards' showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development.). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</li> <li>b) Pay to Council the cost of live connection to the water main;</li> <li>c) Such construction is to be to a standard that is satisfactory to be accepted on and off maintenance.</li> <li>d) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Development and Regulatory Services of the Council.</li> </ul> <p><b>GUIDELINE</b>  <i>This condition is imposed to supply a water service and a meter to a development/Community Title development. The meter should be accessible to BCC employees or agents for the purpose of reading and maintaining the meter. The meter will become and remain property of the BCC. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>47. Construct a sewer in accordance with advice provided by Council and in accordance with Council's 'Water and Sewerage Reticulation Standards'. (Such work does not include connection to the sewer main).</p> <ul style="list-style-type: none"> <li>a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's 'Water and Sewerage Reticulation Standards' showing the design the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</li> </ul>	<p>Prior to commencement of the use</p> <p>Prior to undertaking the works</p>

<p>b) Pay to the Council the cost of live connection to the sewer mains;</p> <p>c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to bring sewerage infrastructure to the site or to augment the existing system. Plans must be prepared in accordance with Council's "Water and Sewerage Reticulation Standards" and may therefore constitute assessable development. It will be necessary to obtain the consent of the owner of all properties through which any proposed sewer passes. This will be a mandatory part of the application for engineering approval. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p> <p>Prior to commencement of the use</p>
<p>48. Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and Council's "Water and Sewerage Reticulation Standards". NB. The size of the connection shall be determined by the total number of fixture units.</p> <p>(a) Submit to the Council engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services of the Council;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Delegate, Development and Regulatory Services of the Council;</p> <p>(d) Submit to the Council "As Constructed" plans including an assets register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to provide a separate new sewerage connection to the development. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services of the Council.</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>

## Ecology

CONDITIONS	TIMING
<p>49. Prepare a Site Based Stormwater Quality Management Plan.</p> <p>a) Submit to and receive approval from the Delegate, Development Assessment of the Council for a Site Based Stormwater Quality Management Plan. The plan must be prepared by a suitably qualified and experienced professional and be in accordance with Council's Subdivision and Development Guidelines (2000 or later version).</p> <p>b) Implement and maintain the approved Site Based Stormwater Quality Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.</p> <p>c) Update the Site Based Stormwater Quality Management Plan as required to reflect current standards, best practices, plant modifications, etc, however, any modifications with the potential to result in increased environmental impacts</p>	<p>Prior to site works commencing</p> <p>Prior to site works commencing</p> <p>Prior to site works commencing &amp; then to be maintained</p> <p>While site/operational works/building works is occurring</p>

must be submitted to Council for approval.	
<p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that adequate measures are adopted to prevent stormwater quality being affected as a result of the construction and operational stages of the development. It is applied where compliance with Council's Water Quality Objectives must be demonstrated as part of an Operational Works application. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective, and provide details of the measures to be adopted to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site. For any enquiries about this condition, please contact the Ecologist, Development Assessment of the Council</i></p>	
50. Discharges of water pollutants, waste water or stormwater generated on the site must not cause measured levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the Council's "Guideline on Identifying and Applying Water Quality Objectives in Brisbane City".	To be maintained
<p><b>GUIDELINE</b>  <i>This condition is imposed where water quality may be affected as a result of the development</i></p>	
51. Protect and enhance existing vegetation, fauna and habitat features on the subject site:	To be lodged prior to or concurrently with any other operational works application
<p>a) Submit a Vegetation Management Plan (VMP) and obtain approval from the Delegate, Development Assessment of the Council. The VMP is to be in the form of scaled plans and supporting documentation that includes at least the following information:</p> <ul style="list-style-type: none"> <li>- the extent of the VMP is to include evaluation of all areas including, proposed road reserves, external works and development areas;</li> <li>- the location and description of existing vegetation including species and botanical name plus the height and canopy spread;</li> <li>- the location and extent of all site works including all proposed infrastructure and areas of earthworks.</li> <li>- detail design of all civil works is to be cognisant of environmental values. Alternative solutions may be required in some instances, to protect significant vegetation (eg alternative service alignments, variations to batter slopes and tunnel boring);</li> <li>- the location and description of all vegetation to be retained and that to be removed;</li> <li>- a description of all measures to be used to protect vegetation and habitat features to be retained during construction;</li> <li>- a description of all pruning and tree surgery works (to AS 4373/96) to maintain health and stability of trees and reduce potential hazards for future residents;</li> <li>- the location and extent of storage and stockpile areas for cleared vegetation and site mulch;</li> <li>- a description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and</li> <li>- details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified wildlife officer during clearing operations, preclearing inspections, staging and sequence of clearing and recovery procedures.</li> </ul>	
b) The VMP is to include mitigation measures to restore and rehabilitate the waterway corridor with the use of predominately native and indigenous species and species to encourage local fauna, low water usage, low maintenance requirements and sustainable design. Where required to facilitate the restoration and rehabilitation of the waterway corridor site work relating to the proposed boardwalk will minimise impacts on the drainage corridor for overland flow.	Prior to site works commencing
c) The connected pedestrian network minimises impacts on the functions of the corridor for drainage and as a natural woodland. The pedestrian network is to incorporate the predominant use of timber, stone and other natural materials and water sensitive drainage solutions.	Prior to survey plan endorsement

