

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS ASSESSMENT SUMMARY

The assessment activities for *CPCCBC4026A Arrange building applications and approvals & CPCCBC4031A Process client requirements* cover all aspects of the unit of competency required. To demonstrate competence in this unit, a participant must undertake all tasks and complete them satisfactorily and consistently. For Apprentices and Trainees, this includes employer completion of the Employer Record Book (ERB).

Participants must read all the information given before starting any assessment task. The assessment tasks are intended to be equitable, fair and flexible. If a participant has any questions or requires alternative arrangements to be made such requests should be directed to their Trainer/Assessor, who should note such arrangements in the 'Assessor Comments' on the affected assessment. If a participant feels they are not yet ready to be assessed, they should discuss their options with their Trainer/Assessor.

To satisfactorily complete the assessment, the participant is required to answer all questions correctly and demonstrate their skills to industry standards. If a participant does not answer some questions or perform some tasks, they will be deemed 'Not Satisfactory' for the task and 'Not Yet Competent' for the unit of competency. The Trainer/Assessor is able to provide the participant with additional information on interpreting the assessment outcomes and provide guidance on the participant's options. Should a participant still be deemed 'Not Satisfactory' they will have the opportunity to undertake a supplementary assessment or appeal the result.

By signing the cover page for each assessment item, the participant acknowledges they understand the assessment instructions and requirements and consent to being assessed. The participant also verifies and assures the RTO that the work submitted is their own work.

Participant Name	Tess Veldink
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Task	Assessment Results	
Theory Exam	☐ Satisfactory	☐ Not Yet Satisfactory
Practical Assessment	☐ Satisfactory	☐ Not Yet Satisfactory
Outcome for CPCCBC4026A	☐ Competent	☐ Not Yet Competent
Outcome for CPCCBC4031A	☐ Competent	☐ Not Yet Competent

Assessor Name	
Assessor Signature	
Unit Competence Determination Date	Click here to enter a date.

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

THEORY EXAM INSTRUCTIONS

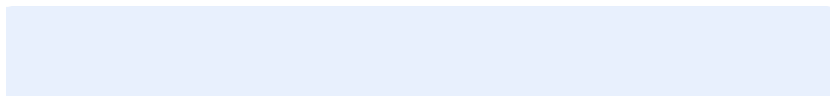
1. This exam will occur under standard assessment conditions.
 1. An oral examination may be allowed under certain circumstances, whereby the Participant's answers will be documented by a party other than the Participant. This must be acknowledged in writing (e.g. FT001 and Assessor Comments)
2. Participants must provide enough detail in their responses to demonstrate their knowledge and skills.
3. Please fill in the details below, providing your name, signature and date of assessment.
 1. Your signature acknowledges that this is your own work.
4. Assessors are to complete marking in pen of a different colour to the Participant.
5. If a Participant initially answers a question incorrectly but modifies their response, they must follow the instructions below:
 1. If a Participant changes their response in writing, they must put their initials next to the written change.
 2. If a Participant changes their response verbally, this must be noted on the exam paper by the assessor.

Participant name Tess Veldink

Participant signature Tess Veldink

Date 1/12/2019

Assessor name _____

Assessor signature 

Date [Click here to enter a date.](#)

Number of questions	Number of questions answered correctly	Task outcome (Tick)	
		Satisfactory	Not Yet Satisfactory
56		☐	☐

ASSESSOR COMMENTS

Q1. Identify four (4) details you would try to establish about the client's design requirements.

Answer

- Clients objective and priorities for the project
- Ensuring the expectations are reasonable and attainable
- Space, Time and budgets
- Clients role and project structure

☐

Q2. In what format should the client's design requirements be recorded?

Answer

A clients design requirements should be documented in a project brief

☐

Q3. Describe how explaining a product's strengths and limitations can ensure the client's design needs are met.

Answer

Its important to explain a products strength and weakness to the client because it ensure them that the best product is being brought and that particular product is best matched to their needs and overall vision.

☐

Q4. Identify two (2) types of technical/product knowledge you should provide to a client who wishes to maximise sustainability.

Answer

1. Checking for quality – the product chosen may support local businesses or help the environment.
- 2 . Its purpose – The product will meet there needs and save time and money.

☐

Q5. Which of the following may be considered a restrictive covenant?
Tick all that apply.

Answer

Choice	Possible Answers
☒	Limit on building heights
☒	Limit on fence heights
☒	Limit on retaining wall heights

☐

Q6. Why should your client be notified about restrictive covenants?

Answer

It important to notify your clients of any restrictive covenants at time of purchase because it could affect their purchase decision and could affect their vision

☐

Q7. What document sets out what a client can build within the Council area?

Answer

The City Plan

☐

1.A. Outline the requirements of the *Work Health and Safety Act 2011* with regards to the design of buildings.

Answer

The Work Health and Safety Act 2011 states that there is a duty to ensure that the design does not pose risks to people using the building for its intended purpose.

☐

Q8. True or False (Tick your response): The client requesting a design from an architect automatically holds copyright of the design.

Answer

☒	True
☐	False

☐

Q9. Identify five (5) site features that would be identified when preparing a site plan.

Answer

1. Site location
2. Access
3. General layout
4. Surface feature
5. Existing buildings

☐

Q10. Explain the role of a drilling rig in establishing site costs.

Answer

A drilling rig will gather material samples to identify the strength of the foundations and show any potential problems. This technique will give the clients an idea of site costs.

☐

Q11. Identify three (3) site works activities that may be conducted by the builder.

Answer

1. Determining and setting out building or construction features
2. Earthmoving using tracked or wheeled earthmoving equipment
3. Establishing personal and vehicle access and egress to and from the site

☐

Q12. Identify two (2) documents that a client would receive in relation to site investigations and costs.

Answer

1. A report based on data gathered
2. A report based on recommendations

☐

Q13. Identify two (2) disclaimers you may need to give a client with regards to site costs.

Answer ☐ After the evaluation two disclaimers on the report regarding site costs would be
1. The foundation may need to be strengthened at additional costs after excavation
2. The site might have a slope which requires cut and fill and the foundations might need to be stronger which is an additional cost.

Q14. Outline why it is important that the requirements (including variation requests) for sketch plans and drawings should be accurately communicated to drafting personnel.

Answer ☐ Its important because the architect's time often gets stretched by trying to satisfy the client's needs, so its important to establish the work required at the design stage

1.B. What might be prepared by the architect to quickly and simply explore initial ideas for designs?

Answer ☐ Concept drawings

1.C. Name three (3) types of detailed plans that may be forwarded to the client for approval.

Answer ☐
1. Floor areas
2. use types
3. Likely forms

1.D. Name three (3) costing details that should be able to be established from sketch plans.

Answer ☐
1. Parking
2. Access
3. Technical Systems

Q15. True or False (Tick your response): All documents should be sighted by the client, with details initialled.

Answer

☒	True
☐	False

☐

1.E. What of the following are preliminary contracts that a builder could ask a client to sign prior to signing the main contract? Tick all that apply.

Answer

Choice	Possible Answers
☒	Estimate
☒	Handover certificate
☒	Quote

☐

Q16. True or False (Tick your response): Pre-contract agreements may influence the final contract development.

Answer

☒	True
☐	False

☐

1.F. Identify one (1) standardised commercial building contract and explain the maximum value of the work it may be used for.

Answer

Master Builders – Commercial minor works contract with a value of \$100,00 of minor commercial works

☐

1.G. Identify an appropriate standardised contract that would be appropriate for a house renovation exceeding \$20,000.

Answer

Level 2 – renovations, extension and repair contract

☐

Q17. Which of the following parties could preliminary contracts be submitted to for checking and recording? Tick all that apply.

Answer

Choice	Possible Answers
☒	Contract association (e.g. Master Builders)
☐	Parliament
☐	Solicitor

☐

1.H. List two (2) permits that may need to be organised when preparing contract documents.

Answer

1. Redevelopment or removal of heritage and character buildings
2. Houses more than 9.5m in height from the natural ground level

☐

1.I. Outline the importance of preparing construction documents according to contract details.

Answer

Its important because it will ensure the other services meet the client's requirements eg. Material orders are correct and subcontractor are organised.

☐

Q18. For the purpose of development applications, describe how 'development' is defined in the legislation.

Answer

Development is defined as;

- carrying out building work
- Carrying out plumbing or drainage work
- Carrying out operational work
- Reconfiguring a lot

☐

Q19. At which of the following stages would a development approval be sought? Tick your response.

Answer

Choice	Possible Answers
☒	Town planning stage
☐	Building approval stage
☐	Construction stage
☐	Final certification stage

☐

Q20. True or False (Tick your response): Building approval is separate to planning approval.

Answer

☒	True
☐	False

☐

Q21. True or False (Tick your response): Full approval is one type of approval that may be sought for the building approval stage.

Answer

☒	True
☐	False

☐

Q22. For each of the external specialists categories listed below, identify the information and documentation they may provide for an approval application.

Answer

External specialist	Information and documentation provided
Building surveyors, quantity surveyors and site surveyors	Building Surveyors main role is to ensure buildings are safe to use, accessible, suitable for the occupation and energy efficient. Therefore they would provide reports on inspected property or land and give details on every defect and every regulation in accordance to their job.
Geotechnical and environmental specialists	Environmental and Geotechnical specialist main role is to identify Enviro and Geo issues and recommend solutions. Therefore, they would provide studies of the material mechanics (eg, rocks and soil) and evaluate and assess the risks in accordance with the site conditions.

☐

Structural, mechanical and electrical engineers	As a structural engineer your main task would be to examine the designs and structures of building and ensure they can withstand different elements which they are exposed to. As well as also improvements to the building. An electrical engineer is someone who provides designs of electrical systems and tests existing electricity for problems and defects; and a mechanical engineer are involved in developing, testing, evaluating and planning designs as well as monitoring and ensure the safety through testing. All three engineers would provide their findings about the buildings design, structure, safety elements and recommendations of issues that they may have found.
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Q23. Name two (2) documents that are required under legislation to support a development application.

Answer ☐ 1. Plans of the development
2. A planning report and other technical reports that show how to development complies with the City Plan, the SPP and SDAP

Q24. What documents are required by Council to support a development application (in addition to those under Q23.)?

Answer ☐ 1. Proposed Plans
2. Planning reports
3. Land owner consent
4. Erosion hazard assessment form
5. Completed development services lodgement form

Q25. When arranging for building approval through a building certifier, you must give them scaled and detailed plans. Who should these plans be prepared by?

Answer ☐ Draftsperson or Architect

Q26. Name three (3) approvals that must be lodged through the Council, as opposed to through a building certifier.

Answer

1. Any town planning matters that are not accepted development,
subject to requirements under Brisbane City Plan 2014
House more than 9.5m height from the natural ground level
Redevelopment or removal of heritage buildings



Q27. What should be considered when developing a plan for the process of lodging approval applications?

Answer Due to all the information that is collected for a building application. It's important to consider the clients needs and look at the scheduling required to obtain all information and documentation needed. ☐

Q28. True or False (Tick your response): The plan in Q27. should be submitted for approval.

Answer

☒	True
☐	False

☐

Q29. The council assesses development under the application types listed below. Describe each assessment type and whether the public must be notified.

Answer

Assessment type	Description
Code assessment	A Code assessment is assessed against the different codes identified for the use within the City Plan. This application has been assessed quickly and easily and doesn't need for the public to be notified.
Impact assessment	A impact assessment is to be assessed against all identified codes and the whole City Plan. These types of application will need to take into accounts the communities views.

☐

Q30. Identify two (2) stakeholders that may be impacted by a planning application. Describe the impact on each stakeholder and strategies that could be adopted to maximise their support of the planning application.

Answer

	Stakeholder 1	Stakeholder 2
Stakeholder type	Neighbours	Department of Environment
Impact of planning application on stakeholder	- Noise -Traffic - View from their property	- Environmental footprint - Wildlife habitat - Water contamination
Strategies adopted to maximise stakeholder support	- Including them in planning process - Being open minded with Stakeholder suggestions - Consider monetary compensation for impact	- including them in planning process - Being open minded with Stakeholder suggestions - Consider monetary compensation for impact



Q31. Identify the Council documentation that outlines whether your proposal will require an impact assessment.

Answer

The document that will need to reviewed is Part 5 of City Plan



Q32. Name three (3) projects that are always deemed 'accepted development'.

Answer

- Work to a building that has been accidentally damaged or destroyed
- Temp buildings associated with a material change of use
- Sales office on a block in a residential zone, centre zone, mixed uses zone or community zones for no more than two years



Q33. **True or False (Tick your response): Projects that are ‘accepted development, subject to requirements’ do not need anything in writing from the Council to commence the activity, provided that a self-assessment has been carried out to ensure compliance with the relevant code.**

Answer

☒	True
☐	False

☐

Q34. **Other than legislation relating to planning, name two (2) types of building legislation/requirements considered during the building approval process.**

Answer

1 . The Building Act 1975 (QLD) 2. The National Construction Code
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☐

Q35. **During the building approval process, which of the following issues are considered under various codes and regulations? Tick all that apply.**

Answer

Choice	Possible Answers
☒	Building is soundly/safely designed and constructed
☒	Degree of fire safety
☒	Energy and water efficiency standards
☒	Protection from pests
☒	Sewerage and drainage

☐

Q36. **Identify and describe two (2) industry standards that you may refer to when preparing a building application (e.g. to address Q35.).**

Answer

Standard number	Description
8.2	Design of gutters and downpipes – Downpipes are inadequate if they serve more than 12m of gutter length for each downpipe, if they aren't designed in accordance with the BCA they are considered defective.

☐

17.3	Termite damage (new building work) - Termite management systems requires a 75mm visual perimeter inspection zone. This zone enables termite activity to be identified when termites and/ or their tunnels are forced into view in order to get around the barrier systems.
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Q37. Identify and describe two (2) regulations that you may refer to when preparing a building application.

Answer

Regulation name	Description
Swimming Pool Construction	The construction of fencing around swimming pools or doors, windows and other openings giving access to swimming pools.
Smoke alarms for domestic dwellings	A smoke alarm must be installed in each bedroom of the domestic dwelling in a place that complies with section 13AD

☐

Q38. Describe the importance of using document control processes when submitting an application.

Answer

If the application doesn't meet the document control processes, your application will not meet the criteria and the application can not go through to the assessment process stage to a decision.

☐

Q39. How the currency of a plan determined?

Answer

To ensure your plan is accepted, ensure you are taking into consideration all stakeholders. Identifying your proposal and ensuring its in the right category with the review of the City Plan, and

☐

Q40. True or False (Tick your response): To ensure continuing progress of your application, you should confirm the application status at appropriate intervals.

Answer

☒	True
☐	False

☐

Q41. Identify (and name, if applicable) whether there is an electronic portal used to check applications submitted to Council?

Answer Yes, PD Online ☐

Q42. Order the following stages from 1 to 6 to identify the application assessment process used by the Council.

Answer ☐

Stage Number	Stage
6	Appeals
1	Application
5	Decision and conditions
3	Information request
4	Public notification
2	Referrals

Q43. True or False (Tick your response): If a planning application is incomplete at the time of lodgement, the Council will always issue a 'not properly made' action notice.

Answer

☒	True
☐	False

☐

Q44. The applicant has how many business days to comply with an action notice?

Answer 20 business days ☐

Q45. Identify three (3) common application problems.

Answer

1. Insufficient information
 2. Poor quality plans
 3. Unacceptable impacts

☐

Q46. True or False (Tick your response): When considering an appeal, the applicant should seek private legal advice.

Answer

☒	True
☐	False

☐

Q47. Minor amendments to an application should be negotiated with which of the following parties? Tick all that apply.

Answer

Choice	Possible Answers
☒	Approval authority
☒	Client
☒	Organisation

☐

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

PRACTICAL ASSESSMENT INSTRUCTIONS

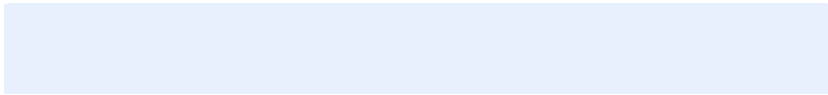
6. The following practical assessment will require the Participant to complete work related activities.
7. The Assessor will conduct observations of the Participant's work to determine whether they display sufficient practical skills and knowledge.
8. Please fill in the details below – providing your name, signature and date of assessment.
 1. The Participant's signature acknowledges that the Assessor provided clear instructions and the Participant understood what was required to complete this assessment.
9. The Assessor may substitute a Practical Task with an alternate task of equal value.
 1. Alternate tasks must be fully documented by the assessor in the Assessor Comments area.

Participant name Tess Veldink

Participant signature Tess Veldink

Date 17/12/2019

Assessor name _____

Assessor signature 

Date Click here to enter a date.

Task	Task outcome (Tick)	
	Satisfactory	Not Yet Satisfactory
Task 1 (Occasion 1)	☐	☐
Task 1 (Occasion 2)	☐	☐
Task 2 (Occasion 1)	☐	☐
Task 2 (Occasion 2)	☐	☐

ASSESSOR COMMENTS

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

Practical Task 1 (2X)		
Description of task: On two (2) occasions, a suitable observer is to verify the participant's ability to process client requirements in relation to contract documentation. The participant is to obtain client information, accurately convey that information to those developing contract documentation (including drawings and specifications) and complete the administration of the contract documentation process.		
10. Occasion 1: Residential construction project 11. Occasion 2: Commercial construction project		
The participant is to gather evidence of how they have completed each component of the Practical Task, which is to be submitted with this Practical Assessment sheet. Evidence to be submitted may include:		
12. RFI sent to client and proof of correspondence 13. Variation sent to client and proof of correspondence and acceptance		
The observer is to provide detailed comments on the tasks completed by the participant. The assessor is to verify the observer's comments in the Assessor Comments section, and provide the Practical Assessment outcome on the front cover of this document.		
Resources required: Telephone, facsimile machine, computer.		
Assessment of task		
Name of participant:	Tess Veldink	
Name of observer:	Matt Child	
Role of observer (Confirm suitability to sign)	Project Manager	
Email address of observer	reception@bluestarcorporate.com.au	
Signature of observer:		
Date:	16/12/2019	
When completing the task, did the participant:	Tick if satisfactorily completed. Provide comments if left unticked.	
	1st Occasion	2nd Occasion
1. Work with the client to identify and document planning and design requirements:		
2. Identifying client's design needs	☒	☒
3. Providing correct technical/product knowledge		
4. Identifying restrictive covenants		
5. Addressing documentation and design risks (including copyright)		
6. Determine site costs with client, including:		
7. Arranging site investigation to determine site features and costs	☒	☒
8. Confirming client's understanding of extent and cost of required site works		
9. Arrange and oversee the preparation of sketch plans.	☒	☒

10. Forward plans to client for approval or amendment, relaying costing and variation requests to drafting personnel.	☒	☒
11. Finalise sketch plans, specifications and cost documents with client, ensuring all documents were signed and details were initialled.	☒	☒
12. Prepare preliminary contract according to organisational needs (selecting correct contract type, and including appropriate clauses and conditions), and submit for checking and recording.	☒	☒
13. Prepare construction documents according to preliminary contract, meeting:		
14. Regulatory authority approval processes	☒	☒
15. Building and construction codes		
16. Standards		
17. Effectively communicate using the following methods:		
18. Verbally using language/concepts appropriate to cultural differences		
19. Non-verbal communication	☒	☒
20. Using technology (including telephone, facsimile, email)		
21. In writing (to produce contracts and other relevant workplace documentation)		
The Participant's performance was: ☒ Satisfactory ☐ Not Satisfactory		

OBSERVER COMMENTS

- The clients planning, and design requirements were meet, through identifying the client's needs and submitting a variations and RFI for further calcification. The correct technical knowledge was provided for the pendant light and GPO. Additional/ updated drawing documents were also submitted so ensure the client was aware of the new changes. Restrictive covenants weren't identified in the residential and commercial project as there were no restrictions on the request that would hinder the value.
- Costs were clearly discussed through both variations and approval was given, which shows the understanding from the client.
- Updated sketch plans were drawn up and submitted with the variations to show the client the updates. These were understood to be approved when the variations where approved.
- The Electrical Contractors emailed through RFI's and Variation to client for approval which outlined the scope, additional costs and approvals for these changes/clarifications
- A General conditions document was submitted which can be used for both commercial and residential occasions. Its includes the appropriate clauses conditions and standards that the client and supplier are to adhere to
- Effective communication was used throughout the correspondence with the client, through non-verbal communication (drawings and specs), email, phone and approval in writing.