d) Arrange a pre-start meeting with the Delegate, Licensing and Compliance of the Council.	Prior to site works commencing
e) Protect, enhance and manage vegetation by implementing the requirements and carrying out the works in accordance with the approved VMP.	Prior to survey plan endorsement
<b>GUIDELINE</b> <i>This condition is imposed where the site contains vegetation, fauna and habitat features that should be retained, protected and/or managed as part of the development of the site. Before carrying out any site works it will be necessary to obtain a detailed design approval from the Council by submitting an application accompanied by a Vegetation Management Plan. Once the works are implemented, it will be necessary to arrange for the Delegate, Licensing and Compliance, Development and Regulatory Services of the Council, to inspect and approve them. For enquiries about this condition, please contact the Ecologist, Development Assessment of the Council</i>	

#### Pollution

CONDITIONS	TIMING
52. The following activities must only occur during the hours stated below:  Child Care Centre 6am to 8 pm  <b>GUIDELINE</b> <i>This condition is imposed to ensure that noise emissions from the specified activities do not cause environmental nuisance.</i>	To be maintained
53. Operation of heavy vehicles and/or waste collection vehicles must only occur during the following hours: 7am-7pm Monday to Saturday.  <b>GUIDELINE</b> <i>This condition is imposed to ensure that noise emissions from vehicle movements do not cause environmental nuisance.</i>	To be maintained
54. Construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Brisbane Water.  <b>GUIDELINE</b> <i>This condition is imposed where it is intended to clean refuse containers on site.</i>	Prior to the commencement of the use & then to be maintained
55. Wastewater from the basement carpark, bin wash bay and vehicle wash bay must be drained to sewer in accordance with the requirements of a trade waste approval issued by Brisbane Water.	To be maintained
56. Wastewater from the basement carpark, bin wash bay and vehicle wash bay must be drained to sewer in accordance with a hydraulics plan approved by the Principal Officer Plumbing, Development & Regulatory Services of the Council.  <b>GUIDELINE</b> <i>This condition is imposed to ensure that contaminants are not placed in a location where they may contaminate a waterway.</i>	To be maintained

#### Traffic and Transport

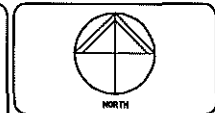
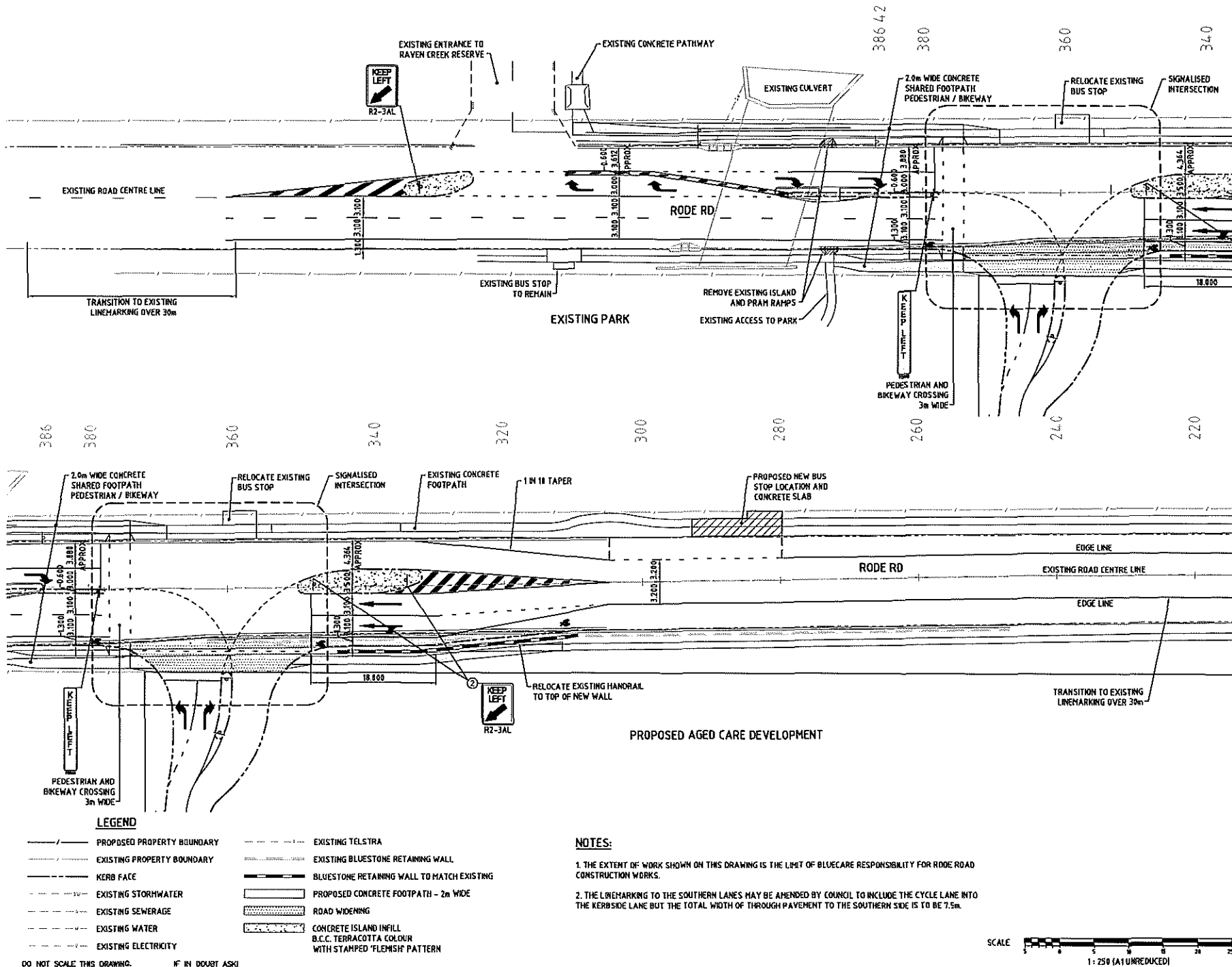
CONDITIONS	TIMING
<b>Queensland Transport</b> 57. Prior to the completion of Stage 1 of the subject development, the applicant shall install an all movements signalised intersection on Rode Road at the western property boundary to the site, in accordance with drawing 09-114-FL2 Revision C dated 1 February 2011.	Prior to the completion of Stage
58. The Applicant must submit for to Council approval a dimensioned functional layout for proposed Rode Road signalised access geometry to be constructed prior to the opening of the development based on the following: <ul style="list-style-type: none"> <li>- The functional layout is to be generally in accordance with the functional layout plan prepared by Karamisheff Nagel, being drawing 09-114-FL2 Revision C dated 1 February 2011 including provision of a protected right turn pocket on</li> </ul>	Prior to site works/building works commencing



<p>the western Rode Road approach to the access intersection. This includes the provision of land by Council on the northern side of Rode Road to facilitate the intersection works. Further analysis, including updated SIDRA assessment, should be provided to confirm the length of right turn pocket required on the western Rode Road approach to the access intersection.</p> <ul style="list-style-type: none"> <li>- Provision for a right turn pocket into the Raven Street Reserve car park which is located on the northern side of Rode Road;</li> <li>- Provision for cyclists is to be included in the functional layout in accord with Council policy and Part 5 of Austroads <i>Guidelines to Traffic Engineering Practice</i>;</li> <li>- The required length of through lanes on each approach to allow for adequate queue storage and appropriate diverge and merge movements of the through traffic for the nominated design speed along Rode Road is to be indicated on the functional plan;</li> <li>- Turn paths of design vehicles, particularly the left turn movement on the eastern Rode Road approach, is to be indicated on the functional plan; and</li> <li>- The proposed line marking and signage including any proposed directional signage and changes to existing kerb side allocation and associated road furniture and Brisbane Transport infrastructure is to be indicated on the functional plan. The width of the available footpath is to allow for provision of existing public transport furniture.</li> </ul>	
59. The internal road network must allow for the ability for servicing from both Remick Street and Rode Rd; not just from Remick St through to Rode Rd. Turn paths using Autoturn must be provided for the critical service vehicles. Information must be provided to the Council for approval as to how access through the security gate off Remick Street, for service vehicles, visitors and emergency vehicles is to be managed	Prior to site works/Building works commencing
60. As required by Council dedicate to Council in a configuration, and of a tenure appropriate to the Council's satisfaction, land comprising the new link road between Malwood Street and Delling Street.	Prior to the commencement of use

#### Standard Advice

CONDITIONS	TIMING
<p>61. The applicant must ensure that all development involving the emission of noise and dust from building/construction activities complies with the requirements of the Environmental Protection Regulation 1998 Part 2A – Environmental Nuisance.</p> <p>Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance-6W. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-</p> <p>(a) on a Sunday or public holiday, at any time; or</p> <p>(b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>62. The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval.</p> <p>Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated



REVISIONS			
No	Description	Date	By
A	FOR APPROVAL	21/10/10	
B	MINOR AMENDMENTS	21/10/10	PN
C	AMEND AS REQUESTED BY WCC & SHS AS PER DISCUSSION OF 20/10/10	01/12/11	PN

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**UnitingCare**  
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CLIENT:  
**BLUE CARE**  
 PROJECT:  
**AGED CARE FACILITY,  
RODE ROAD,  
STAFFORD HEIGHTS  
EXTERNAL ROADWORKS**  
 TITLE:  
**FUNCTIONAL  
LAYOUT PLAN**  
 Local Authority:  
**BRISBANE CITY COUNCIL**  

Drawn PN	Approved BH	Checked G6H	Date OCT 10
Scale AS SHOWN	A1		Sheet of
Drawing No 09-114-FL2			Revision C