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

Practical Task 2 (2X)		
Description of task: On two (2) occasions, a suitable observer is to verify the participant's ability to plan, prepare and lodge a building application. The participant is required to evaluate and review the outcome of the application. 22. Occasion 1: Development approval 23. Occasion 2: Building approval The participant is to gather evidence of how they have completed each component of the Practical Task, which is to be submitted with this Practical Assessment sheet. Evidence to be submitted may include: 1. Council approvals. 2. Traffic control plan submissions and approval by city councils. 3. Crane base drawings and approval by engineer (if you have them). 4. QFES approvals. The observer is to provide detailed comments on the tasks completed by the participant. The assessor is to verify the observer's comments in the Assessor Comments section, and provide the Practical Assessment outcome on the front cover of this document.		
Resources required: Computer.		
Assessment of task		
Name of participant:	Tess Veldink	
Name of observer:	Matt Child	
Role of observer (Confirm suitability to sign)	Project Manager	
Email address of observer	reception@bluestarcorporate.com.au	
Signature of observer:		
Date:	16/12/2019	
When completing the task, did the participant:	Tick if satisfactorily completed. Provide comments if left unticked.	
	1 st Occasion	2 nd Occasion
1 Plan the process for lodging approval applications		
Q48. Identify the approvals required for each project stage and required information and documentation.	☒	☒
Q49. Develop and submit a plan for lodging approval application, recognising scheduling requirements and client needs.	☒	☒
Q50. Consult with external specialists, as required, to facilitate the certification of documents, referring to Australian Standards, codes of practice and regulatory requirements.	☒	☒
2 Prepare and lodge applications for approval		
1. Prepare and check necessary documentation and supporting information for compliance with building approval authority requirements	☒	☒

(including plans, specification, drawings and reports).		
2. Analyse the impact of the planning application on a range of stakeholders, endeavouring to maximise the likelihood of their support on the application.	☒	☒
3. Lodge necessary documentation and supporting information with approval authority, using sound document control processes.	☒	☒
4. Seek confirmation of application status at appropriate intervals to ensure continuing progress.	☒	☒
3 Evaluate and review outcome of application		
1. Assess the outcome of the building approval to determine the impact on the project.	☒	☒
2. Where required, negotiate minor amendments with the client, organisation and approval authority.	☒	☒
3. Analyse rejected submission to determine likely success of an appeal or a resubmission, determining course of action with the client.	☒	☒
4. Effectively communicate using the following methods:	☒	☒
5. Verbally using language/concepts appropriate to cultural differences		
6. Non-verbal communication		
7. In writing (including preparing planning submissions)		
8. Sound document control processes		
The Participant's performance was: ☒ Satisfactory ☐ Not Satisfactory		

OBSERVER COMMENTS

1. Plan the process for lodging approval applications

The Town Planning report includes multiple documents and bits information to get a proposal underway. It's the starting point to identify approvals and develop a plan from there other documentation will be requested and submitted. The Code of Compliance report helps with understanding Australian Standards and requirements with the help of external specialists.

2. Prepare and lodge applications for approval

Supporting information to the proposal includes the Traffic report, Site plan/drawings. These documents have been submitted as part of the development application and have been approved by the council. Different Stakeholders have been impacted by the proposal and the clients have ensured they are keeping everyone up to date with the processes and being open minded with it comes to the planning. The Brisbane City Council Approval Package/Applicants decision notice shows that the necessary documentation was supplied in order to get it approved and the clients kept up to date with the application status to ensure all documentation was submitted at the requested time.

3. Evaluate and review outcome of application

The decision notice letter for the building approval shows the outcome of the project and give the clients the go ahead with the next stages. The proposed duplex development was also submitted with includes a number of drawings and specs, it also shows that the proposed drawings have been approved. Approval authority was given to the client when they must approve the builders preliminary drawing of the duplex.

The letter/document from the development approval – ‘Response to further issues’ shows that there had to be clarification and a resubmission of documents in order to get the application approved by the council.

Effective communication has been used throughout both the development and building approvals using formal letters, emails and different documentations. Both approvals used the correct technical language and used appropriate measures to ensure the council approves their applications.

Process Client Requirements

Residential Construction

RFI task - The Electrical Contractors need to clarify a few things in regards the electrical finishes in the house. (** For email trail and approved documents see attached).

- The initial email is from the Electrical Contractors submitted a RFI to the builder to confirm a few things with the plans.
- The builder then discusses these with the client and responds with approval
- The Electrical Contractor then send through the GPO with the specs for confirmation
- The GPO is then approved and works are to go ahead

Variation task - The client has required the Fan in the master bedroom to be moved by 2 metres. This will be an additional cost of \$300.00. (** For email trail and approved documents see attached).

- The Electrical Contractors sent through a Variation from the client request and updated drawing on where the fan will now be.
- The builder then spoke to the client and was given the approval to go ahead with the works

A conditions document has also been submitted which would be sent to suppliers and clients to ensure they understand the conditions of construction in relation to the scope

Residential Construction

Request for Information

REQUEST FOR INFORMATION

To	DR Homes	No. Pages	1
Attention	Jeff Dunning	Date	17/12/19
From	Tess Veldink	RFI No.	001
Project	7 Cassim Place	Response Req by	18/12/19
SUBJECT	Description of electrical finishes		

To Jeff,

Can you please get clarification on the following electrical finishes that are detailed in the scope but aren't on the electrical drawings?

- How many GPO's are required in the media room?
- What colour has been requested for the GPO's in the media room? Black or White?
- The 2 fans aren't spaced out evenly in the living room, are they not centred for a reason?

Kind Regards,

Tess Veldink
Project Supervisor

Email trail

To: jdunning@drhomes.com.au

Subject: RFI 001

From: Tess Veldink – Blue Star

Attached document: RFI 001

Hi Jeff,

Please find attached RFI 001 for your clarification/approval.

Please let me know if you have any questions.

Thanks,

Tess Veldink
Project Supervisor

To: tveldink@bluestarcorporate.com.au

Subject: RE: RFI 001

From: jdunning@drhomes.com.au

Hi Tess,

Thanks for sending the RFI through, I've discussed this RFI with the client

1. GPO's required in the media room are - 10
2. All GPO's are to be black. Please send through an option within the scope.
3. Please ensure the fans are evenly spaced in the living room; please provide a variation if this has additional costs.

Please see below the clarifications please let me know if you have any questions.

Thanks,

To: jdunning@drhomes.com.au

Subject: RFI 001

From: Tess Veldink – Blue Star

Attached document: RFI 001

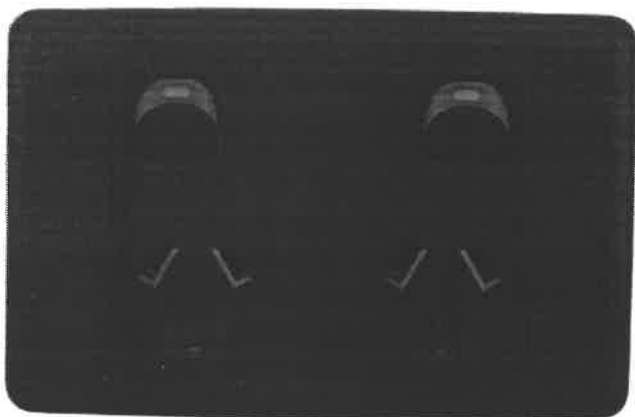
Hi Jeff,

Thanks for a prompt response. I regards to the fan, there is no additional costs its within the scope.

Please see below the GPO being used in the media room. Can you please approve?

Thanks,

DETA Black Double Power Point



Width	Height	Length

Product Dimensions

Width	118mm
Height	76mm
Length	25mm

Specifications

Model Name	Double Power Point- Black
Model Number	6272B
Material	Polycarbonate
Colour	Black
Weight	nakg
Commercial	Yes
Indoor Use	Yes
Outdoor Use	No
Maximum Amporage (amps)	10
Maximum Voltage (volts)	250
Surface Mount	No
Cover Plate Included	Yes
Weather Resistant	No
Child Safety Outlet	No
Profile Type	Standard
Product Material - ABS, S/S	Polycarbonate
Architrave	No
Pack Size	1

To: tveldink@bluestarcorporate.com.au

Subject: RE: RFI 001

From: jdunning@drhomes.com.au

Hi Tess,

This GPO is approved, please go ahead with works.

Thanks

Residential Construction Variation

CONTRACT VARIATION

Date: Thursday 18th of December

Builder: DR Homes

Ref: 18012/Variation/V001

Attention: Jeff Dunning

Project: 7 Cassim Place, Redland Bay

Subject: V001 Additional install of fan

Jeff,

Please see attached our variation submission for the additional install of the fan in the master bedroom. The client has required the Fan in the master bedroom to be moved by 2 metres.

Submission value:

+ \$300.00 ex GST (Three hundred dollars)

Scope

- Supply and install of fan in master bedroom
- New wiring of cables

Variation start date

Start Monday 23rd and Ends Tuesday 24th.

Authority to proceed

Name:

Role:

Date:

We trust the above meets your approval and we await your issue of a variation order

Tess Veldink

Project Supervisor

Email trail

To: jdunning@drhomes.com.au

Subject: VAR001

From: Tess Veldink – Blue Star

Attached document: VAR001

Hi Jeff,

Please find attached the VAR001 for your approval and updated drawing of where the fan will be placed

Please let me know if you have any issues.

Thanks,

Tess Veldink
Project Supervisor

To: tveldink@bluestarcorporate.com.au

Subject: RE: RFI001

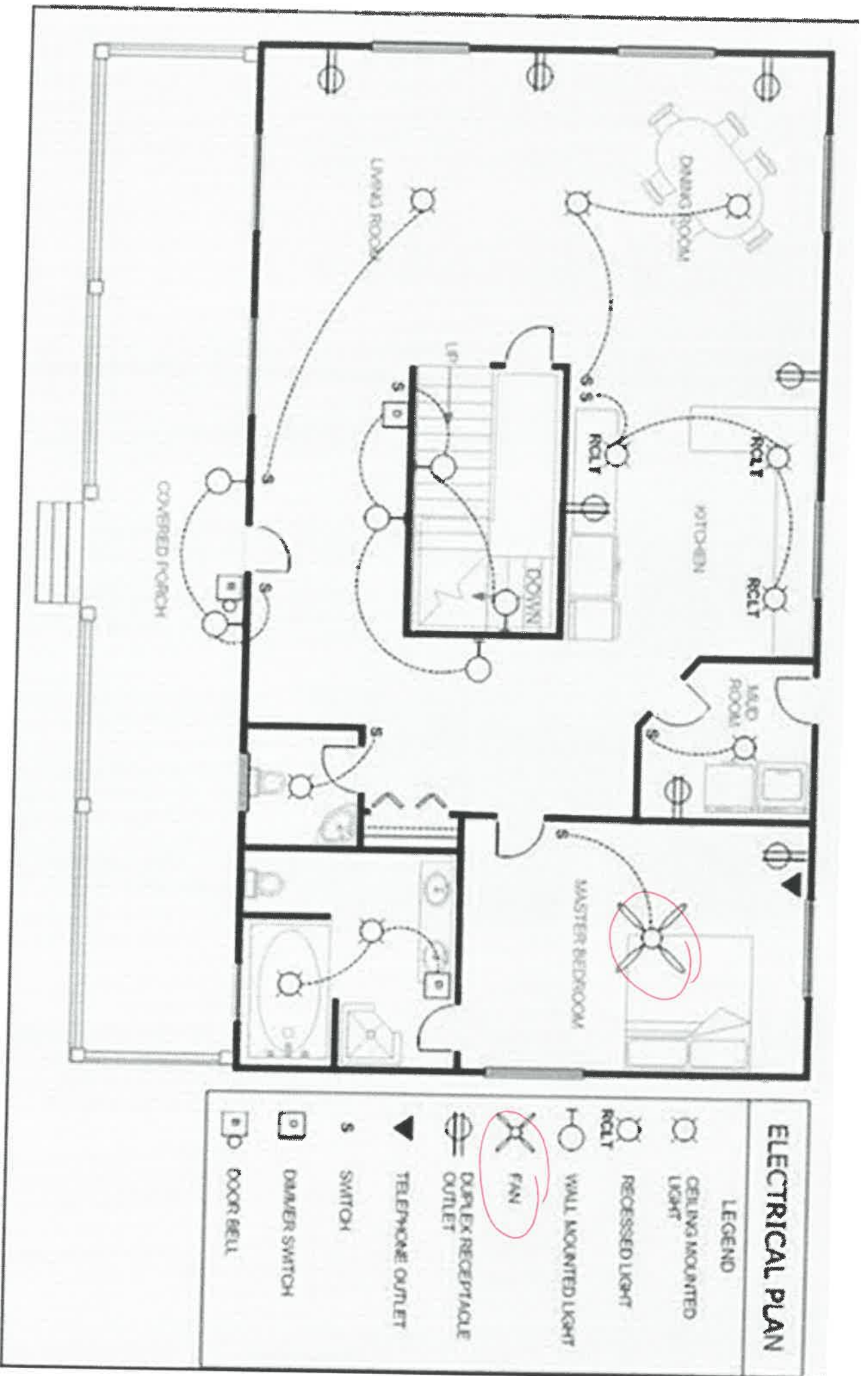
From: jdunning@drhomes.com.au

Hi Tess,

Thanks for sending the Variation through, I've discussed this with the client and they are happy to proceed.

Please go ahead with the additional works

Thanks,



Commercial Construction

RFI Task – To provide 2 pendant lights for the multi media room in building B. These pendant lights will have serve no real purpose, as there is already sufficient lighting, but more as a decorative statement to the space. (** For email trail and approved documents see attached).

- The initial email is from the Electrical Contractors requesting to the builder (Watpac) if the architects would like to approve a particular pendant or are they happy for them to provide what they think would fit the criteria.
- Watpac then requests for the Electrical Contractors to provide a light fitting for review
- The Electrical Contractors then send the proposal to Watpac. This includes the pendant option with specifications and current drawing where the pendants would be hung
- The builder (Watpac) then liaises with the architect for approval and is given written approval to go ahead with the works.

Variation Task – Requested by the builder (Watpac) for Electrical Contractors to provide a price for Design and Construction of additional Duress and CCTV cameras for the project. (** For email trail and approved documents see attached)

- The initial email is a request from the builders asking to provide pricing on additional of Duress buttons and CCTV cameras.
- The Electrical Contractors then send through a Variation which includes the additional dollar figure amount, scope changes, conditions on completing the works, approval, material spreadsheet with a breakdown of the additional costs and a updated drawing of where the extra CCTV camera and duress buttons will be fitted.
- The Electrical contractors then send through a revised variation as per a face-to-face conversation with the builders (Watpac)
- From there the clients have extra queries in regards to the variation which the Electrical Contractors responded to

A conditions document has also been submitted which would be sent to suppliers and clients to ensure they understand the conditions of construction in relation to the scope

Commercial Construction

Request for Information

[REDACTED]
BLUE STAR PACIFIC PTY LTD

Pendat lights in building A/B
REQUEST FOR INFORMATION

11/09/2019
BSP-RFI-000048

Responded

[REDACTED]
WATPAC CONSTRUCTION PTY LTD

Fwd: Pendat lights in building A/B
GENERAL CORRESPONDENCE

13/09/2019
WTPC-GCOR-002166

[REDACTED]
BLUE STAR PACIFIC PTY LTD

Re: Pendat lights in building A/B
GENERAL CORRESPONDENCE

13/09/2019
BSP-GCOR-000285

[REDACTED]
WATPAC CONSTRUCTION PTY LTD

Fwd: Building A/B - Pendant lights
RESPONSE TO RFI

13/09/2019
WTPC-RTRFI-000443

[REDACTED]
QLD 4306 Australia



MAIL TYPE
Response to RFI

MAIL NUMBER
WTPC-RTRFI-000443

REFERENCE NUMBER
BSP-RFI-000048

Fwd: Building A/B - Pendant lights

From: [REDACTED] Watpac Construction Pty Ltd
To (2): [REDACTED] - Blue Star Pacific Pty Ltd (+1 more...)
Cc (2): [REDACTED] Watpac Construction Pty Ltd (+1 more...)
Sent: Friday, 13 September 2019 12:01:38 PM AEST (GMT +10:00)
Status: N/A

ATTRIBUTES

Attribute 1: Secondary School

MESSAGE

Hi [REDACTED]

Your proposed pendant has been accepted by the Architect.

Kind Regards,

[REDACTED]
Services Engineer
Watpac Limited



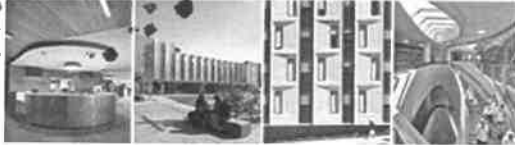
[REDACTED]
Herston QLD 4006



From: [REDACTED]
Sent: 13/09/2019 11:39:34 AM AEST (GMT +10:00)
To: [REDACTED]
Cc: [REDACTED]
Mail Number: GroupGSA-GCOR-000429
Subject: Re: Building A/B - Pendant lights

Thanks [REDACTED]
We have no issue with the proposed
Regards

ABN 76 002 113 779
nom architect 
ARB 3990 / ARBV 15637 / BAQ 3188
www.groupgsa.com



North Fitzroy Library and Community Hub – Winner of AIA Public Architecture Award, AIA Commendation for Sustainability Awards 2018
 Bellevue Hill Public School – Commendation for the New Learning Environment Award and Commendation for the AIA Awards 2018

From: [REDACTED]
Sent: 13/09/2019 10:43:35 AM AEST (GMT +10:00)
To: [REDACTED]
Cc: [REDACTED]
Mail Number: WTPC-RF1-000619
Subject: Building A/B - Pendant lights

Hi [REDACTED]

We are to provide two pendant lights in the collection multi-media room of building B (B.G.11) to suit the architectural finishes. This fitting will serve no real lighting purpose as there is sufficient light from the recessed troffer fittings and track lighting, but rather will be a decorative element for the space.

Could you please provide comment on whether the attached fitting is suitable?

Kind Regards,

~~David Strahan~~

Services Engineer

Watpac Limited



Herston QLD 4006



Please find attached proposed pendant.

Regards,

Project Supervisor

Blue Star Pacific Pty Ltd

500 Lytton Road

Morningstar QED 0

0

M [REDACTED]
T [REDACTED]
F [REDACTED]
E [REDACTED]

From: [REDACTED]
Sent: 13/09/2019 7:07:14 AM AEST (GMT +10:00)
To: [REDACTED]
Cc: Greg Reid, Nathan Smith
Mail Number: WTPC-GCOR-002166
Subject: Fwd: Pendant lights in building A/B

Hi [REDACTED]

Can you please provide a light fitting for the architects review.

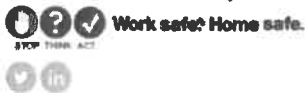
Thanks,

Daniel Strain

Services Engineer
Watpac Limited



M [REDACTED]
Herston QLD 4006



From: [REDACTED]
Sent: 11/09/2019 10:44:33 AM AEST (GMT +10:00)
To: Daniel Strain
Cc: Kala Maloney, Greg Reid, Nathan Smith
Mail Number: BSP-RF-000048
Subject: Pendant lights in building A/B

We are to provide 2 pendant lights in the collection multi-media room of building B (B.G.11) to suit the architectural finishes. This fitting will serve no real lighting purpose as there is sufficient light from the recessed troffer fittings and track lighting, but rather will be a decorative element for the space. Is this a fitting that the architect would like to give us an opinion on with regards to appearance or are you happy for us to provide fittings which we deem would suit.

Thanks,

[REDACTED]
Project Supervisor

Blue Star Pacific Pty Ltd

350 [REDACTED]
Morningside QLD 4012
[REDACTED] 0

M [REDACTED]
T [REDACTED]
F [REDACTED]
E [REDACTED]

Mara II 500mm Drum Pendant in White



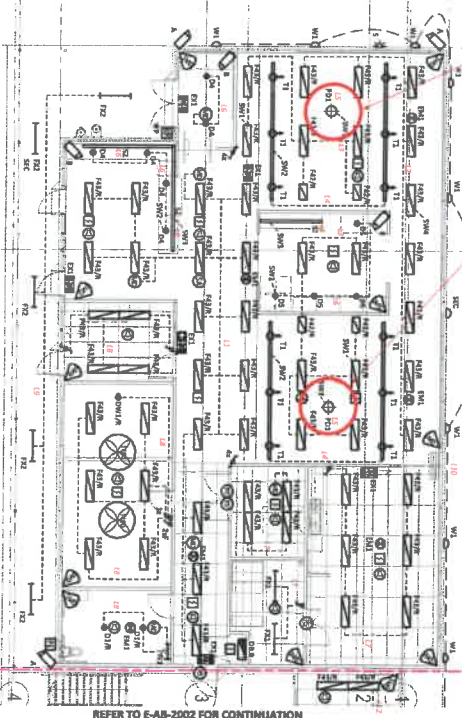
SPECIFICATIONS

SKU	010548
Product Type	Lighting
Brand	Lucci Décor
Warranty	12 months from date of purchase
Width / Diameter (mm)	500
Depth (mm)	0
Height (mm)	235
Suspension	1200
Voltage	240V
Globe Included	No
Globe Type	BC
Globe Quantity	1
Wattage (Max)	100W
Room Type	Bedroom, Dining Room, Kitchen, Living Room, Nursery
Style	Art Deco, Industrial, Modern, Scandinavian
Colour	Brushed Chrome, White

DESCRIPTION

Mara II large drum 1 light pendant in white and brushed chrome

Electrical	LED to Project spec, recessed to suit ceiling type.
Lighting	Suspended LED track lighting (20 metres of track)
	Accent lighting, decorative Pendant
	17 double entry wall mounted
	Floor boxes to suit layout
	Security devices to suit DCE security standards
	Provide sensors to cover curtain window zones at all door entries.
	GPOs
	TV
	Security
	Telephones



REFER TO E-AB-2002 FOR CONTINUATION

- NOTES:**
- THIS DRAWING SHALL BE READ IN CONNECTION WITH THE ELECTRICAL SERVICES SECTION OF THE SPECIFICATION, THE ARCHITECTURAL DRAWINGS AND ALL OTHER RELEVANT SERVICES DOCUMENTS.
 - PROVIDED AS INDICATED BY THE DRAWING, THE ELECTRICAL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATION AND ALL OTHER RELEVANT SERVICES DOCUMENTS.
 - ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATION AND ALL OTHER RELEVANT SERVICES DOCUMENTS.
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BACCODE

THIS DRAWING IS THE PROPERTY OF WATPAC. IT IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WATPAC.

APPENDICES

APPENDIX	DESCRIPTION	DATE	BY	CHECKED
A	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
B	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
C	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
D	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
E	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
F	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
G	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
H	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC

DRAINAGE WORKING SYSTEM

1	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
2	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
3	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
4	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
5	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
6	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
7	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
8	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
9	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC
10	MAIN ELECTRICAL SERVICES	10/10/2011	WATPAC	WATPAC



Department of Education

RCPD
Leadership in Project Management



PH	08.05.19
PH	08.05.19
PH	08.05.19
PH	08.05.19
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PH	08.05.19
PH	08.05.19

180621/E-AB-2001

SCALE	1:100
PROJECT SITE NUMBER	A1
CLIENT REFERENCE NUMBER	11
DATE	10/10/2011
BY	WATPAC
CHECKED	WATPAC

Commercial Construction

Variation

[REDACTED]
BLUE STAR PACIFIC PTY LTD

VO-017 Additional Durees Buttons & CCTV in Bu... 26/09/2019
GENERAL CORRES... BSP-GCOR-000322

Daniel Strahan
WATPAC CONSTRUCTION PTY LTD

Re: VO-017 Additional Durees Buttons & CCTV i... 02/10/2019
GENERAL CORRES... WTPC-GCOR-002329

Dan Hott
BLUE STAR PACIFIC PTY LTD

Re: VO-017 Additional Durees Buttons & CCTV i... 09/10/2019
GENERAL CORRES... BSP-GCOR-000335

Daniel Strahan
WATPAC CONSTRUCTION PTY LTD

Re: VO-017 Additional Durees Buttons & CCTV i... 18/10/2019
REQUEST FOR INF... WTPC-RFI-000678

Responded

Dan Hott
BLUE STAR PACIFIC PTY LTD

Re: VO-017 Additional Durees Buttons & CCTV i... 23/10/2019
GENERAL CORRES... BSP-GCOR-000356

Ripley Providence Pty Ltd
7001 Parkway Ave
South Ripley
QLD 4306 Australia



MAIL TYPE
General Correspondence
REFERENCE NUMBER
BSP-GCOR-000322

MAIL NUMBER
BSP-GCOR-000356

Re: VO-017 Additional Durees Buttons & CCTV in Building M car park

From **[REDACTED]** Blue Star Pacific Pty Ltd
To **[REDACTED]** - Watpac Construction Pty Ltd
Cc (4) **[REDACTED]** - Watpac Construction Pty Ltd (+3 more...)
Sent Wednesday, 23 October 2019 10:55:39 AM AEDT (GMT +11:00)
Status N/A

ATTRIBUTES

Attribute 1 Secondary School

MESSAGE

Daniel,

In response to the items below

- 1) The CCTV network is a stand alone network which is not associate with the structured cabling network. To avoid any confusion Cat 6 cabling of a different colour was used.

2) The integrity expander is an additional module required to facilitate the additional devices. this module will be mounted with the existing expander panel.

Regards,

[REDACTED]

Project Supervisor

Blue Star Pacific Pty Ltd

366 Lytton Road

Morningside QLD 4150

Box 10 Cannon Hill QLD 4264

M 0455 662 442

T 07 3000 9400

F 07 3000 9400

E [REDACTED]@bluestar.com.au

From: [REDACTED]

Sent: 18/10/2019 10:45:54 AM AEDT (GMT +11:00)

To: [REDACTED]

Cc: [REDACTED], [REDACTED], [REDACTED], [REDACTED]

Mail Number: WTPC-RFI-000678

Subject: Re: VO-017 Additional Durees Buttons & CCTV in Building M car park

Hi Dan,

Could you please provide a response to the following client queries;

- 1) The outlets for the CCTV camera's is documented as CAT 6 and should be CAT 6A.
- 2) Why does the cost include an Integrity expander as the building should have one installed as a part of construction unless the number of zones has already been exhausted

Kind Regards,

[REDACTED]

Services Engineer

Watpac Limited



M [REDACTED]

South Ripley QLD 4306



Work safe. Home safe.



From: [REDACTED]
Sent: 09/10/2019 1:41:22 PM AEDT (GMT +11:00)
To: [REDACTED]
Cc: [REDACTED]
Mail Number: BSP-GCOR-000335
Subject: Re: VO-017 Additional Durees Buttons & CCTV in Building M car park

Tony,

Please find attached our revised submission which allows for steel conduit and fixings in lieu of PVC.

Please provide written approval of this price.

Regards,

[REDACTED]

Project Supervisor

Blue Star Pacific Pty Ltd

360 Lytton Road

Morningside QLD 4170

PO Box 10 Cannon Hill QLD 4170

M [REDACTED]
T [REDACTED]
F [REDACTED]
E [REDACTED]

From: [REDACTED]
Sent: 26/09/2019 1:52:47 PM AEST (GMT +10:00)
To: [REDACTED]
Cc: [REDACTED]
Mail Number: BSP-GCOR-000322
Subject: VO-017 Additional Durees Buttons & CCTV in Building M car park

Tony,

Please find attached VO-017 for your review and approval. This variation is for the supply and installation of additional duress buttons and CCTV cameras in building M. This variation has been priced in accordance with WTPC-GCOR-002276.

Can you please provide written instruction accepting this price if you would like us to proceed with the work.

Regards,

[REDACTED]

Project Supervisor

Blue Star Pacific Pty Ltd

360 Lytton Road

Morningside QLD 4170

PO Box 10 Cannon Hill QLD 4170

M [REDACTED]
T [REDACTED]
F [REDACTED]
E [REDACTED]

~~Ripley, Queensland 4412~~

7001 Parkway Ave
South Ripley
QLD 4306 Australia



MAIL TYPE
General Correspondence

MAIL NUMBER
WTPC-GCOR-002276

REFERENCE NUMBER
RCP-SUPRFI-000117

Building M - Duress Buttons Price Request

From ~~Watpac Construction Pty Ltd~~ Watpac Construction Pty Ltd
To ~~Blue Star Pacific Pty Ltd~~ - Blue Star Pacific Pty Ltd
Cc (6) ~~Blue Star Pacific Pty Ltd (+5 more...)~~
Sent Wednesday, 25 September 2019

MESSAGE

Hi Dan,

Could you please provide a price for Design and Construction of additional Duress and CCTV cameras within the Building M Carpark. The design would be based on the attached concept design and the DETE Standards.

Please note the following items;

- No additional audible alarms required
- Signage to be completed by Watpac
- Please provide an alternative Duress Button sample to SPL-SMP-013 for these works only. New button to be robust and with a suitable IP rating for the outdoor location. Note the photos below.
- Please detail a cable path for these works and whether they will be surface mounted. I've overlaid the Structural Beam drawings onto the attached to help with this. Consider that slab works will be completed upon the approval of any variation.

Kind Regards,

~~Daniel Serfaty~~

Services Engineer

Watpac Limited



M ~~Herston QLD 4006~~

Herston QLD 4006



From: ~~I.Robling~~

Sent: 20/09/2019 5:38:18 PM AEST (GMT +10:00)



BlueStar
PACIFIC

Building Technology
Engineering and
Construction

Blue Star Pacific Pty Ltd

~~460 Lytton Road~~

~~Morningside QLD 4170~~

~~PO Box 10 Cannon Hill QLD 4170~~

~~F 07 3200 3100~~

~~F 07 3200 3111~~

Date: Thursday, September 26, 2019

Builder: Watpac Constructions
~~Level 1, 12 Commercial Road~~
~~Newstead Qld 4006~~

Ref: BSP/18032/Variation/V017

Attention: Tony ~~Layla~~

Project: ~~Ripley Providence P-12 Schools~~

SUBJECT: VO-017 Supply and Install Additional Duress Buttons & CCTV in Building M

Tony,

Please find below our variation submission for the supply and installation of additional duress buttons and CCTV cameras in building M car park. This price has been compiled in accordance with direction given via WTPC-GCOR-002276.

Submitted value:

\$15,745.00 ex GST
(Fifteen Thousand, Seven Hundred and Forty-Five Dollars)

Scope:

- Supply and install duress buttons in building M car park
- Supply and install CCTV cameras in building M car park
- Surface mount conduit and cabling
- Services installed as per DETE requirements



BlueStar
PACIFIC

(Pty) Ltd
Engineering, Project
Contractors

Blue Star Pacific Pty Ltd

360 Lytton Road

Morningside QLD 4170

PO Box 10 Cannon Hill QLD 4170

P 07 3200 3100

F 07 3200 3101

Conditions

Completion: N/A
Price fixed: 30 days
Validity: As above
Payment Terms: Net 30 days.
General Conditions: As per this letter including the above or attached scope of works.
Labour Rate: \$125 per hour
Estimated E.O.T. N/A
Security & Retention: Nil.
Site Allowance: Included
Special conditions or Nil.
Insurances:
Testing & Commissioning: Included
Based on documentation received:
Warranty: WTPC-GCOR-002276

Authority to Proceed

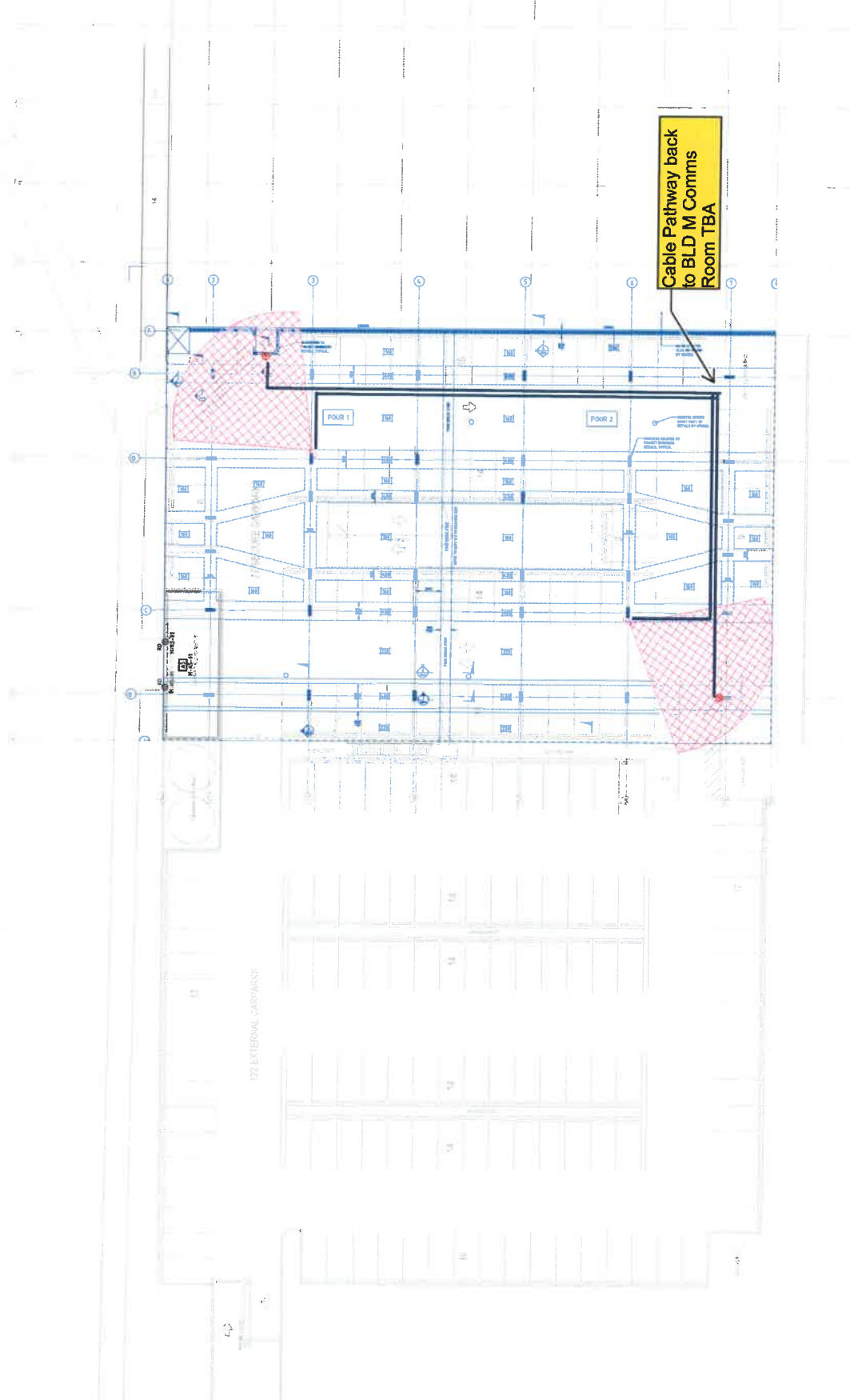
Name: Signed: Date:

We trust the attached meets with your approval and we await your issue of a variation order.

Regards,


Project Manager

VARIATION No. V017 for ARISTOTEL SCHOOL PROJECT		 BlueStar PACIFIC						
SCOPE/MATERIAL		QTY	UNIT	TOTAL	MATERIAL P/UNIT (\$)	MATERIAL TOTAL (\$)	LABOUR P/UNIT (HOURS)	LABOUR TOTAL (HOURS)
CCTV Cameras		1	ea	1	\$ 8,533.70	\$ 8,533.70	0	0
Security Dome Cameras		4	ea	4	\$ -	\$ -	0	0
Security Dom Base		4	ea	4	\$ -	\$ -	0	0
Security Camera Licence		4	ea	4	\$ -	\$ -	0	0
Cat 6 outlets		4	ea	4	\$ -	\$ -	0	0
Cabling, Conduit & Labour		0	ea	0	\$ -	\$ -	0	0
0		0	ea	0	\$ -	\$ -	0	0
Duress Buttons		1	ea	1	\$ 5,665.20	\$ 5,665.20	0	0
2 Btn Duress Buttons		4	ea	4	\$ -	\$ -	0	0
Integrity Expander		1	ea	1	\$ -	\$ -	0	0
Cabling, Conduit & Labour		1	ea	1	\$ -	\$ -	0	0
0		0	ea	0	\$ -	\$ -	0	0
0		0	ea	0	\$ -	\$ -	0	0
0		0	ea	0	\$ -	\$ -	0	0
0		0	ea	0	\$ -	\$ -	0	0
0		0	ea	0	\$ -	\$ -	0	0
Test and Commission		0	ea	0	\$ -	\$ -	0	0
Engineering, Calculations and Drawing Changes		0	ea	0	\$ -	\$ -	0	0
Assessment, Procurement		0	ea	0	\$ -	\$ -	0	0
Sundries, Screws, Fixings ETC		0	ea	0	\$ -	\$ -	0	0
Mob., Demob., Plant & Equipment, Trade Clean		0	ea	0	\$ -	\$ -	0	0
Site Supervision, Safety and QA			ea	1	\$ -	\$ -	1	1
NOTES : 1. THIS PRICING IS NOT INCLUSIVE OF G.S.T.				Total Hours				
NOTES : 2. THE ABOVE ITEMS FORM THE TOTAL SCOPE. ADDITIONAL ITEMS REQUIRED WILL REQUIRE RESUBMISSION OF THIS VARIATION				Subtotal Labour				
				Subtotal Materials				
				Project Mark-up				
				TOTAL				
				\$ 125.00				
				\$ 14,198.90				
				\$ 1,419.89				
				\$ 15,744.79				



PARKING P1 PLAN
SCALE 1:200 @ A1

FILED DATE

FILED	DATE	DESCRIPTION

AMENDMENTS

NO.	DATE	DESCRIPTION
1	28.04.19	FOR CONSTRUCTION
2	12.12.19	FOR CONSTRUCTION

- DRAWINGS INDEXING SYSTEM**
- FOR CONSTRUCTION
- ☐ CLIMATE PLANS
 - ☐ ELECTRICAL
 - ☐ ELEVATIONS
 - ☐ EXTERIOR
 - ☐ FLOOR PLANS
 - ☐ FURNITURE
 - ☐ GENERAL
 - ☐ INTERIORS
 - ☐ LANDSCAPE
 - ☐ MECHANICAL
 - ☐ PLUMBING
 - ☐ ROOFING
 - ☐ SITE
 - ☐ STRUCTURAL
 - ☐ THERMAL
 - ☐ TRAFFIC
 - ☐ UTILITIES
 - ☐ VENTILATION
 - ☐ WATER
 - ☐ WASTE
 - ☐ WINDOWS
 - ☐ YARD



SCALE 1:200
A1

SEC-M-2013

DATE 12/12/19
DRAWN BY [Name]
CHECKED BY [Name]



SEC-M-2014	DATE	SEC/NO
RESOLVED NUMBER	B	
ISSUED DATE NUMBER	GLN INVENTORY NUMBER	



BlueStar
PACIFIC

Electrical Technology
Engineers &
Contractors

~~Blue Star Pacific Pty Ltd~~
~~100 Lynton Road, Mornington VIC 3931~~
~~PO Box 100, Mornington VIC 3931~~
~~03 5966 0000~~
~~Fax 03 5966 0011~~

General Conditions:

1. Blue Star Pacific Pty Ltd General Terms and Conditions of Purchase apply, including but not limited to the above Scope of Works, General Conditions and Special Conditions listed below.
2. Blue Star Pacific reserves the right at its absolute discretion to reject the supplier including retraction of this document should it be financially disadvantaged as a result of misleading information supplied by the supplier or from modifications that may be required from the acceptance process by the Client, their representatives, the Consulting Engineers and Blue Star Pacific.
3. Your Company will be responsible for providing company certificates of currency, quality and safety systems at least two 2 weeks prior to the commencement of works, if required for approval by Blue Star Pacific and the client.
4. Variations to the scope of works that may be required by the Client, their representatives, the Consulting Engineers or Blue Star Pacific must be submitted to Blue Star Pacific within 2 working days of receiving such a direction from Blue Star Pacific. Remittance for all claims will not be provided prior to acceptance of costs by the Client, their representatives, the Consulting Engineers and Blue Star Pacific.
5. *the supplier* if directed to do so by Blue Star Pacific must complete and submit a schedule of rates for this project for approval by Blue Star Pacific (within contract). If such a schedule is completed for this project, the approved rates included within this schedule must be included within any variation submitted by subcontract for the duration of the project.
6. All works are to be performed in accordance with the above Delivery Schedule in a way not to delay any other services or trades. BSP may change the dates nominated from time to time due to the nature of this project.
7. Testing, commissioning, equipment technical data sheets, operation and maintenance manuals, including as-built/constructed drawings and schematics, staff training (if required) and certification are to be included and supplied with-in the specified period in an acceptable format and will be subject to the approval by the Client, their Representatives, the Consulting Engineers and Blue Star Pacific.
8. The subcontractor Maintenance and Defect Liability Period will commence on the date of Practical Completion under the Head Contract and will expire on the date of Final Completion under the Head Contract.
9. Equipment warranty is to be provided for the duration of the Defect Liability Period or the manufacturer's warranty whichever is greater.
10. All work performed and items supplied are to comply with the requirements nominated in the Specifications, documented on the drawings and all relevant Australian Standards.
11. *Supplier* is deemed to have included for ALL items required to complete its scope of works in its entirety in line with the drawings and specifications provided above. All works are to be performed to the satisfaction of the Client, their representatives, the Consulting Engineers and Blue Star Pacific.
12. Invoices (1 only per month per Order Number) are to be sent to *insert email address* for review by the 20th of each month for approval prior to final submission.
13. Approval prior to manufacture is subject to the supply of samples and/or "as for construction" drawings.

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~~03 5966 0000~~



BlueStar
PACIFIC

Electric Technology
for energy and
infrastructure

Blue Star Pacific Pty Ltd
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07 3200 5112

14. Equipment samples (if required) are to be supplied as non-invoiceable items until Blue Star Pacific has received written acceptance from the Managing Contractor, Client and their representatives.

Delivery schedules: .

All delivery schedules are subject to change due to the nature of the project.

TBC

Liquidated Damages – If equipment supplied does not meet our agreed delivery schedule and it is wholly the manufacturer's issue. Liquidated damages will be enforced of \$10,000.00 per day other until a point the equipment is delivered to site.

Special Conditions - We confirm the supplier have allowed for:

1. A subcontractor representative is to be contactable between the hours of 6am and 6pm (QLD time zone) Monday to Friday for the duration of the project.
2. Each page of this document is required to be initialed and the document signed and returned to Blue Star Pacific Morningside office before any progress claims will be processed.
3. Pricing above includes for flatbed truck delivery to site only.
4. All main metered neutral bolts are to have a hole drilled through bolt to allow for Energex sealing. The main neutral and earth must be positioned to satisfy the current Energex requirements and the sole responsibility for this is by the switchboard manufacturer, regardless if shop drawings are approved.
5. A site wide discrimination study is required for all circuit breakers supplied by the supplier. Circuit breakers trip settings are to be set in factory prior to delivery in accordance with the discrimination study. A copy of these settings will need to be provided at time of delivery so that BSP staff can check before energization.
6. Distribution sections within the MSB's to have emergency lighting test facility and contactors to suit the requirements listed on the schedules
7. All meter panels IP 56. MSB's to be constructed to IP42.
8. Main switchboard of form 2 construction (form 4 for fire services) to compliance AS3439 of modular construction to facilitate change and expansion. Floor mounted for front connection sheet metal cubicle type.

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BlueStar
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Contractors

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9. Any works required on site by *the supplier* will be charged at \$70 per hour. Variation works to be detailed if required
10. Allowed CT's for MK6 Check meter after Energex metering, meter supplied by others, installed by switchboard builder.
11. Main Private Meter will be supplied by others, installed by *the supplier*.
12. Meter panels will be private metering, need for Energex spacing on panels, Isolation fuses are still required
13. All MSB and meter panels need to have lifting points for the capability of crane lifts. All loads that are required to be lifted via the tower crane are to be pre-slung or have rope installed to allow for the installation of slings without the need of personnel to climb on to the back of a truck. This is a WH&S requirement and must be adhered to.
14. Switchgear must only be *supplier* and it is deemed that this price has allowed to install one of these brands
15. No off-site payments will be accepted or paid for by Bluestar
16. Any warranty/defects discovered and/or identified after installation will be rectified within 48 hours of notice given by Bluestar. If the supplier fails to act within that time, then Bluestar will engage another supplier, or complete the works internally, and will back charge this supplier the full costs plus a 25% mark up on labour and material.

With Regards

Supplier

~~Project Manager~~

Project Manager

Signature:.....

Name:.....

Position:.....

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~~Page 4~~

Arrange Building Applications and Approval Summary

Development Approval

Town Planning Report - Is a summary of the overall project, which includes; the proposal details, site information & analysis, legislative works, reasons for approval, recommendations & associated appendix.

Traffic Report - Discusses transport, access and parking compliance and requirements for the proposal project, which includes driveway width and traffic for each lot.

Code Compliance Report - Discusses difference standards and codes from Brisbane City Council in relation to the proposal. Each code is discussed through a table with performance outcome, acceptable outcome and comments. There is also been an erosion and hazard assessment and flood assessment submitted.

Proposed Plan - Is a scaled drawing of the proposed lot and it be viewed and be referenced with the plans and other documents.

Approval Conditions - This document is the Brisbane City Council approval package. It shows the project team, planning requirements from the Council.

Applicants Decision Notice - Is the formal letter from the Brisbane City Council to approve the development application.

Stakeholder Support - Discusses the impact and solution to maximise the support for the proposal.

Response to further issues - Urban Strategies have supplied a letter with more information on the proposal in regards to the Subdivision code; the filling on the site and retaining walls. A civil engineer document has been submitted.

Building Approval

Proposed Development - Shows site and floor plans, 3D images, slab and bracing plans, internal elevations and electrical plans.

Applicants Decision Notice - is a formal letter from the builder to give approval for the building application.

Minor Amendments - Small email trail from builder to client in regards to the preliminary drawing for the duplex.

Development approval documents

Town Planning Report

44 Jerrold Street, Sherwood

RiskSMART Application

Code Application
Reconfiguration of Lot (1 Lot into 3 Lots)

Jesmand Property Pty Ltd ATF Jesmand Property Trust



Client: **Jesmand Property Pty Ltd ATF Jesmand Property Trust**
Project: **44 Jerrold Street, Sherwood**
Project No: **18-6776**
Date: **October 2018**
Project Contact: **Mr Darcy Thynne**

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1.0 Executive Summary

1.1 Project Overview

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Jesmand Property Pty Ltd ATF Jesmand Property Trust with respect to a development application for Reconfiguration of a Lot (Development Permit) for a 1 lot into 3 Lot subdivision over land at 44 Jerrold Street, Sherwood.

The subject site is formally known as Lot 7 on RP75889 and has a total site area of approximately 655sqm. The site is irregularly shaped, containing a primary frontage to Jerrold Street of approximately 21m and a secondary frontage to Coyne Street of approximately 6m. Due to a traffic island and verge treatments access is limited to Jerrold Street only. The site is located within the Low Medium Density Residential (Up to 3 storeys) zone and is specifically located within the Sherwood Centre Precinct (NPP-003) of the Sherwood-Graceville Neighbourhood Plan area.

The site is improved by a single storey post-1946 dwelling house which shall be demolished as part of the proposal at hand.

The existing lot with a total area of 655sqm will be subdivided into three (3) lots, with the characteristics outlined below. Each lot is less than 450sqm and are defined as being small lots by *Brisbane City Plan 2014*. Each resulting lot is fit for purpose, capable of containing a dwelling house and its associated infrastructure, parking and open space in an adequate manner.

Table 1: Proposed lot characteristics

Proposed Lot	Area	Lot dimensions (W x L)
Lot 1	180sqm	5.98m (Jerrold St), 6.03m (Coyne St) x 30.32
Lot 2	235sqm	7.5m x 37.71m
Lot 3	240sqm	7.5m x 35.48m

In accordance with Table 5.6.1 (Categories of development and assessment – Reconfiguring a lot) of *Brisbane City Plan 2014*, the application is subject to Code Assessment as it involves the creation of lots which are no less than 180sqm with no associated assessable Material Change of Use, where in the Up to 3 storeys zone precinct. Therefore the proposal will be assessed in accordance with the Code Assessment procedures outlined in Section 45 (3) of the *Planning Act 2016*.

Advice on the appropriateness of the proposed development for RiskSMART assessment, in light of minor Performance Outcomes, was sought prior to lodging this application. Confirmation of RiskSMART eligibility was received on 27 and 28 August 2018, subject to a number of requirements which have been addressed in the lodgement documentation

1.2 Legislative Requirements

Brisbane City Plan 2014, the Categorising Instrument, categorises this Development Application as Assessable Development. Further *Brisbane City Plan 2014* identifies the application to be subject to Code Assessment in accordance with Section 45 (3) of the *Planning Act 2016*.

The site is contained within the Low-Medium Density Residential LMR3 zone. Comment with respect to the manner in which the proposal responds to this zone can be found within Section 6.4.4 of this report.

The *Subdivision Code* and *Sherwood-Graceville District Neighbourhood Plan Code* are triggered and are assessed in Appendix A of this report:

In accordance with Part 5, Table 5.3.5.1 of *Brisbane City Plan 2014*, the above Development Codes trigger the following Prescribed Secondary Codes:

- Filling and Excavation Code;
- Infrastructure Design Code;
- Landscape Work Code;
- Outdoor Lighting Code;
- Park Planning and Design Code;
- Stormwater Code;
- Transport, Access Parking and Servicing Code; and
- Wastewater Code.

Where applicable, these Prescribed Secondary Codes have been addressed within Appendix A of this report and in the accompanying consultant documentation.

The following Overlays are identified to be relevant to the subject site:

- Airport Environs Overlay;
- Bicycle Network Overlay;
- Community Purposes Network Overlay;
- Critical Infrastructure Movement Network Overlay;
- Dwelling House Character Overlay;
- Flood Overlay;
- Potential and Actual Acid Sulfate Soils Overlay;
- Road Hierarchy Overlay;
- Streetscape Hierarchy Overlay; and
- Transport Noise Corridor Overlay.

1.3 Supporting Documentation

This application is supported by the accompanying plans and documents as described in Table 2, following.

Table 2: Supporting documentations

Description	Author
Town Planning Report	Urban Strategies
Reconfiguration Plan	Bennett and Bennett
Civil Code Compliance Report	Milanovic Neale Consulting Engineers

Note: A summary of the findings of the accompanying consultant reports can be found within Section 5.3 of this report.

1.4 Conclusion

The proposal is considered to be in accordance with the intent of the relevant Codes, including the *Sherwood-Graceville District Neighbourhood Plan Code*. Further, the proposal meets the RiskSMART eligibility criteria and the required RiskSMART documentation and recommended conditions of approval are provided.

This development application meets the relevant Assessment Benchmarks and Planning Regulations and should be approved subject to reasonable and relevant conditions.

2.0 Summary

Address of Site: 44 Jerrold Street, Sherwood																			
Name of Ward: Tennyson																			
Real Property Description: Lot 7 on RP75889																			
Area of Site: 655sqm																			
Regional Plan Land Use Category: Urban Footprint																			
Zone / Neighbourhood Plan: Low-Medium Density Residential LMR3 zone / Sherwood-Graceville District Neighbourhood Plan																			
Name of Owner: Gregory Joseph Buffini & Chi Kim Thi Nguyen																			
Type of Application: <table border="1"> <thead> <tr> <th rowspan="2">Aspects of Development</th> <th colspan="2">Type of Approval Requested</th> </tr> <tr> <th>PA</th> <th>DP</th> </tr> </thead> <tbody> <tr> <td>MCU</td> <td></td> <td></td> </tr> <tr> <td>RoL</td> <td></td> <td>X</td> </tr> <tr> <td>BW</td> <td></td> <td></td> </tr> <tr> <td>OW</td> <td></td> <td></td> </tr> </tbody> </table>		Aspects of Development	Type of Approval Requested		PA	DP	MCU			RoL		X	BW			OW			Prelodgement / Consultation: Written confirmation was received from RiskSMART on 27 and 28 August 2018, indicating the proposal would be considered suitable for assessment through RiskSMART. Please refer to Section 3 of this report for further comments.
Aspects of Development	Type of Approval Requested																		
	PA	DP																	
MCU																			
RoL		X																	
BW																			
OW																			
Variation Request:																			
Brief Description / Purpose of Proposal: Reconfiguring a Lot (1 Lot into 3 Lots)																			
Staged Development: Not Applicable																			
Referral Agencies: Not Applicable																			
Category of Assessment: Code Assessment																			
Public Notification: N/A																			
Superseded Planning Scheme Application: Not Applicable																			
RiskSmart: Yes																			
Assessment Manager / Council Officer Previously Involved: Marilet Rowell																			
Applicant Contact Person: Geoff Gibbons/Rahul Naidu/Darcy Thynne																			



Figure 1: Aerial view of subject site (eBIMAP2)

3.0 Pre-Application / Consultation and History

Discussions were undertaken with the Council's RiskSMART team prior to the lodgement of the development application.

The matters discussed with RiskSMART prior to lodgement were:

- Confirmation of lot frontage requirements, specifically for Lot 1;
- Provision for irregular shaped lots, specifically for Lot 1;
- Removal of a juvenile street tree along the Jerrold Street frontage; and
- The proposal would not be required to provide a Flood Assessment Report.

Confirmation was received from RiskSMART on the 27 and 28 August 2018 stating that the application would be suitable for RiskSMART assessment subject to:

- Removal of a juvenile street tree is compensated by replacement along the frontage as part of the development approval;
- A consolidated residential vehicle crossover to Proposed Lots 1 and 2 must be the maximum width of 5.5m; and
- The site is to be sufficiently filled to provide 1% fall to the street to establish a lawful point of discharge;

These items have been addressed in the lodgement documentation.

4.0 Site Information and Analysis

4.1 Physical Description

The subject site is formally described as Lot 7 on RP75889, with a total site area of 655sqm. The site is irregularly shaped, containing a primary frontage to Jerrold Street of approximately 21m and a secondary frontage to Coyne Street of approximately 6m. Due to a traffic island and verge treatments access is limited to Jerrold Street only.

Topographically, the site is relatively flat with a slight fall away from Jerrold Street. The highest point of the site is approximately 13.9m AHD and the lowest being 12.8m AHD.

4.2 Existing and Previous Uses

The site is currently occupied by a single post-war detached house. This dwelling shall be removed prior to the proposed subdivision. The site is not subject to any Heritage or Traditional Building Character provisions within the Planning Scheme and consequently the demolition/removal of this dwelling will occur subject to a Building Work Approval from a private certifier. The site is understood to have been used for residential purposes only.

4.3 Site Circumstances

The site is located within the Low Medium Density Residential (Up to 3 storeys) zone and is specifically located within the Sherwood Centre Precinct (NPP-003) of the Sherwood-Graceville Neighbourhood Plan area. The local built character contains a mix of dwelling houses south of the site, which adjoin the railway corridor. To the north, east, and west however there is a strong emergence of Multiple Dwellings (up to 5 storeys) in response to the Medium Density Residential (MDR) zone (refer figure 2). The subject site is adjoined by Multiple Dwellings to all boundaries (refer figure 3).

The site is located within comfortable walking distance to the Corinda and Sherwood Railway Stations and centre zones.

The site is constrained by the Flood Overlay, specifically the *Brisbane River planning area category 5* to the rearmost portion of the site. There is no hydraulic hazard with regard to velocity and development rectangles as set out in the Subdivision Code can be accommodated outside of the mapped flood areas.



Figure 2: Subject site and zones (Brisbane City Plan 2014)



Figure 3: Multiple Dwellings adjoining subject site (NearMap – Captured August 2018 and used October 2018).

5.0 Proposal Details

5.1 General Description

The development is for the Reconfiguration of Lot for the purpose of a 1 lot into 3 lot subdivision, establishing 3 residential small lots.

5.2 Proposal Detail & Town Planning Justification for Proposal / Design

As shown on the proposed Subdivision Plan, the existing lot of approximately 655sqm will be reconfigured into three new lots. The proposed new lots will have the following characteristics:

Table 2: Proposed lot characteristics

Proposed Lot	Area	Width	Length
Lot 1	180sqm	5.98m (Jerrold St), 6.03m (Coyne St)	30.32m
Lot 2	235sqm	7.5m	37.71m
Lot 3	235sqm	7.5m	35.48m

Each lot is considered a Small Lot in accordance with the *Brisbane City Plan 2014* definition as each is less than 450sqm. Each resulting lot is fit for purpose, capable of containing a dwelling house and its associated infrastructure, parking and open space in an adequate manner.

All lots have frontage to Jerrold Street with Lot 1 having a secondary frontage to Coyne Street.

It is noted that Lot 1 includes two frontages and as discussed with RiskSMART prior to lodgement, is able to provide the lot dimensions expressed within Table 9.4.10.3.B (Part 2) of the *Subdivision Code* as has a combined total frontage length exceeding 6.5m. Neither the wording of the Acceptable Outcome AO1.2 or Table 9.4.10.3.B (Part 2) suggest that the dimension must be based upon the length of a single frontage, noting the proposed lot has 2 frontages, which are side by side. As demonstrated within the accompanying preliminary plans, proposed Lot 1 is able to accommodate a minimum 6m x 15m development rectangle as sought by Table 9.4.10.3.B (Part 2). Whilst the development rectangle extends to the western side boundary, the indicative rectangle does not translate to being a building envelope, but rather a total Development Footprint. The footprint is defined by the Planning Scheme in Table SC1.2.2.B as including all parts of the development (such as landscaping, open space, facilities relating to the development etc.). Hence the location of the rectangle shown on the plan is not considered to compromise the future development (with specific regard to setbacks) in extending to the western side boundary. Lots 2 and 3 include minimum dimensions in accordance with Table 9.4.10.3.B Part 2.

A Performance Outcome is sought against Acceptable Outcome AO28.1 of the *Subdivision Code* due to the lot shape of proposed Lot 1. The irregular lot shape is a direct consequence the existing boundary alignment of the subject site. Irrespective the lot shall have a depth dimension greater than the width dimensions and is able to accommodate the dimensions

outlined within Table 9.4.10.3.B (Part 2) of the *Subdivision Code*. The lot dimensions do not compromise the provision of outdoor private open space or amenity. The lot dimensions do not compromise the provision of efficient on-site parking and access.

5.2.1 Flooding

The site is constrained by the Flood Overlay, specifically the *Brisbane River planning area category 5* to the rearmost portion of the site (figure 4), and hence the application triggers assessment against the *Flood Overlay Code*. A reconfiguration of lot in this location is compatible within the flood planning area. Each lot is able to accommodate a development rectangle wholly outside of the flood planning area, as well as access.

In accordance with the Floodwise Property Report, the residential flood level is greater than 12.8m AHD, however given that that only the rearmost portion of the lots are constrained, there is no hydraulic hazard with regard to velocity. As development rectangles can be achieved wholly outside of the mapped flooding areas, it is considered the proposal does not need to demonstrate minimum flood planning areas or provide a flood report. This conclusion was supported by the Council.



Figure 4: Subject site and extent of flooding (Brisbane City Plan 2014).

5.2.2 Access

Each new lot is provided with direct access to Jerrold Street. Lots 1 and 2 shall have a shared 5.5m wide crossover, whilst Lot 3 will have a single 3.5m wide crossover. As detailed within the accompanying RPEQ Traffic Statement prepared by Milanovic Neale Consulting Engineers, safe and efficient access and egress from each lot can be created and hence the provision of an access easement is not required.

5.2.3 Street Tree Removal

The Jerrold Street verge where fronting the subject site contains a single juvenile street tree, shown in figure 5. The tree is required to be removed in order to facilitate the shared crossover associated with Lots 1 and 2.

Given the age and size of the tree the removal will not detract from the streetscape setting noting that a replacement tree upon the frontage has been included within the accompanying recommended approval conditions. The existing location of the tree does not strictly meet the design requirements within Table 3.7.4.4.1.A of the *Infrastructure Design Planning Scheme Policy*. Hence the removal and replacement of the tree result in an improved pedestrian environment.



Figure 5: Location of existing street tree.

5.3 Summary & List of Supporting Specialist Reports

This development application is accompanied by the following supporting documentation:

- **Subdivision Proposal Plan** by Bennett and Bennett; and
- **Civil Code Compliance Report** by Milanovic Neale Consulting Engineers.

5.4 Staging

Staging does not form part of this development application.

5.5 Infrastructure Charges

In accordance with the Brisbane Adopted Infrastructure Charges Resolution (No. 7) 2018, infrastructure charges are to be imposed in the following manner. The below charges and credits relate to those to be imposed by Brisbane City Council and their associated distributor-retailer, Queensland Urban Utilities.

Credits for Existing or Previous Uses:

Credit use	Credit unit	Total value per demand unit	BCC value per demand unit	QUU value per demand unit	Number of credit units	Value of Credit
Lot	1	\$28,335.90	\$14,167.95	\$14,167.95	1	\$28,335.90
Total Credit:						\$28,335.90

Demand Charges:

Demand use	Demand unit	Total value per demand unit	BCC value per demand unit	QUU value per demand unit	Number of demand units	Demand Value
Reconfiguring a Lot	Lot	\$28,335.90	\$14,167.95	\$14,167.95	3	\$85,007.70
Gross Charge:						\$85,007.70
Credits:						\$28,335.90
Net Charge:						\$56,671.80

Trunk Infrastructure / Offsets

The proposed development does not involve the construction or dedication of trunk works and is consequently not subject to an Infrastructure Charge Offset.

5.6 Approval Requirements

In accordance with Section 85 of the *Planning Act 2016*, a Currency Period of 4 years is requested for the Reconfiguring of a Lot applied for.

6.0 Legislative Framework

6.1 Purpose of the Planning Act 2016

The *Planning Act 2016* identifies a Purpose of achieving Ecological Sustainability. In accordance with Section 5 of the *Planning Act 2016*, an entity that performs a function under the Act must perform the function in a way that advances the purpose of the Act. Further Section 4 of the Act outlines the system to facilitate the achievement of ecological sustainability to include:

- State Planning Policies;
- Regional Plans;
- Planning Schemes;
- Temporary Local Planning Instruments;
- Planning Scheme Policies; and
- The Development Assessment System.

The manner in which the proposal responds to each of these items, and consequently furthers the Purpose of the Act, can be seen within the following sections of this report.

6.2 Development Assessment System

The Development Application is categorised as Code Assessment and as such will be assessed in accordance with Section 45 (3) of the *Planning Act 2016*.

Parts 1 and 5 of the Development Assessment Rules are consequently applicable to this development application. Of note, the Applicant does not chose to opt out of receiving an Information Request and consequently the decision as to whether to issue an Information Request is left at the discretion of the Council.

6.3 State Planning Instruments

6.3.1 State Planning Policies

The State Planning Policy is a State Planning Instrument outlining matters of State Interest. In accordance with the *Planning Act 2016*, a Local Government in assessing a development application must give consideration to any relevant components of the State Planning Policy if the Planning Scheme has not yet appropriately integrated the relevant State Interest Policies. Part E of the State Planning Policy outlines 5 themes and 17 State Interest Policies and associated Assessment Benchmarks to which development is to be assessed. The manner in which the proposed development responds to these State Interest Policies and Assessment Benchmarks can be seen below:

Table 3: Response to SPP

State Interest Policy	Project Assessment and Compliance
Liveable Communities and Housing	
▪ Housing Supply and Diversity	The proposed development provides additional lots for redevelopment in an area that is well-connected to services, employment and infrastructure improving housing diversity and increasing supply.
▪ Liveable Communities	The development is located on existing road networks and each proposed lot is accessible from the streetscape. This will provide access to existing firefighting services and access directly to each lot.
Economic Growth	
▪ Agriculture	Not Applicable The subject site is not situated within the Agriculture Overlay.
▪ Development and Construction	Not Applicable The subject site is not situated within the Development and Construction Overlay.
▪ Mining and Extractive Resources	Not Applicable The subject site is not situated within the Mining and Extractive Resources Overlay.
▪ Tourism	Not Applicable The subject site is not situated within the Tourism Overlay.
Environment and Heritage	

State Interest Policy	Project Assessment and Compliance
▪ Biodiversity	Not Applicable The subject site is not situated within the Biodiversity Overlay
▪ Coastal environment	Not Applicable The subject site is not situated within the Coastal Environment Overlay
▪ Cultural heritage	Not Applicable The subject site is not situated within the Cultural Heritage Overlay
▪ Water quality	Not Applicable The subject site is not situated within the Water Quality Overlay
Safety and Resilience to Hazards	
▪ Emissions and Hazardous Activities	Not Applicable The subject site is not situated within the Emissions and Hazardous Activities Overlay.
▪ Natural Hazards, Risk and Resilience	The subject site is identified on the Flood Hazard Area sub-category of the Natural Hazards, Risks and Resilience overlay. <i>Brisbane City Plan 2014</i> has applied this overlay mapping to their planning scheme. Please refer to responses to the <i>Flood Overlay Code</i> within the accompanying Civil Code Compliance Report prepared by Milanovic Neale Consulting Engineers.
Infrastructure	
▪ Energy and Water Supply	Not Applicable The subject site is not situated within the Energy and Water Supply Overlay
▪ Infrastructure Integration	Not Applicable The subject site is not situated within the Infrastructure Integration Overlay
▪ Transport Infrastructure	Not Applicable The subject site is not situated within the Transport Infrastructure Overlay
▪ Strategic Airports and Aviation Facilities	Not Applicable The subject site is not situated within the Strategic Airports and Aviation Facilities Overlay
▪ Strategic Ports	Not Applicable The subject site is not situated within the Strategic Ports Overlay.

6.3.2 Regional Plan

The subject site is contained in the Urban Footprint within the *South East Queensland Regional Plan*. The intent of the Urban Footprint is to accommodate a range of urban uses in the forms of housing, industry, businesses, infrastructure, community facilities and urban open space. The proposal is for a small scale subdivision for residential purposes, thus the application is consistent with the intentions of the Urban Footprint.

6.4 Local Planning Instruments

6.4.1 Brisbane City Plan 2014

The site is contained within the Brisbane City Council Local Government Area and is assessable under the Local Government's Planning Scheme, *Brisbane City Plan 2014*.

6.4.2 Category of Assessment

The proposed development is categorised as Code Assessment in accordance with Part 5 of the *Brisbane City Plan 2014*.

Brisbane City Plan 2014 is structured such that an Overlay can alter the Category of Assessment to which a Development Application is subject to. Applicable Overlays and the associated Category of Assessment is as follows:

Table 4: Overlays and category of assessment.

Overlay	Category of Assessment in accordance with Part 5.10
Airport Environs Overlay	Not Applicable
Bicycle Network Overlay	Code Assessment
Community Purposes Network Overlay	Code Assessment
Critical Infrastructure Movement Network Overlay	Not Applicable
Dwelling House Character Overlay	Not Applicable
Flood Overlay	Code Assessment
Potential and Actual Acid Sulfate Soils Overlay	Not Applicable
Road Hierarchy Overlay	Code Assessment
Streetscape Hierarchy Overlay	Code Assessment
Transport Noise Corridor Overlay	Not Applicable

The highest category of assessment afforded to the proposal is Code Assessment and as such the proposal will be assessed in accordance with the Code Assessment procedures of Section 45 (3) of the *Planning Act 2016*.

In accordance with Section 45 (3) of the *Planning Act 2016* this Code Assessable development application is subject to a bounded assessment and must be assessed only against the assessment benchmarks stated in the categorising instrument. The assessor must approve the development application to the extent it complies with assessment benchmarks or if compliance with assessment benchmarks can be achieved by imposing a development condition.

6.4.3 General Assessment Provisions

Zones

The Low Medium Density Residential LMR3 zone is intended to predominantly contain 3 storey low-medium rise multiple dwellings in growth nodes and selected transport corridors. This zone is intended to provide housing diversity and a sensitive transition

between significant centres or higher order residential areas and lower order residential areas.

The proposal is considered to further the intent for this zone. A response to the particular elements of the Low-Medium Density Residential LMR3 zone is as follows:

The proposal is in accordance with the overall outcomes of the Low-Medium Density Residential zone.

Table 5: Response to overall outcomes of zone.

Low-medium density residential zone code	
Overall Outcome	Proposal
<i>Location and uses overall outcomes</i>	
(a) Development comprises a mix of low and low-medium rise, low-medium density residential development.	The proposal provides additional lots within the zone.
(b) Development allows for urban consolidation and better use of physical and social infrastructure.	The proposal allows for infill development within close proximity to regular public transport and district centre activities walking distance from the subject site.
(c) Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	The subject site is located with proximity to both the Corinda and Sherwood Railway Stations and centre zones.
(d) Development provides for co-existence of a dwelling houses, dual occupancies or multiple dwellings.	The proposed development will further facilitate and enhance the co-existence of dwelling houses, dual occupancies and multiple dwellings that currently makes up part of the immediate locality.
(e) Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.	Not Applicable The subject site is currently improved by a Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.
(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan; (iii) is not adjoining a dwelling house if a retirement facility or rooming accommodation for 6 persons or more.	Not Applicable The proposed development does not include any developments of this nature.
(g) Development for short-term accommodation meets the needs of visitors to nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.	Not Applicable The proposal does not include any developments of this nature.

Low-medium density residential zone code	
Overall Outcome	Proposal
(h) Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.	Not Applicable The proposal does not include any developments of this nature.
(i) Development for a dwelling unit may occur as part of a non-residential use.	Not Applicable The proposal does not include any developments of this nature.
(j) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.	The development provides a subdivision therefore the proposal will not adversely impact neighbouring lots in regards to privacy, safety, noise or other impacts.
(k) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	Not Applicable The proposal will not include any development for an active frontage use of the land.
(l) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	Not Applicable The site is not subject to <i>Brisbane City Plan 2014</i> Commercial character overlay.
(m) Development for a small-scale non-residential use which is a community care centre, community use, health care services, office, shop or veterinary services (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: (i) have a gross floor area of less than 250m ² ; (ii) serve local residents' day-to-day needs; (iii) not undermine the viability of a nearby centre.	Not Applicable The development will be used for residential purposes.
(n) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	Not Applicable The development will be used for residential purposes.
(o) Development for a home based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	Not Applicable This application is for reconfiguring a lot and does not include an aspect for a home based business.
(p) Development for any other non-residential use serves a local community facility need only such as a child care centre or a substation.	Not Applicable The development will be used for residential purposes.
Development form overall outcomes	

Low-medium density residential zone code	
Overall Outcome	Proposal
(a) Development for a residential building is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct.	Not Applicable The proposal is for reconfiguring a lot and does not include an associated proposals for development of residential buildings.
(b) Development provides for a building to have a building height and bulk that responds to: (i) the nature of adjoining dwellings; (ii) site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings.	Not Applicable The proposal is for reconfiguring a lot and does not include an associated proposals for development of residential buildings. The proposed Lot 1 has an irregular shape as a direct consequence of the existing boundary alignment of the subject site. Irrespective the lot shall have a depth dimension greater than the width dimensions and is able to accommodate the prescribed minimum rectangle dimension for small lots of this kind.
(c) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	Not Applicable All adjoining properties are of residential uses.
(d) Development supports a subtropical character by ensuring that: (i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; (ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	Not Applicable No construction is proposed as part of the development application. The size and dimensions of the future lots will enable the construction of a dwelling house without adversely impacting neighbouring dwellings.
(e) Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.	Not Applicable The lot dimensions do not compromise the provision of outdoor private open space, amenity or the provision of efficient on-site parking and access.
(f) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.	Not Applicable The proposal is for reconfiguring a lot and does not include an associated proposals for building work.
(g) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: (i) suitably located and orientated on the site; (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	Not Applicable The subject site fronts a Neighbourhood road, which is not subject to heavy traffic flow or any other noise sources.
(h) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics,	The site is constrained by the Flood Overlay, specifically the Brisbane River planning area category 5 to the rearmost portion of the site, and hence the application is triggered for assessment against the Flood Overlay Code.

Low-medium density residential zone code	
Overall Outcome	Proposal
as identified by overlays affecting the site or in codes applicable to the development.	A reconfiguration of lot in this location is compatible within the flood planning area. Each lot is able to accommodate a development rectangle wholly outside of the flood planning area, notably also including access provisions. In accordance with the Floodwise Property Report, the residential flood level is greater than 12.8mAH, however given that that only the rearmost portion of the lots are constrained, there is no hydraulic hazard with regard to velocity. As development rectangles can be achieved wholly outside of the mapped flooding areas, it is considered the proposal does not need to demonstrate minimum flood planning areas or provide a flood report. This conclusion was supported by the Council

The proposal is in accordance with the overall outcomes of the Up to 3 storey zone precinct.

Table 6: Response to *Up to 3 storeys precinct*.

Low-medium density residential zone code – Up to 3 storeys zone precinct	
Overall Outcome	Proposal
(a) Development comprises predominantly 3 storey low-medium rise multiple dwellings (such as apartments and row houses) in Growth Nodes on Selected Transport Corridors and in well-located parts of the city, to provide housing diversity and a sensitive transition between significant centres or higher density residential areas and lower density residential areas.	Not Applicable The proposal is for a subdivision only, with no buildings proposed. Notwithstanding, it is expected that the future development of these lots would meet the overall outcomes of the zone.
(b) Development of low-medium rise, medium density residential buildings:	Not Applicable
(i) are predominantly (but no more than) 3 storeys in height;	The proposal is for a subdivision only, with no buildings proposed.
(ii) located on suitable sites, in well-located parts of the city, in close proximity to or on the periphery of significant centres, or along growth corridors.	
(c) Development incorporates a height and setback that:	Not Applicable
(i) provides a sensitive transition at the edge of the zone or zone precinct to adjoining lower density zones or zone precincts;	The proposal is for a subdivision only, with no buildings proposed.
(ii) responds to the existing and intended uses and built form in each particular adjoining zone.	
(d) Dwellings are a mix of apartment and row-house style multiple dwellings which are of a scale and bulk that enable the building to co-exist comfortably with existing dwelling houses and dual occupancy uses.	Not Applicable The proposal is for a subdivision only, with no buildings proposed.

Low-medium density residential zone code – Up to 3 storeys zone precinct	
Overall Outcome	Proposal
(e) Development for a multiple dwelling or dual occupancy incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.	Not Applicable The proposal is for a subdivision only, with no buildings proposed.
(f) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a smaller building envelope than in the Medium density residential zone, acknowledging this zone precinct's role for providing a sensitive transition to low density residential areas and its location within Growth Nodes on Selected Transport Corridors.	Not Applicable The proposal is for a subdivision only, with no buildings proposed. The lot dimensions respond to local characteristics and do not compromise the provision for view corridors, outdoor private open space, amenity and the provision of efficient on-site parking and access.

Neighbourhood Plans

The site is contained within the Sherwood-Graceville District Neighbourhood Plan area. An assessment against the relevant provision of this Neighbourhood Plan can be found within Appendix A of this report.

The proposal is in accordance with the overall outcomes of the neighbourhood plan.

Table 7: Response to overall outcomes of the neighbourhood plan.

Sherwood-Graceville District Neighbourhood Plan Code	
Overall Outcome	Proposal
(a) Development in the district reflects its unique character and the area's relationship to the Brisbane River. This is characterised by predominantly low-density housing comprising a large proportion of traditional character houses, complemented by established vegetation in both private and public open spaces.	The proposal is for a subdivision only, with no buildings proposed. Notwithstanding, the subdivision shall allow for the establishment of 3 new houses.
(b) A mix of housing densities, types and sizes exist within walking catchment of services and public transport at the Corinda and Sherwood centres, to accommodate the community's housing needs at various stages of their lives and in particular to provide housing for the ageing population in the area.	The proposal is for a subdivision only, with no buildings proposed. Notwithstanding, the subdivision shall allow for the establishment of 3 new small lot houses which shall establish a mix in the density and type of housing in the locality.
(c) The continuation of community uses throughout the area, particularly within the Community hub precinct (Sherwood—Graceville district neighbourhood plan/NPP-005) to take advantage of the accessibility to the Sherwood and Corinda centres, public transport and adjacent parkland.	Not Applicable The proposal is for a subdivision only, with no buildings proposed. The site is not located within the NPP-005 precinct.
(d) The Brisbane riverfront parks, Cliveden Avenue bushland and parks along Oxley Creek are significant natural assets and are protected and rehabilitated where appropriate.	Not Applicable The site is not located within proximity to the referenced features.

Sherwood-Graceville District Neighbourhood Plan Code	
Overall Outcome	Proposal
(e) Privately owned sport and recreation land is protected from intrusion from other land uses.	The subject site is not located within proximity to privately owned sport and recreation land.
(f) Growth of local educational establishments is supported where consistent with local residential amenity and traffic movement.	Not Applicable The proposal is for a subdivision only, with no buildings proposed.

The proposal is in accordance with the overall outcomes of the precinct.

Table 8: Response to overall outcomes of the Sherwood Centre Precinct

Sherwood-Graceville District Neighbourhood Plan Code – Sherwood Centre Precinct	
Overall Outcome	Proposal
(a) This is a vibrant, mixed use centre, accommodating a range of centre activities, including multiple dwellings, offices, shops and community activities. A wide choice of housing types is located within walkable proximity to the services provided at Sherwood centre and to the Sherwood railway station.	Not Applicable The proposal is for a subdivision only, with no buildings proposed. Further, the site is not located within a centre zone.
(b) To support a compact centre core, centre activities are only supported in the District centre zone.	Not Applicable The proposal is for a subdivision only, with no buildings proposed. Further, the site is not located within a centre zone.
(c) Residents living within the precinct will have residential amenity consistent with the levels in a vibrant, mixed use centre.	The proposal is for a subdivision only, with no buildings proposed. Notwithstanding, future development of the site shall be consistent with the amenity expected for this location.

Development Codes

The following Development Codes are triggered and are assessed in Appendix A of this report:

- Subdivision Code.

In accordance with Part 5, Table 5.3.5.1 of *Brisbane City Plan 2014*, the above Development Codes trigger the following Prescribed Secondary Codes:

- Filling and Excavation Code;
- Infrastructure Design Code;
- Landscape Work Code;
- Outdoor Lighting Code;
- Park Planning and Design Code;
- Stormwater Code;
- Transport, Access Parking and Servicing Code; and
- Wastewater Code.

Where applicable, these Prescribed Secondary Codes have been addressed within Appendix A of this report and in the accompanying consultant documentation.

Overlay Codes

The following Overlays have been identified in the Assessment criteria Column of Section 5.10 as being relevant to the subject site:

- Airport Environs Overlay
- Bicycle Network Overlay
- Community Purposes Network Overlay
- Critical Infrastructure Movement Network Overlay
- Dwelling House Character Overlay
- Flood Overlay
- Potential and Actual Acid Sulfate Soils Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Noise Corridor Overlay.

Where applicable, the above Overlays have been addressed within Appendix A of this report.

Planning Scheme Policies

Further the following Planning Scheme Policies have been considered and seen to be suitably complied with through the preparation of this development application:

- Flood Planning Scheme Policy;
- Infrastructure Design Planning Scheme Policy;
- Transport, Access, Parking and Servicing Planning Scheme Policy.

6.5 Local Laws

No local laws are known to be relevant to this application.

6.6 Referral Agencies

A review of the State Government's Development Assessment Mapping System (DAMS) and *Planning Regulations 2017* does not indicate that the site or nature of development is subject to referral.

7.0 RiskSmart Assessment

The proposal is generally compliant with the RiskSMART application type criteria. An assessment against the respective criteria has been provided below.

Table 9: Response to RiskSMART criteria

RiskSMART Eligibility Criteria	Proposal
1. Reconfiguring a lot (up to ten lots) that comply with the acceptable outcomes of the Subdivision Code (see exceptions).	Complies The proposal complies with the acceptable outcomes of the Subdivision Code. Where Performance Outcomes are sought, they have been clearly justified and discussed with RiskSMART prior to the lodgement of this application.

RiskSMART Eligibility Criteria	Proposal
2. Volumetric Subdivision of existing or approved buildings that complies with the acceptable outcomes of the Subdivision Code.	Not Applicable A volumetric Subdivision is not proposed.
3. Rearranging the boundaries of a lot that complies with the acceptable outcomes of the Subdivision Code.	Not Applicable Boundary rearrangement is not proposed.
4. If in an area identified in a neighbourhood plan, complies with the acceptable outcome of the relevant neighbourhood plan code.	Complies Development complies with the relevant acceptable outcomes of the neighbourhood plan code.
5. Complies with the acceptable outcomes of any overlay code and/ or any prescribed secondary code.	Complies with Performance Outcome as agreed by RiskSMART The development complies with the majority of acceptable outcomes of the relevant overlay codes and prescribed secondary codes. Advice was sought from RiskSMART prior to lodgement to confirm that the proposal would remain suitable for fast-track assessment despite the Performance Outcomes.
6. Provides a lawful point of discharge for stormwater to kerb and channel or stormwater infrastructure, or adjoining downstream property owners have provided written consent to discharge stormwater through properties to kerb and channel or stormwater infrastructure.	Complies The proposed development will provide a lawful point of discharge for stormwater to the kerb and channel of Jerrold Street which contain existing stormwater infrastructure. To achieve this outcome, site is to be sufficiently filled to provide 1% fall to the street.
7. If located in an overland flow, creek/waterway or Brisbane river flood planning area, complies with the acceptable outcomes in the Flood Overlay Code.	Complies The site is constrained by the Flood Overlay, specifically the Brisbane River planning area category 5 to the rearmost portion of the site, and hence the application is triggered for assessment against the Flood Overlay Code. A reconfiguration of lot in this location is compatible within the flood planning area. Each lot is able to accommodate a development rectangle wholly outside of the flood planning area, notably also including access provisions. In accordance with the Floodwise Property Report, the residential flood level is greater than 12.8mAHD, however given that that only the rearmost portion of the lots are constrained, there is no hydraulic hazard with regard to velocity. As development rectangles can be achieved wholly outside of the mapped flooding areas, it is considered the proposal does not need to demonstrate minimum flood planning areas or provide a flood report. This conclusion was supported by the Council

As discussed earlier in this report, confirmation was received from RiskSMART on the 27 and 28 August 2018 stating that the application would be suitable for RiskSMART assessment. These letters have been included as Appendices to this report.

8.0 Reasons for Approval

In consideration of the assessment presented in this report and in the accompanying consultant documentation, the application accords with the requirements of the *Planning Act 2016*. Compliance with the assessment benchmarks has been demonstrated. The application should be approved.

9.0 Conclusions and Recommendations

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Jesmand Property Pty Ltd ATF Jesmand Property Trust with respect to a development application for Reconfiguration of a Lot (Development Permit) for a 1 lot into 3 Lot subdivision over land at 44 Jerrold Street, Sherwood.

The proposal is considered to be in accordance with the intent as well as the Acceptable Outcomes and Performance Outcomes of the relevant codes. Each resulting lot is fit for purpose, capable of containing a 'small lot' dwelling house and its associated infrastructure, car parking and open space in an adequate manner. Each lot can be connected to necessary urban services. Further, the development is able to achieve a lawful point of discharge being the kerb and channel of Jerrold Street.

The proposal is considered low risk and eligible for RiskSMART assessment. Confirmation of eligibility was received from RiskSMART on the 27 and 28 August 2018.

The proposal is consequently considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks. It is therefore recommended to the Council to be approved subject to the draft conditions of approval submitted with this RiskSMART application.

Urban Strategies Pty Ltd
October 2018

APPENDIX A – Brisbane City Council Codes

Neighbourhood Plan

Table 7.2.19.3.3.A—Sherwood—Graceville district neighbourhood plan code		
Performance outcomes	Acceptable outcomes	Response
For accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
If for a dwelling house:		
Not Applicable – The proposed development is for reconfiguring a lot 1 into 3 lots and does not include any associated proposals for a dwelling house(s).		
For assessable development		
General		
PO2 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with anticipated density and assumed infrastructure demand; (b) aligned with community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed to avoid significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.	AO2 Development complies with the number of storeys and building height in Table 7.2.19.3.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where the maximum number of storeys and height in metres are specified.	Not Applicable The proposal does not include the construction of any new dwellings.

Table 7.2.19.3.3.A—Sherwood—Graceville district neighbourhood plan code

Performance outcomes		Acceptable outcomes	Response
Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.			
If in the Westside character precinct (Sherwood—Graceville district neighbourhood plan/NPP-001)			
Not Applicable – The subject site is not within this particular precinct of the Sherwood—Graceville district neighbourhood plan.			
If the site does not contain a house built in 1946 or before			
PO7	Development ensures that the design of new buildings complements the character of houses in the street built in 1946 or before, in accordance with Figure e and Figure f.	AO7.1 Development is designed so that roof forms are hips, pyramids or gables with a pitch of between 20° and 30° or within 10% of the pitch of houses in the street built in 1946 or before.	Not Applicable The proposal does not include the construction of any new dwellings.
		AO7.2 Development ensures a building contains a verandah facing the street of a similar configuration to those of houses in the street built in 1946 or before.	Not Applicable The proposal does not include the construction of any new dwellings.
PO8	Development provides new buildings that use traditional lightweight materials and architectural elements that are sympathetic to the buildings in the street built in 1946 or before.	AO8 No acceptable outcome is prescribed.	Not Applicable The proposal does not include the construction of any new dwellings.
If the site contains a house built in 1946 or before			
Not Applicable – The subject site does not contain a house built in 1946 or before.			
If in the Corinda centre precinct (Sherwood—Graceville district neighbourhood plan/NPP-002) or the Sherwood centre precinct (Sherwood—Graceville district neighbourhood plan/NPP-003)			
PO11	Development protects the amenity of adjoining areas outside of the precinct by stepping down in height and scale to provide an appropriate interface.	AO11 Development has a maximum building height that complies with Table 7.2.19.3.3.B.	Not Applicable The proposal does not include the construction of any new dwellings.
PO12	Development provides clear and safe pedestrian access to the Corinda railway station.	AO12 Pedestrian connections are provided in accordance with Figure a.	Not Applicable The subject site is not within the Corinda centre precinct as sited in Figure a.

Table 7.2.19.3.3.A—Sherwood—Graceville district neighbourhood plan code

Performance outcomes	Acceptable outcomes	Response
PO13 Development provides: (a) vehicle access from Browne Street to the Corinda library; (b) sufficient off-street parking for the Corinda library; (c) clear pedestrian access through the site from the Corinda railway station to the library.	AO13.1 Development of Lot 3 on RP29567 provides vehicle access to the Corinda library from Browne Street. AO13.2 Development dedicates to Council a pedestrian pathway with a minimum width of 3.5m which provides access through the site from the Corinda railway station to the Corinda library, in the location indicated in Figure a.	Not Applicable The proposal is not over this particular lot. Not Applicable The subject site is not within the Corinda centre precinct as sited in Figure a.
If in the District centre zone		
Not Applicable – The subject site is not within this particular zone within the Sherwood—Graceville district neighbourhood plan.		
If in the Honour Avenue centre precinct (Sherwood—Graceville district neighbourhood plan/NPP-004)		
Not Applicable – The subject site is not within this particular precinct of the Sherwood—Graceville district neighbourhood plan.		
If in the Community hub precinct (Sherwood—Graceville district neighbourhood plan/NPP-005)		
Not Applicable – The subject site is not within this particular precinct of the Sherwood—Graceville district neighbourhood plan.		
If in the St Aidan's school precinct (Sherwood—Graceville district neighbourhood plan/NPP-006)		
Not Applicable – The subject site is not within this particular precinct of the Sherwood—Graceville district neighbourhood plan.		
If in the Alan Fletcher Research Station/Montrose Access precinct (Sherwood—Graceville district neighbourhood plan/NPP-008)		
Not Applicable – The subject site is not within this particular precinct of the Sherwood—Graceville district neighbourhood plan.		

Development Codes

Subdivision Code

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	Acceptable outcomes	Response
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1 Development creates a lot with dimensions which enable lawful uses appropriate to the intended use and consistent with zones, zone precincts, neighbourhood plans and overlays which apply to the site and are intended for the locality under the planning scheme	AO1.1 Development provides lots which enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use.	Complies The lot sizes proposed are in-line with the planning scheme requirements and as such are suitable for their intended use. The lot sizes shall allow for future small lot dwelling houses to be provided in a compliant manner.
	AO1.2 Development provides lots with dimensions in compliance with Table 9.4.10.3.B.	Complies The proposed lot dimensions comply with the requirements of Table 9.4.10.3.B (Part 2). It is noted that Lot 1 includes two frontages and as discussed with RiskSMART prior to lodgement, is able to provide the lot dimensions expressed within Table 9.4.10.3.B (Part 2) of the <i>Subdivision Code</i> as has a combined total frontage length exceeding 6.5m. Neither the wording of the Acceptable Outcome AO1.2 or Table 9.4.10.3.B (Part 2) suggest that the dimension must be based upon the length of a single frontage, noting the proposed lot has 2 frontages, which are side by side. As demonstrated within the accompanying preliminary plans, proposed Lot 1 is able to accommodate a minimum 6m x 15m development rectangle as sought by Table 9.4.10.3.B (Part 2). Whilst the development rectangle extends to the western side boundary, the indicative rectangle does not translate to being a building envelope, but rather a total Development Footprint. The footprint is defined by the Planning Scheme in Table SC1.2.2.B as including all parts of the development (such as landscaping, open space, facilities relating to the development etc.). Hence the location of the rectangle shown on the plan is not considered to compromise the

Table 9.4.10.3.A—Subdivision Code

Performance outcomes		Acceptable outcomes	Response
			future development (with specific regard to setbacks) in extending to the western side boundary.
		AO1.3 Development involving a building or structure that is not intended for common use and sharing by a formal title arrangement such as a shared wall between attached dwelling houses and a volumetric lot, reconfiguring a lot does not result in development being located across a boundary or within a setback required by the planning scheme. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development is intended on a proposed lot to involve work for a shared wall, built to the boundary wall or other structure and work (other than a fence) on or near to the proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development permit, approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: • physical inspection is undertaken at the framing stage of construction; • written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; • other evidence received and agreed by the Council.	Not Applicable Buildings or structures are not proposed and the existing dwelling over the site is to be removed.
		AO1.4 Development ensures that each lot is provided with:	Complies Each new lot shall have direct access to Jerrold Street. Lots 1 and 2 shall have a shared 5.5m wide crossover, whilst Lot 3 will have a single 3.5m wide crossover. As detailed within the accompanying

Table 9.4.10.3.A—Subdivision Code

Performance outcomes	Acceptable outcomes	Response
	(a) direct access to a formed public road which is not directly from a major road; or (b) access to a formed public road via a formal access arrangement registered on a title over another lot, a reciprocal access easement or common property which meets the standard vehicle type requirements for the zone and zone precinct applicable to the site and the intended use. AO1.5 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Other parts of this code and other codes determine the circumstances for the application of a building envelope plan or a development footprint plan. Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.	RPEQ Traffic Statement prepared by Milanovic Neale Consulting Engineers safe and efficient access and egress from each lot can be created and hence the provision of an access easement is not required. Not Applicable The proposed development does not require a Building Envelope Plan.
PO2 Development ensures that the lot size and layout minimises impacts from cutting, filling, retaining walls and earthworks. Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical and horizontal dimensions of 1m either as a single element or a step in a terrace or series of terraces. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. AO2.2 Development provides an area of a minimum rectangular dimension identified in Table 9.4.10.3.B which is located in the lot on land with	Complies Filling to establish a 1% fall to Jerrold Street will be required to establish lawful point of discharge for each lot. Complies The slope identified for each proposed lot is far less than the required 1 in 5. Each lot meets the required rectangular dimensions as identified above.

Table 9.4.10.3.A—Subdivision Code

Performance outcomes		Acceptable outcomes	Response
P03 Development provides lot access which is designed: (a) for the appropriate type of vehicle, pedestrian and cyclist use of the site; (b) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; (c) to maintain the safety and efficiency of the movement network for vehicles, buses, pedestrians and cyclists.		an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks.	
		AO2.3 Development involving a lot with an area less than 450m ² is located on a site with: (a) a maximum average slope on the shortest lot axis of 1 in 10; (b) a maximum average slope on the long axis of 1 in 15.	Complies All the proposed lots are smaller than 450sqm and achieve a maximum slope less than 1 in 10 and 1 in 15.
		AO2.4 Development ensures that no crest of any cut or toe of any fill is located closer than 0.6m to any lot boundary.	Complies The proposed filling will not encroach 0.6m to any lot boundaries.
		AO2.5 Development does not involve the creation of canals or artificial waterways.	Complies The proposed does not involve the creation of canals or artificial waterways.
		AO3.1 Development provides lot access for a vehicle which is not directly from a major road.	Complies The proposed will provide access to each new lot via Jerrold Street which is defined as a Neighbourhood road under City Plan 2014.
P04 Development provides land for the delivery of infrastructure and services.		AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies Access to each lot is provided in accordance with the Transport, access, parking and servicing planning scheme policy.
		AO4.1 Development provides land for infrastructure and services in compliance with the: (a) Local government infrastructure plan; (b) standards in the Infrastructure design planning scheme policy; (c) Refuse planning scheme policy; (d) Transport, access, parking and servicing planning scheme policy; (e) other codes and planning scheme policies which apply to the site.	Not Applicable The subject site is not identified as having to provide land for infrastructure and services.

Table 9.4.10.3.A—Subdivision Code

Performance outcomes	Acceptable outcomes	Response
	A04.2 Development provides a stormwater system in compliance with the standards in the Stormwater code which has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	Complies Refer to the attached Stormwater Code response completed by Milanovic Neale Consulting Engineers.
Additional performance outcomes and acceptable outcomes if rearranging the boundaries of a lot		
Not Applicable – The proposed development does not involve boundary realignment.		
Additional performance outcomes and acceptable outcomes if creating an easement giving access to a lot from a constructed road		
Not Applicable – Access easements are not proposed.		
Additional performance outcomes and acceptable outcomes if involving a volumetric subdivision		
Not Applicable – The proposed development does not involve a volumetric subdivision.		
Additional performance outcomes and acceptable outcomes if involving a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories		
Not Applicable – The site is wholly zoned LMR3.		
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving the creation of 10 or more lots, a road reserve or a lot for a new road, bikeway or pedestrian route		
Not Applicable – The proposed development does not result in the creation of 10 or more lots.		
Section C—Specific performance outcomes and acceptable outcomes applicable to development		
Section C1—Development for reconfiguring a lot involving any of the following:		
(a) a site which is more than 1ha in the Emerging community zone; or	(a) a neighbourhood plan, preliminary approval or development permits which provide comprehensive information to guide the	Complies (a) and (b) do not apply. Section C1 of the Subdivision Code has been addressed as the proposal results in 100% of the lots being less than 350sqm. The plans are considered to clearly indicate the integration, connection and relationship of the site within the surrounding
(b) a site which is more than 7,000m ² in the Low density residential zone; or		
(c) the number of lots is 20 or more; or		
(d) the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or		
(e) the creation of more than 50% of the lots with an area less than 350m ² .		
PO21 Development delivers a structure of highly connected and legible neighbourhoods which: (a) are based on a 400m walking distance from a central point;	A021.1 Development complies with any of the following: (a) a neighbourhood plan, preliminary approval or development permits which provide comprehensive information to guide the	

Table 9.4.10.3.A—Subdivision Code

Performance outcomes	Acceptable outcomes	Response
(b) include or are within an 800m walking distance of a local shop and services; (c) include a range of lot sizes and types; (d) have connected transport and open space networks; (e) have centrally located parks; (f) provide sites for community activities, services and facilities and utilities; (g) create a strong and positive neighbourhood identity; (h) create a legible transport network; (i) result in a safe, connected and permeable neighbourhood; (j) integrate with surrounding development approvals and areas; (k) integrate the requirements of neighbourhood plans; (l) respond to site characteristics and setting as detailed in an applicable neighbourhood plan or overlay. Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating the achievement of this outcome and is a useful tool to integrate subdivision layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.	land use pattern, scale, arrangement, connections, transport network and relationship to surrounding features and values; (b) a structure plan which satisfies the performance outcome if there is no neighbourhood plan, preliminary approval or development permit which provides comprehensive information; where: (i) the site is more than 1ha in the Emerging community zone; or (ii) the site is more than 7,000m² in the Low density residential zone; or (iii) there are 20 or more lots; or (iv) the development opens a new road, creates a park or creates bicycle and pedestrian network elements; or (v) includes a minimum of 50% of lots less than 350m²; (c) if paragraphs (a) and (b) do not apply, the plans of the development clearly indicate the integration, connection and relationship of the site with surrounding land uses, roads, pathways, bicycle routes, parks, environmental values and key destinations such as centres and community facilities.	land uses, roads, pathways, etc. noting that the site is located within a well-established residential setting.
	AO21.2 Development involving all residential, or significant residential, centre or mixed use development provides: (a) a maximum street block length of 220m; (b) a maximum street block depth of 80m; (c) a mid-block link with a direct line of sight between the link ends of a minimum width of 5m if a street block exceeds 150m in length and provides a mid-block link for every 150m of block length or part thereof where a block length exceeds 200m.	Not Applicable The development provides all residential lots, and is located within an established area, therefore no change is proposed to the street block length or depth.
P022 Development ensures that the layout retains and responds to:	AO22.1 Development retains and incorporates significant vegetation within a park, private open space areas, road reserve, waterways or corridors.	Not Applicable The site does not contain significant vegetation.

Table 9.4.10.3.A—Subdivision Code

Performance outcomes		Acceptable outcomes	Response
(a) physical features such as topography, natural drainage systems and significant vegetation; (b) existing heritage or character buildings; (c) adjoining existing uses, movement and park networks and services.		Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome	
		AO22.2 Development integrates heritage or character buildings with community facilities or shared facilities.	Not Applicable The site does not contain heritage or character buildings.
	PO23 Development provides a layout which supports pedestrian access to public transport services by locating: (a) a high proportion of dwellings close to public transport stops; (b) higher density residential development close to transport stops; (c) non-residential or high trip-generating uses immediately proximate to transport stops.	AO23 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.	Complies Both lots are within 400m walking distance of bus stops along Oxley Road.
PO24 Development provides a high proportion of lots which can accommodate climate-responsive subtropical building design for solar access and breeze.		AO24.1 Development provides lots which are generally designed and positioned as follows: (a) small lots are located on north-facing slopes with gradients of less than 15%; (b) largest lots and lowest densities are located on south-facing slopes or other areas where solar access is poor.	Not Applicable Little can be altered in this regard as the development is merely for a 1 into 3 lot subdivision, however present a north-east aspect and are relatively flat.
		AO24.2 Development involving a small lot which has a building envelope plan or provides for integrated small lot development identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	Not Applicable Building envelopes are not proposed.
	PO25 Development provides a range of lot sizes and types mixed in one location to support increased housing choice appropriate for a range of household types and is consistent with the proposed uses of the	AO25.1 Development provides a range of lot sizes which comply with: (a) the zone, zone precinct, neighbourhood plan, preliminary approval or development permit; or	Complies The lot sizes comply with the Low Medium Density Residential zoning of the site.

Table 9.4.10.3.A—Subdivision Code

Performance outcomes	Acceptable outcomes	Response
site and the surrounding lot character or provides transitions from that surrounding lot character.	(b) if there is no neighbourhood plan, preliminary approval or development approval which specifies or provides sufficient information on the range, scale, mix and density of lots, a minimum of 18 dwellings per hectare in the Emerging community zone and in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or (c) if there is no neighbourhood plan, preliminary approval or development approval which specifies or provides sufficient information on the range, scale, mix and density of lots, lots complies with the minimum requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads. AO25.2 Development provides a frequency of standard and small lots which are varied to facilitate housing variety that ensures: (a) in the Emerging community zone, Low density residential zone and Character residential zone, there is no more than 6 contiguous small lots along a street frontage which are separated by no less than 2 standard lots from other small lots; (b) in the Low-medium density residential zone, there is no more than 6 contiguous small lots joined by sharing boundary walls along a street frontage. (c) there is a transition between the surrounding lot size character of land in a zone in the Residential zones category or the Emerging community zone and the site that provides lots consistent with the size of adjoining lots.	Complies The subject site is located within the Low Medium Density Residential Zone and shall result in only 3 contiguous small lots.

Table 9.4.10.3.A—Subdivision Code

Performance outcomes		Acceptable outcomes	Response
		Note—The limitations for sharing boundary walls (AO25.2(b)) can be registered on title to clearly indicate where shared walls are located or not in order to demonstrate meeting this outcome.	
PO26	Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of: (a) site access opportunities or restrictions; (b) positive streetscape or park interface opportunities; (c) opportunities to locate near transport stops or on transport routes; (d) uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses; (e) development interfaces and land use transitions to residential uses.	AO26 Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located: (a) with a frontage to a road higher than a minor road in the road hierarchy which can serve as the primary vehicle access point; (b) on the end of street blocks or corners; (c) within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station (d) so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.	Not Applicable The development is for residential uses only.
PO27	Development provides a lot mix and location within a residential neighbourhood or subdivision which supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.	AO27.1 Development providing lots for multiple dwellings locates these on corner sites, at the ends of street blocks or where they have dual frontage to facilitate direct vehicle and pedestrian access to each dwelling. AO27.2 Development ensures that a lot which is less than 350m ² or with a frontage width less than 10m: (a) is located mid-block or adjacent to a park where there is dual frontage; (b) is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; (c) if serviced by a rear lane, the lane is no longer than 60m in length. AO27.3	Not Applicable The development is not for Multiple Dwellings. Complies All lots have a site area less than 350m ² and a frontage width less than 10m. The lots are located mid-block, are not accessed by a rear lane, and involve three lots only.
			Complies

Table 9.4.10.3.A—Subdivision Code

Performance outcomes		Acceptable outcomes	Response
		Development provides for larger lots located on corners or at the end of T-intersections.	The lot sizes comply with the Low Medium Density Residential zoning of the site. The lots are not intended to accommodate uses other than houses, hence the provision of larger lots is not seen as being required.
PO28 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: (a) for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; (b) to maximise outdoor private space, privacy and amenity; (c) to provide convenient on-site vehicle access and parking.		AO28.1 Development provides lots which are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.	Performance Outcome A Performance Outcome is sought against Acceptable Outcome AO28.1 of the Subdivision Code due to the lot shape of proposed Lot 1. The irregular lot shape is a direct consequence the existing boundary alignment of the subject site. Irrespective the lot shall have a depth dimension greater than the width dimensions and is able to accommodate the dimensions outlined within Table 9.4.10.3.B (Part 2) of the Subdivision Code. The lot dimensions do not compromise the provision of outdoor private open space or amenity. The lot dimensions do not compromise the provision of efficient on-site parking and access.
		AO28.2 Development with lots less than 600m ² provides rectangular or regular in shape lots and has a minimum of at least 65% of lots oriented in accordance with Figure b.	
PO29 Development provides land for park purposes which is well distributed and located and is consistent with: (a) the nature of surrounding parks; (b) the needs of occupants and visitors; (c) the safety and connection to the transport network.		AO29 Development provides land for park purposes which is in compliance with the Park planning and design code and the Local government infrastructure plan	Not Applicable The development is not required to provide land for park purposes.
Section C2—Detailed performance outcomes and acceptable outcomes for a development footprint plan involving residential small lots			
PO30 Development ensures that each small lot has an area of suitable size, dimensions and arrangement to enable the development of a dwelling house and associated ancillary structures and access without adversely impacting the intended character of a locality and the natural, character or heritage features of the lot. Note—This performance outcome is reflected in a development footprint plan that forms part of the survey plan and title.		AO30.1 Development ensures each small lot has a development footprint plan which identifies an area including: (a) an area that complies with the minimum rectangle area identified in Table 9.4.10.3.B; (b) a suitable area for a dwelling house and other ancillary structures to be developed in compliance with the building and planning standards, specifications and outcomes including building setbacks; (c) ancillary buildings and structures, such as garages and decks;	Complies (a) and (b) do not apply. The plans are considered to clearly indicate the integration, connection and relationship of the site within the surrounding land uses, roads, pathways, etc. noting that the site is located within a well-established residential setting.

Table 9.4.10.3.A—Subdivision Code

Performance outcomes	Acceptable outcomes	Response
Note—Compliance with all of the minimum requirements indicated in Table 9.4.10.3.B satisfies this outcome other than potentially where a development footprint plan is needed to address AO29.1(e).	(d) vehicle parking areas, access and driveways; (e) the location of trees and tree protection zones or other natural, character or heritage features outside the development footprint plan.	
	AO30.2 Development locates the development footprint (excluding car parking access) to ensure a minimum setback of: (a) 3m to the primary street frontage or the least setback of an adjoining dwelling, whichever is the greater; (b) 1.5m to any secondary street frontage, where a corner lot; (c) 3m to any adjoining private open space. Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.	Not Applicable Development footprints are not proposed.
	AO30.3 Development ensures that a development footprint plan identifies a minimum of 16m² principal private open space with a minimum dimension of 4m.	Not Applicable Development footprints are not proposed.
	AO30.4 Development locates the development footprint to allow for built to boundary walls to be located so that no more than 6 dwelling houses can be attached by shared boundary walls.	Not Applicable Development footprints are not proposed.
Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone Not Applicable – The proposed development is for reconfiguring a lot 1 into 3 lots in the Low-medium density residential zone.		
Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		

Table 9.4.10.3.A—Subdivision Code

Performance outcomes	Acceptable outcomes	Response
Not Applicable – The proposed development is for reconfiguring a lot 1 into 3 lots in the Low-medium density residential zone.		
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		
Not Applicable – The proposed development is for reconfiguring a lot 1 into 3 lots in the Low-medium density residential zone.		
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots		
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land		
Not Applicable – The proposed development is for reconfiguring a lot 1 into 3 freehold lots.		
If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997		
Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.		
Not Applicable – The proposed development is for reconfiguring a lot 1 into 3 freehold lots.		

Prescribed Secondary Codes

Filling and Excavation Code

The Filling and Excavation Code is addressed in the attached engineering Code Compliance Report prepared by Milanovic Neale Consulting Engineers.

Infrastructure Design Code

The Infrastructure Design Code is addressed in the attached engineering Code Compliance Report prepared by Milanovic Neale Consulting Engineers. In summary, the development shall be provided with all the necessary infrastructure in line with the relevant Council standards.

Landscape Work Code

Response to this code is not required as the proposal is for reconfiguring a lot (1 into 3 lots) within an established residential area and no landscaping is proposed.

Outdoor Lighting Code

Response to this code is not required as the proposal is for reconfiguring a lot (1 into 3 lots) within an established residential area and neighbourhood road network.

Park Planning and Design Code

The Park Planning and Design Code is not considered to be relevant to this development as the proposal is for the Reconfiguration of a Lot and does not include the provision of a park.

Stormwater Code

The supporting Civil Engineering Report completed by Milanovic Neale Consulting Engineers makes relevant comments with regard to the stormwater discharge from the site. A lawful point of discharge has been allocated to kerb and channel onto Jerrold Street.

Transport, Access, Parking and Servicing Code

The supporting Traffic Statement completed by Milanovic Neale Consulting Engineers makes relevant comments with regard to the Transport, Access, Parking and Servicing Code.

Wastewater Code

On site wastewater treatment systems are not required. The site is located within an established residential area with connections to the town sewer network.

Overlays

Airport Environs Overlay Code

This application is for a Reconfiguration of a Lot only and as such assessment against this overlay is not required.

Bicycle Network Overlay Code

Table 8.2.3.3—Bicycle Network Overlay Code			
Performance outcomes		Acceptable outcomes	Response
General			
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	AO1.1 Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).	Not Applicable The proposed development will not change or cause effect to the bicycle network classified along Jerrold Street.	
PO1A Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the bicycle network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the bicycle network which: (i) is required to service the development or existing and future urban development in the planning scheme area; or	AO1A Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: (a) for long term infrastructure for the bicycle network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; (c) the standards for the bicycle network in the Infrastructure design planning scheme policy.	Complies The proposed development will not change or cause effect to the bicycle network classified along Jerrold Street.	

Table 8.2.3.3—Bicycle Network Overlay Code

Performance outcomes	Acceptable outcomes	Response
(iii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.		
PO1B Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.	AO1B No acceptable outcome is prescribed.	Not applicable Trunk works are not required in this location.

Table 8.2.3.3—Bicycle Network Overlay Code

Performance outcomes	Acceptable outcomes	Response
Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk—Typology 1 sub-category or Riverwalk—Typology 2 sub-category		
Not Applicable – The subject site is not adjacent to or traverse these sub-categories.		

Critical Infrastructure and Movement Network Overlay

This application is merely for a 1 into 3 lot subdivision for future residential small lots and as such this overlay is not applicable.

Community Purposes Network Overlay Code

Table 8.2.8.A.3—Community Purposes Network Overlay Code		
Performance outcomes	Acceptable outcomes	Response
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
Not Applicable – The site is not identified for community facilities.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
Not Applicable – The site is not identified for community facilities.		

Dwelling House Character Overlay

This application is merely for a 1 into 3 lot subdivision for future residential small lots and as such this overlay is not applicable.

Flood Overlay Code

The Flood Overlay Code is addressed in the attached engineering Code Compliance Report prepared by Milanovic Neale Consulting Engineers.

Potential and Actual Acid Sulfate Soils Overlay

The development does not include earthworks at or below 5m AHD and as such this overlay is not triggered.

Road Hierarchy Overlay Code

Table 8.2.18.3—Road Hierarchy Overlay Code			
Performance outcomes		Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use			
PO1 Development ensures that: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; (c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	AO1.1 Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.	Complies Access driveways to the site are located off a minor road being Jerrold Street. Lots 1 and 2 will share a new 5.5m shared crossover and Lot 3 have a single 3.5m wide crossover.	
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	Complies Access driveways are provided to minor neighbourhood roads and are not provided to primary freight routes identified on the Road Hierarchy Overlay.	
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	Complies All vehicular access is gained via neighbourhood roads being the lowest classification of roads accessible to the site.	
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	Not Applicable The site does not front a major road.	
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	Not Applicable All abutting sites to the development site have access to neighbourhood roads.	
	Section B—If for assessable development for a material change of use Not Applicable – The proposal does not include any material change of use.		
Section C—If for assessable development for a material change of use or reconfiguring of a lot			
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	Not Applicable	

Table 8.2.18.3—Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.	AO3A No acceptable outcome is prescribed.	No plans for extension, expansion and widening of the existing and future road network has been identified on Council planned infrastructure mapping. Not Applicable Trunk works are not required in this location.
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category Not Applicable—The site adjoins a minor road.		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5	AO5	Complies

Table 8.2.18.3—Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Development ensures that a new road connection provides: (a) safe, efficient and convenient connectivity of the new road to the major road network; (b) a minimum number of intersections to the major road network.	Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	The proposed reconfiguring of a lot (1 into 3) will provide access from Jerrold Street. The existing site access will be removed and the kerb and channel to be reinstated. The proposed additional access points are not expected to negatively impact the function of Jerrold Street.
PO6 Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network; (b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; (f) provides a street layout that minimises travel time and traffic volumes on minor roads; (g) provides high permeability for pedestrian and cycle networks; (h) provides safe accessibility to lots by having more than one street providing access to the area; (i) preserves the function of the road hierarchy and addresses all impacts to the road network.	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy. AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	Not Applicable No new road or road upgrade is proposed as part of the application. Complies The development will not adversely impact the function of the road hierarchy following development.
PO7 Development ensures that premises and vehicle access is located and controlled so as to have no significant impact on the safety,	AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	Complies The layout of the proposed lots follows the pattern within the street onto a minor road.

Table 8.2.18.3—Road Hierarchy Overlay Code

Performance outcomes		Acceptable outcomes	Response
PO8	Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	Not Applicable The proposed development does not include the creation of an intersection.

Streetscape Hierarchy Overlay Code

Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code

Performance outcomes		Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1	Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies The proposal will not change the existing verge widths which are compliant with the minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.
PO2	Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	Performance Outcome The Jerrold Street verge where fronting the subject site contains a single juvenile street tree. The tree is required to be removed in order to facilitate the shared crossover associated with Lots 1 and 2. Given the age and size of the tree the removal will not detract from the streetscape setting noting that a replacement tree upon the frontage has been included within the accompanying recommended approval conditions. The existing location of the tree does not strictly meet the design requirements within Table 3.7.4.4.1.A of the <i>Infrastructure Design Planning Scheme Policy</i> . Hence the removal

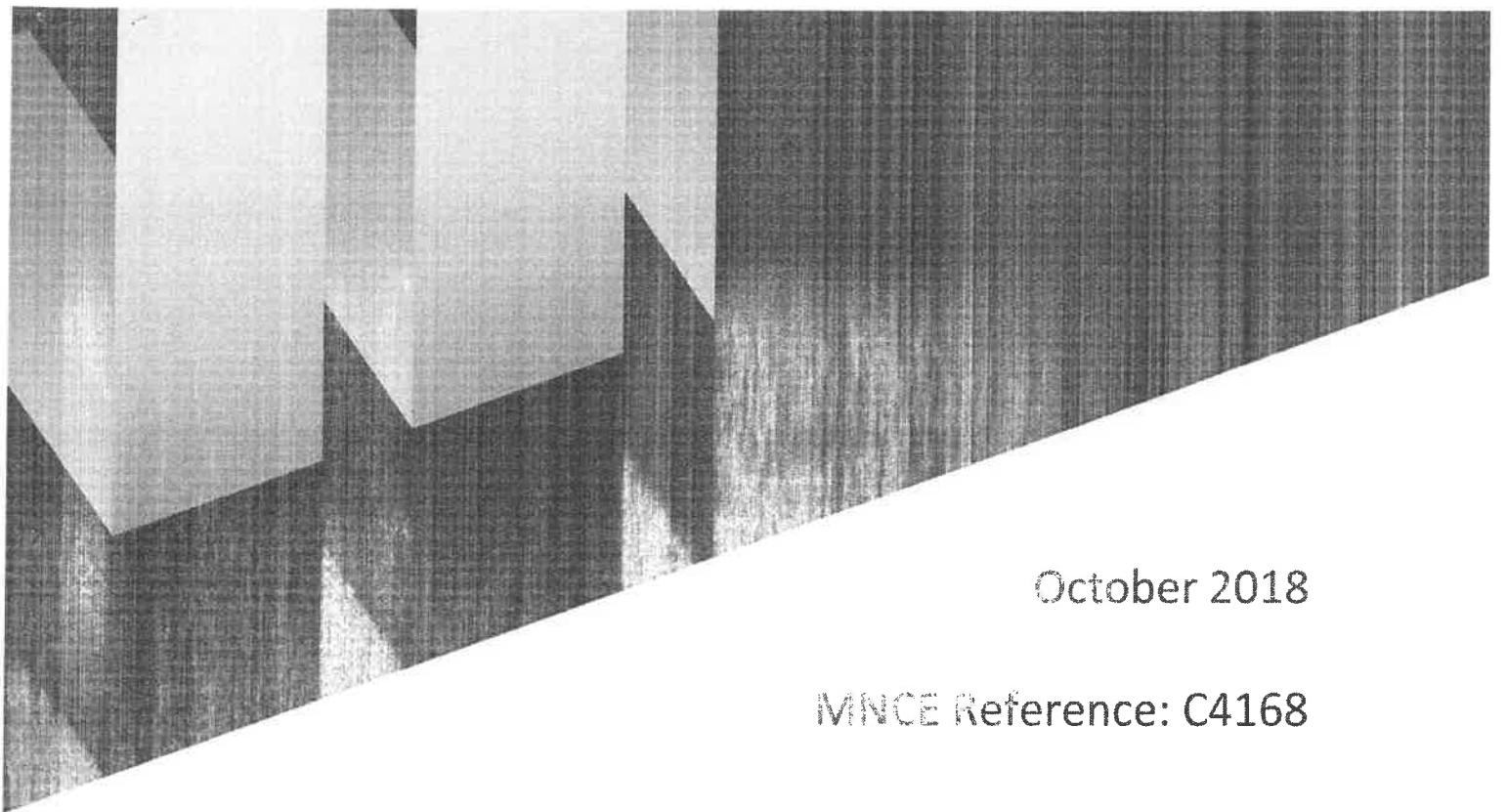
Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code

Performance outcomes		Acceptable outcomes	Response
Section B—If for assessable development PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.			and replacement of the tree result in an improved pedestrian environment.
		AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies Street tree planting will be in-line with the design standards in the Infrastructure design planning scheme policy.
		AO3.1 Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not Applicable The site not identified on the Streetscape Hierarchy Overlay Map as requiring corner land dedication.
		AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not Applicable The site not identified on the Streetscape Hierarchy Overlay Map as requiring corner land dedication.
		AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape	Not Applicable The site not identified on the Streetscape Hierarchy Overlay Map as requiring corner land dedication.

Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code		
Performance outcomes	Acceptable outcomes	Response
	locality advice and public art standards in the Infrastructure design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category Not Applicable – The subject site is not on a site adjoining the Wildlife movement solution sub-category.		

Transport Noise Corridor Overlay

As the proposal does not include a Material Change of Use component, assessment against the overlay is not triggered.



October 2018

MNCE Reference: C4168

CODE COMPLIANCE REPORT

For
Brisbane City Council

44 Jerrold Street, Sherwood
Commissioned By
Jesmand Property Pty Ltd ATF Jesmand
Property Trust

LODGED
10/10/2018
BCC DS

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1 REPORT SUMMARY INFORMATION

A development application for a reconfiguration of a lot is planned to be lodged over Lot 7 on RP.75889 at 44 Jerrold Street, Sherwood. The site is located within the Brisbane City Council local government area and has a total area of approximately 0.066ha. Figure 1.1 below provides an aerial locality of the site and adjacent areas.



Figure 1.1: Subject site 1 outcrop of Moggill Road and Lather Road (BCC eBiMap2 2018)

The proposed development is for the reconfiguration of a lot from a single lot into 3 Lots. Refer to Section 7 for proposed development layout. The site is currently developed with a single residential dwelling.

The site generally falls in a northerly direction towards the rear of the property on a grade of approximately 2.5%. Refer to Figure 1.2 below.

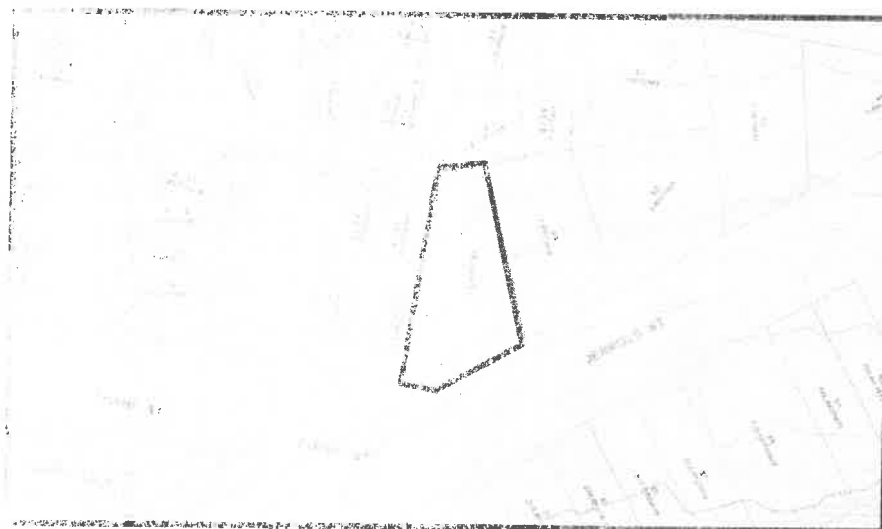


Figure 1.2: Brisbane City Council 2018 contours of site (BCC eBiMap2 2018)

No stormwater infrastructure is evident on the site or within the site frontage. However, to the west of the site, there is a network of connecting 525mm stormwater drain ; and a maintenance hole within the Coyne Street road reserve. Refer to Figure 1.3.

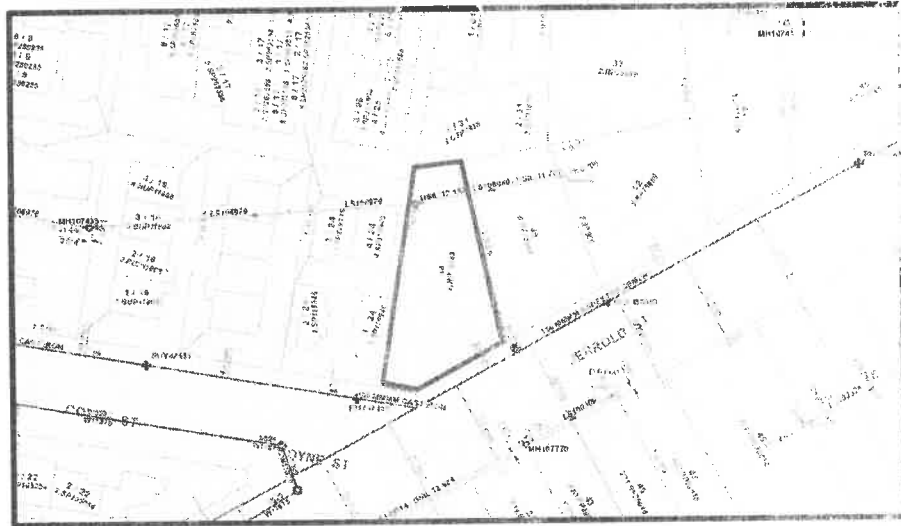


Figure 1.3: Brisbane City Council Stormwater Infrastructure (BCC eBiMap2 2018)

In storm events up to and including the 1% AEP this site is not affected by flooding.

2 STORMWATER MANAGEMENT CODE

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

Performance Outcome (PO)		Acceptable Outcome (AO)		Solution - Comments	
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a. Minimise flooding; b. Protect environmental values of receiving waters; c. Maximise the use of water sensitive urban design; d. Minimise safety risk to all persons; e. Maximise the use of natural waterway corridors and natural channel principles. <i>Note: The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.</i>	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure Design Planning Scheme Policy .	AO	It is proposed to discharge site runoff accordingly. As the site can discharge to council kerb and Channel within Jerrold Street road reserve. No stormwater quantity management is proposed in accordance with the Brisbane City Council Infrastructure Design Planning Scheme Policy. The use of natural waterways is not applicable. Refer to attached sketch.		
	AO2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy	AO2	A drainage system can be provided for the site, with stormwater being discharged to the Council's drainage system via a stormwater pipe, or the drainage can be discharged via a stormwater pipe to the Council's drainage system via a		

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
Site Address: 44 Jerrold Street, Sherwood

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STORMWATER MANAGEMENT CODE

Performance and Acceptable Outcomes Table

PO4 Development provides a stormwater management system which has sufficient capacity to safely convey runoff taking into account increased runoff from impervious surfaces and flooding in local catchments.	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards of the Infrastructure Design Planning Scheme Policy.	AO	The stormwater drainage complies.	
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	AO	The development obtains a lawful point of discharge in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.	
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	AO	All proposed stormwater drainage is located within the development site.	
	AO4.1 Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	AO	All onsite drainage shall be designed to have capacity for the 10 year ARI storm event in accordance with the Infrastructure Design Planning Scheme Policy.	
	AO4.2 Development provides sufficient area to convey runoff which will comply with the standards in the Infrastructure Design Planning Scheme Policy.	AO	The development complies.	
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	AO5 Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	N/A		

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
Site Address: 44 Jerrold Street, Sherwood

Solution* Caremuls

P06 Development ensures that location and design of stormwater detention and water quality treatment: a. Minimises risk to people and property; b. Provides for safe access and maintenance; c. Minimises ecological impacts to creeks and waterways.	A06.1 Development locates stormwater detention and water quality treatment: a. Outside of a waterway corridor; b. Offline to any catchment not contained within the development.	N/A	
	A06.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy .	N/A	
	A07.1 Development (including any ancillary structures and car parking areas) is located above the minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.D and Table 9.4.9.3.F. <i>Note: Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a Site Based Stormwater Management Plan).</i>	AO	The FPR provides a level of 9.7 and the min lot level on site is located at 13.0, therefore the development complies.
P07 Development is designed, including any car parking areas and channel works to: - Reduce property damage; - Provide safe access to the site during the defined flood event.	A07.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure Design Planning Scheme Policy .	AO	Development complies
	A08.1 Development ensures natural waterway corridors and drainage paths are retained.	N/A	
P08 Development designs stormwater channels, creek modification works and the drainage			

Accountable Outcome: PO - Performance Outcome: N/A - Not Applicable

Site Address: 44 Jerrold Street, Shoreditch, London, N1 1TL

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STORMWATER MANAGEMENT CODE

Performance and Acceptable Outcomes Table

PO9 Development is designed to manage runoff and peak flows by minimising large areas of impervious material and maximising opportunities for capture and reuse.	A08.2 Development provides the required hydraulic conveyance of the drainage channel and floodway while maximising its potential to maximise environmental benefits and minimise scour. <i>Note: Guidance on natural channel design principles can be found in the Council's publication Natural Channel Design Guidelines.</i>	N/A		
	A08.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	N/A		
	A08.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	N/A		
	A09 No acceptable outcome is prescribed.	AO		Development complies.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
Site Address: 44 Jerrold Street, Sherwood

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

Performance Outcome (PO)		Acceptable Outcome (AO)	
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system.		AO10 No acceptable outcome is prescribed.	N/A Site is not considered high risk with regard to stormwater management since the developable area is less than 2,500m ²
<i>Note: Compliance with the performance outcome should be demonstrated by the submission of a Site Based Stormwater Management Plan for high-risk development only.</i>			
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regards to the: a. Existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. Safe management of stormwater discharge from existing and future up-slope development; c. Implication for adjacent and down-slope development.		AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge. AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the priority Infrastructure Plan and the standards in the Infrastructure Design Planning Scheme Policy.	N/A AO The existing infrastructure is assumed to have adequate capacity to cater for the minor increase in volume Proposed stormwater infrastructure is to be designed in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.
PO12 Development provides stormwater infrastructure which: a. Remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. Can be safely accessed and maintained cost effectively.		AO12.1 The stormwater management system is designed in compliance with the Infrastructure Design Planning Scheme Policy. AO12.2 Development provides a clear area with a minimum 2m radius from the centre of an existing manhole cover and with a minimum	N/A No existing stormwater devices are present on site
existing stormwater infrastructure.			

Brisbane City Plan 2014

STORMWATER MANAGEMENT CODE

Performance and Acceptable Outcomes Table

PO10 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: a. The environmental values and water quality objectives of waters; b. Waterway hydrology; c. The maintenance and serviceability of stormwater infrastructure. <i>Note: The Infrastructure Design Planning Scheme Policy outlines the appropriate measures to be taken into account to achieve the performance outcome.</i>	AO13 No acceptable outcome is prescribed.	AO An erosion and sediment management plan can be prepared during detailed design.	
PO14 Development ensures that: a. Unnecessary disturbance to soil, waterways, and channels avoided; b. All soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	AO Any disturbance will be documented via an Erosion and Sediment Control plan at detailed design stage	
PO15 Development does not increase: a. The concentration of total suspended solids or other contaminants in stormwater flows during site construction; b. Runoff which causes erosion either on site or off site.	AO14 No acceptable outcome is prescribed.	AO An erosion and sediment management plan can be prepared during detailed design.	

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
Site Address: 44 Jerrold Street, Sherwood

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

Performance Outcome (PO)		Acceptable Outcome (AO)	
SECTION B – ADDITIONAL CRITERIA WHICH APPLY TO HIGH-RISK DEVELOPMENT, BEING ONE OR MORE OF THE FOLLOWING: a. A material change of use for an urban purpose which involves greater than 2,500m ² of land that: i. Will result in an impervious area greater than 25% of the net developable area; or ii. Will result in 6 or more dwellings. b. Reconfiguring a lot for an urban purpose that involves greater than 2,500m ² of land and will result in 6 or more lots; c. Operational work for an urban purpose which involves disturbing greater than 2, 500m ² of land.			
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. <i>Note: Prescribed water contaminants are defined in the Environment Protection Act 1994.</i> <i>Note: Compliance with the performance outcome should be demonstrated by the submission of a Site Based Stormwater Management Plan for high-risk development.</i>	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy .	N/A	Site is not considered high risk with regard to stormwater management since the area is less than 2,500m ²
PO17 Development ensures that: a. The discharge of wastewater to a waterway or external to the site is voided; or b. If the discharge cannot practically be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment.	AO17 No acceptable outcome is prescribed.	N/A	No wastewater is to be discharged external to the site.

3 INFRASTRUCTURE DESIGN CODE

Performance Outcome (pg)

PO1	Development provides roads, pavement, edging and landscaping which: - Are designed and constructed in accordance with the road hierarchy; - Provide for safe travel for pedestrians, cyclists and vehicles; - Provide access to properties for all modes; - Provide utilities; - Provide high levels of aesthetics and amenity, improved liveability and future growth; - Provide for the amelioration of noise and other pollution; - Provide a high quality streetscape; - Provide a low maintenance asset with a minimal whole-of-life cost.	AO1	Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure Design Planning Scheme Policy.	AO	Road pavement surface channel is already present along the frontages. Kerb and channel is already present on Jerrold Street and verges are generally in accordance with Council standards. Any required works can be conditioned. Any required works can be conditioned.
PO2	Development provides road pavement surfaces which: - Are well designed and constructed - Durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; - Ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater runoff and the preservation of all-weather access; - Allow for reasonable travel comfort.	AO2	Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure Design Planning Scheme Policy.	AO	Road pavement surface channel is already present along the frontages. Kerb and channel is already present on Jerrold Street and verges are generally in accordance with Council standards. Any required works can be conditioned. Any required works can be conditioned.

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Date: 20/10/2016
Issue: 3

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INFRASTRUCTURE DESIGN CODE

Performance and Acceptable Outcomes Table

Performance and Acceptable Outcomes Table				
PO	AO	AO	AO	AO
PO3 Development provides a pavement edge which is designed and constructed for: 1. Control vehicle movements by delineating the carriageway for all users; 2. Provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure Design Planning Scheme Policy.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design standards and the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.	AO5 Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.	AO6 Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.
PO4 Development provides verges which are designed and constructed for: 1. Provide safe access for pedestrians clear of obstructions and access areas for vehicles with properties; 2. Provide a sufficient area for public utility services; 3. Be maintainable by the Council.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure Design Planning Scheme Policy.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design standards and the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.	AO5 Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.	AO6 Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.
PO5 Development provides a lane or laneway identified in a neighbourhood plan which: a. Allows equitable access for all modes; b. Is safe and secure; c. Has 24 hour access; d. Is a low-speed shared zone environment; e. Has a high-quality streetscape.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure Design Planning Scheme Policy.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design standards and the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.	AO5 Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.	AO6 Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
Site Address: 44 Jerrold Street, Sherwood

Brisbane City Plan 2014
INFRASTRUCTURE DESIGN CODE
Performance and Acceptable Outcomes Table

Performance Outcome (PO)			
PO6	AO6	AO	
Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. An effective, high-quality paved roadway; b. An effective, high-quality roadway kerb and channel; c. Safe, high-quality vehicle crossings over channel and verges; d. Safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. Safe vehicle access to the site that enables ingress and egress in a forward gear; f. Provision of and alterations to public utilities; g. Effective drainage; h. Appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	Development of existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure Design Planning Scheme Policy. a. Concrete kerb and channel; b. Forming and grading to verges; c. Crossing over channels and verges; d. A constructed bikeway; e. A constructed verge or reconstruction of any damaged verge; f. Construction of the carriageway; g. Payment of costs for required alterations to public utility mains, services or installations; h. Construction of and required alterations to public utility mains, or other installations; i. Drainage Works; j. Installation of electrical conduits.	Road pavement surface and kerb and channel is already present along the frontages and consistent with BCC standards. Verge profiles are generally in accordance with BCC standard cross falls. However the variance between standard and existing is considered minor. Any required works can be conditioned. All new driveway crossings will be constructed in accordance with the Infrastructure Design Planning Scheme Policy. Concrete footpaths are not present along the frontages and can be conditioned if required. The ex-vehicular crossover on site is proposed to be upgraded. Sanitary Conduits and mains will be installed as required in accordance with the Infrastructure Design Planning Scheme Policy.	

Brisbane City Plan 2014

URBAN INFRASTRUCTURE DESIGN CODE

Performance and Acceptable Outcomes table

907	Development which provides both cycle and walking routes which: e. Are located, designed and constructed to their network classification (where applicable); h. Provide a safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; c. Provide a safe and comfortable access to properties for pedestrians and cyclists; d. Incorporate water sensitive urban design into the stormwater drainage; e. Provide for utilities f. Provide for a high level of aesthetics and amenity improved liveability and future growth; g. Are a low-maintenance asset with a minimal whole-life-cost; h. Minimise the clearing of significant native vegetation.	AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with road corridor design and off-road pathway standards in the Infrastructure Design Planning Scheme Policy.	N/A	
PO8	Development provides refuse and recycling collection, separation and storage facilities that area located and managed so that adverse impacts building occupants, neighbouring properties and the public realm are minimised.	AO8.1 Development provided refuse and recycling collection and storage facilities in accordance with Refuse Planning Scheme Policy.	AO	Refuse and recycling is expected to be mobile garbage bins at the allotment frontage.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 Site Address: 44 Jerrold Street, Sherwood

Performance Outcome (PO)

PO9 Development ensures that: - Land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; - The water supply meets the standard of service for the intended use and fire-fighting purposes.	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use commenced. AO9.2 Development provided the lot with reticulated water supply and sewerage to a standard acceptable to the distributor-retailer.	AO AO AO N/A	Refuse and recycling is expected to be mobile garbage bins at the allotment frontage. Water and sewerage will be designed and constructed accordingly. A "Water Approval" will be requested from QUU. Water and sewer will be designed and constructed accordingly. A "Water Approval" will be requested from QUU.
PO10 Development provided public utility and street lighting which are best current or alternative technology and contribute to accessibility, easy maintenance, minimal whole-life costs, and minimal adverse environmental impacts.	PO10.1 Development provides public utility and street lighting which are located and designed to: - Minimise earthworks; - Minimise earthworks; - Avoid crossing waterways, waterway corridors and wetlands or if crossing is unavoidable, tunnel-boring techniques are used to minimise	N/A	
PO10.2 Development provides compatible public utility services and street lighting services which are co-located in common trenching for underground services		N/A	

Brisbane City Plan 2014

INFRASTRUCTURE DESIGN CODE

Table 1: Infrastructure Design Code Acceptable Outcomes Table



PO11 Development ensures that land used for a new purpose is serviced adequately with telecommunications and energy supply.	PO103 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure Design Planning Scheme Policy.	N/A	
PO12 Development ensures that major public projects promote the provision of affordable, high bandwidth telecommunications services throughout the city.	AO11 Development provide land with the following services to the standards of the approved supplier: a. Electricity b. Telecommunications c. Gas service where practicable PO17 Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. The additional expense is unlikely to be prohibitive; or b. Further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. There is a clear gap in telecommunications network; or d. There is a clear gap in the bandwidth available to the area.	AO	Connection certification shall be obtained from service suppliers. No works proposed.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 Site Address: 44 Jerrold Street, Sherwood

Performance Outcome (PO)

Performance Outcome (PO)	Acceptable Outcome (AO)	Notes	Comments
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: a. Is provided commensurate with the status and scale of the proposed development; b. Is sited and designed: i. As an integrated part of the project design; ii. As conceptually relevant to the context of the location; iii. To reflect and respond to the cultural values of the community; iv. To promote local character in a planned informed manner.	AO13 Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure Design Planning Scheme Policy.	N/A	N/A
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	N/A	N/A

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INFRASTRUCTURE DESIGN CODE

Performance and Acceptable Outcomes Table

PO15 Development that provides a community facility will form part of the development to be provided, safe, low maintenance, and fit for purpose.	AO15 Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure Design Planning Scheme Policy.	N/A	
PO16 Development provides public toilets which are placed as part of a community facility or to be: a. Safe; b. Durable; c. Resistant to vandalism; d. Able to service expected demand e. Fit for purpose.	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure Design Planning Scheme Policy.	N/A	
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: a. Safe movement of intended users; b. An attractive appearance appropriate to the general surroundings and any adjacent structures; c. Functionality and easy maintenance; d. Minimal whole-of-life cost; e. Longevity; f. Current and future services.	AO17 Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	N/A	

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 Site Address: 14 Jerrold Street, Sherwood

Performance Outcome (PO)

PO18 Development provides culverts which are designed and constructed using proved methods, materials and technology to provide for: a. Safety; b. An attractive appearance appropriate to the general surroundings; c. Functionality and easy maintenance; d. Minimal whole-life-cost; e. Longevity; f. Future widening; g. Current and future services; h. Minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns.	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure Design Planning Scheme Policy.	N/A	
PO19 Development provides batters, retaining walls and seawalls and their walls which are designed and constructed using proven methods, materials and technology to provide for: a. Safety; b. An attractive appearance appropriate to the surrounding area; c. Easy maintenance d. Minimal whole-of-life cost; e. Longevity; f. Minimal water seepage.	AO19 Development that provides batters, retaining walls and seawalls and their walls is designed and constructed in compliance with the structures standards in the Infrastructure Design Planning Scheme Policy.	AO	The development will provide retaining walls and seawalls which are designed and constructed in compliance with the structures standards in the Infrastructure Design Planning Scheme Policy.

Brisbane City Plan 2014

DEVELOPMENT OUTCOMES

DEVELOPMENT OUTCOMES

DEVELOPMENT OUTCOMES

DEVELOPMENT OUTCOME	DEVELOPMENT OUTCOME	DEVELOPMENT OUTCOME	DEVELOPMENT OUTCOME
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering a site.	AO21 Development ensures that demolition and construction: a. Only occur between 6:30am and 6:30pm Monday to Saturdays, excluding public holidays; b. Do not occur over periods greater than 6 months.	N/A	This development does not create gross floor area and therefore not applicable.
AO21.1 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	AO21.2 Development construction and demolition does not involve asbestos-containing materials.	N/A	This development does not create gross floor area and therefore not applicable.
AO21.3 Development construction and demolition does not involve asbestos-containing materials.		N/A	This development does not create gross floor area and therefore not applicable.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 Site Address: 44 Jerrold Street, Sherwood

Performance Outcome			
PO22 Development ensures that: a. Construction and demolition do not result in damage to surrounding property as a result of vibration; b. Vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E.	AO22 Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	N/A	This development does not create gross floor area and therefore not applicable.

4 FILLING AND EXCAVATION CODE

Performance Outcomes

PO1 Development for filling and excavation minimises visual impacts from retaining walls and earthworks.	AO1 Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: 2.5m in a zone in the industry zones category; 1m in all other zones, or if adjoining a sensitive zone.	PO	Proposed retained height marginally is exceed for a portion along the rear boundary. Retaining wall height on the western boundary shall interface to the existing neighbouring wall provided for the neighbouring property. Appropriate wall finishes will be implemented to minimise visual impact where required.
PO2 Development of a retaining wall proposed as a result of filling or excavation: - is designed and constructed to be for purpose; - Does not impact adversely on significant vegetation; - Is capable of easy maintenance	AO2.1 Development of retaining structure including footings, surface drainage and subsoil drainage: - Is wholly contained within the site; - If the total height to be retained is greater than 1.0m then: - The retaining wall of the property boundary is no greater than 1.0m above the ground level. - All further terracing from the 1.0m high boundary retaining wall is 1.0m vertical units 1.0 horizontal units. - The distance between each successive retaining wall (base of lower wall to face of upper wall) is no less than 1.0m horizontally.	PO	Proposed retained height marginally is exceed for a portion along the rear boundary. Retaining wall height on the western boundary shall interface to the existing neighbouring wall provided for the neighbouring property. Appropriate wall finishes will be implemented to minimise visual impact where required.



PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO2.2 Development of retaining wall over 1.0m in height protects significant vegetation on the site and adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure Design Planning Scheme Policy and certified by an RPEC. AO2.3 Development provides a retaining wall finish that prevents adjoining land that is 750mm from the boundary. AO2.4 Development for filling only uses clean fill that does not include any construction rubble or debris. AO3 Development ensures that anchor: - is constructed in accordance with the standards in the Infrastructure design planning scheme policy; - Where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	AO AO AO N/A AO	Retaining walls are designed accordingly during detailed design. Retaining walls can be finished appropriately. Appropriate fill can be provided.	
PO4 Development protects all services and public utilities.	AO4 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	AO	Retained structures will be designed and constructed accordingly.	

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 Site Address: 44 Jerrold Street, Sherwood

Performance Outcomes

P05 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	A05 Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure Design Planning Scheme Policy.	AO	The drainage system complies.
P06 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems.	A06 No acceptable outcome is prescribed.	N/A	
P07 Development for filling and excavation a. Does not degrade water quality or adversely affect environmental values in receiving waters; b. Ensures site sediment and erosion control standards are best practice	A07.1 Development complies with the stormwater management objectives of the Infrastructure Design Planning Scheme Policy. A07.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure Design Planning Scheme Policy.	AO	Erosion and Sediment control can be implemented.
P08 Development for filling or excavation conducted such that adverse impacts on sensitive use due to noise and dust are	A08.1 Development complies with the noise and dust objectives of the Infrastructure Design Planning Scheme Policy.	AO	No excessive dust or noise emissions are expected.

PO6 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration limits in Table 9.4.3.3.D, Table 9.4.3.3.E, Table 9.4.3.3.F and Table 9.4.3.3.G.	AO10 Development ensures that heavy trucks hauling material to and from the site do affect the amenity of established areas and limits of environmental nuisance on adjacent land.	AO12 Development for filling and excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays. PO9 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	AO	Any work outside these hours proposed.	
PO10 Development ensures that heavy trucks hauling material to and from the site do affect the amenity of established areas and limits of environmental nuisance on adjacent land.	AO11 Development ensures that heavy trucks hauling material to and from the site: Occur for a maximum of three weeks; Use a major road to access the site; Only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	AO10 Development ensures that heavy trucks hauling material to and from the site: Occur for a maximum of three weeks; Use a major road to access the site; Only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	AO	All ground borne vibration will be managed through a Construction Management Plan.	
PO11 Development for filling and excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	AO11 Development does not involve: Excavation on land previously occupied by a notifiable activity or land listed on the Environmental Management Register or the Contaminated Land Register; Filling with material containing a contaminant.	AO11 Development does not involve: Excavation on land previously occupied by a notifiable activity or land listed on the Environmental Management Register or the Contaminated Land Register; Filling with material containing a contaminant.	PO	The land is not envisaged to be located within these areas.	
PO12 Development provides for: a. Landscaping for water conservation purposes; b. Water sensitive urban design measures which are employed	AO12.1 Development provides landscaping which is design using he standards in the Landscape Design guidelines for Water Conservation Planning Scheme Policy.	AO12.1 Development provides landscaping which is design using he standards in the Landscape Design guidelines for Water Conservation Planning Scheme Policy.	N/A		

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 Site Address: 44 Jellifield Street, Sherwood

Performance Outcome (PO)

within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; c. Stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	AO12.2 Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape Design guidelines for Water Conservation Planning Scheme Policy. AO12.3 Development provides area of pavement, turf and mulched garden beds which are drained.	N/A AO	Development is in accordance with relevant codes.
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5 FLOOD OVERLAY CODE

Performance Outcome 1		
SECTION A – IF FOR SELF-ASSESSABLE OR ASSESSABLE DEVELOPMENT FOR A DWELLING HOUSE INCLUDING ANY SECONDARY DWELLING		
Note – Development for a dwelling house does not require assessment against any other sections of this code.		
PO1	AO1.1	N/A
Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling is located and designed to:	Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories of the Creek/Maroon river flood planning area 1 or 2 sub-categories or b. is only located in those sub-categories, if a RPEC identifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood level (DFL) event	No dwellings are proposed.
	Development for a dwelling house including any secondary dwelling complying with the minimum flood planning level in Table 8.2.13 Note – If located in an area that has a defined level, information available from the Council such as an Overland Flow line, RPEC or supporting in undertaking flood studies is to verify that the flood level and associated planning levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.13.3.	No dwellings are proposed.

3.3.3 Substantive and Acceptable Outcomes Table

PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. Maintains the conveyance of flood waters to allow them to pass predominantly unimpeded through the site; b. Does not concentrate, intensify or divert floodwater hazard on upstream, downstream or adjacent properties; c. Will not result in material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. <i>Editor's note – For creek/waterway, storm-tide or river flooding applicable flood planning information is available from Councils FloodWise Property Report.</i> <i>Note – The Flood planning scheme policy provides guidance on undercroft design.</i> Development: a. Is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. Provides an open undercroft from natural ground level to habitable floor level for any area inundated by the Defined Flood Level (DFL); or c. A report from a RPEQ certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. <i>Note – This undercroft area is not suitable for providing non-habitable rooms, secure storage or car parking. The clear area may include</i>	N/A
PO3 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. Maintains the conveyance of flood waters to allow them to pass predominantly unimpeded through the site; b. Does not concentrate, intensify or divert floodwater hazard on upstream, downstream or adjacent properties; c. Will not result in material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.F. <i>Editor's note – For creek/waterway, storm-tide or river flooding applicable flood planning information is available from Councils FloodWise Property Report.</i> <i>Note – The Flood planning scheme policy provides guidance on undercroft design.</i> Development: a. Is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. Provides an open undercroft from natural ground level to habitable floor level for any area inundated by the Defined Flood Level (DFL); or c. A report from a RPEQ certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. <i>Note – This undercroft area is not suitable for providing non-habitable rooms, secure storage or car parking. The clear area may include</i>	N/A

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
File Address: 44 Jerrold Street, Sherwood

Performance Outcome				
		structural elements such as columns and flood substructure. The Flood planning scheme policy provides guidance on undercroft design. <i>Editor's note – An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft.</i> <i>Editor's note – For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report.</i> <i>Note – Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the infrastructure design planning scheme policy.</i>		

PO3 Flood Hazard	a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding; f. minimises the need to rebuild structures after a flood event greater than the defined flood event.	Development for a material change of use complies with Table 8.2.11.3.C.	N/A	The development is compatible with the flood hazard table 8.2.11.3.C.
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Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
File Address: 44 Jerrold Street, Sherwood

Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.1.2.D.	N/A	
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with maintaining continuity of operations; impacts of flooding on asset life and ongoing maintenance costs; efficient recovery after flood events; recreational benefits to the city; availability of suitable land within the park	AO4.2 Development involving a building or structure where Table 8.2.1.2.D does not apply: a is not located within the 20% AEP flood extent of any creek/road/railway or overland flow path; or b is located above the 20% AEP level of any creek/road/railway or overland flow path.		

The development is located in an area with no flood hazard on the site, and the development is not located in an area with flood hazard on the site.	Note—If located in an area with no flood hazard, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.1.1.3 D. The development is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AC 3 Development is: - not located in the: - Brisbane River flood planning area 1, 2a, or 2b sub-categories; - Creek/waterway flood planning area 1 or 2 sub-categories; - Overland flow flood planning area sub-category; or - only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that:	Development complies	
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Solutions: AO - Acceptable Outcome; PO - Performance Outcome; PO - Performance Outcome; PO - Performance Outcome
 Site Address: 41 Jerrold Street, Sherwood

Performance Outcome	Acceptable Outcome	Performance and Acceptable Outcomes Table
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequence of the flood.	AO6.1 Development involves flood-prone areas containing essential electrical services or a basement storage area, the development complies with the flood-prone areas provisions of the Brisbane Development Code, Table 8.2.11.3.D.	i. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and ii. the risk to people is managed to an acceptable level. No dwellings are proposed.

AO7 Development that does not directly or indirectly cause or contribute to a flood hazard or increase the risk of a flood hazard to adjacent properties.	AO7.1 Development that does not directly or indirectly cause or contribute to a flood hazard or increase the risk of a flood hazard to adjacent properties.	AO7.2 Development that retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	AO No works are envisaged within the overland flow flood planning area.
PO Development that requires a basement that relies on a pump-out system to manage flood water after a flood event, after a flood provides a flood pump-out system with a backup power source for these pumps.	PO Development that requires a basement that relies on a pump-out system to manage flood water after a flood event, after a flood provides a flood pump-out system with a backup power source for these pumps.	PO Development that requires a basement that relies on a pump-out system to manage flood water after a flood event, after a flood provides a flood pump-out system with a backup power source for these pumps.	PO Development that requires a basement that relies on a pump-out system to manage flood water after a flood event, after a flood provides a flood pump-out system with a backup power source for these pumps.

Solutions: AO - Acceptable Outcome, PO - Performance Outcome; N/A - Not Applicable
 Site Address: 41 Jettold Street, Sherwood

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Date: 20/10/2015
Issue: 3

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Site Address: 44 Jerrold Street, Sherwood

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Date: 20/10/2016
Issue: 3

Performance Outcome	Acceptable Outcomes	Notes
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard in order to: - protect safety of users and emergency services personnel; - support efficient emergency services access and site evacuation with consideration to the scale of development. <i>Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements and the ability to take refuge.</i> The flood planning scheme, clause 10.1.1.5, provides information for unconsolidated flood assessments.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: - is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.1; or - has direct vehicle access to a critical route or station critical route by the critical infrastructure and the segment network overlay for evacuation in order to: - can achieve vehicular evacuation suitable flood-free location. <i>Note—The flood planning scheme, clause 10.1.1.5, provides information for unconsolidated flood assessments.</i>	N/A
PO11 Development has access which enables evacuation of vehicular and pedestrian movement and	AO11 Development has access which enables evacuation of vehicular and pedestrian movement and - is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.1; or - has direct vehicle access to a critical route or station critical route by the critical infrastructure and the segment network overlay for evacuation in order to: - can achieve vehicular evacuation suitable flood-free location. <i>Note—The flood planning scheme, clause 10.1.1.5, provides information for unconsolidated flood assessments.</i>	Site access is not affected by flood planning level.

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Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 Address: 44 Jerrold Street, Sherwood

**Brisbane City Plan 2014
FLOOD OVERLAY CODE**

Performance and Acceptable Outcomes Table

Performance Outcome		Acceptable Outcome	
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	AO14 Development in the Brisbane River flood planning area sub-categories in areas where the residential flood level is greater than 12.2m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots; or c. is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event	N/A	
Note – Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.			
ADDITIONAL CRITERIA FOR FLOOD OVERLAY CODE			
PO15 Development involving essential and utility infrastructure: a. remains functional to serve emergency services during and after flood events; b. is designed, sited and operated to avoid adverse inundation to its community and surrounding infrastructure; c. is able to remain functional or remain functional even when other community needs up to the	AO15 Development involving essential and utility infrastructure: a. remains functional to serve emergency services during and after flood events; b. is designed, sited and operated to avoid adverse inundation to its community and surrounding infrastructure; c. is able to remain functional or remain functional even when other community needs up to the	N/A	

Brisbane City Plan 2014

City of Brisbane

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Solution: AO - Acceptable Outcome, PO - Performance Outcome, N/A - Not Applicable
 File Address: 44 Jernold Street, Sherwood

PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: - protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; - securing above-ground tanks for hazardous materials against flotation and lateral movement; - preventing damage to hazard loss material pipework or entry of floodwater into hazardous materials pipework; - preventing damage to or off site release of hazardous materials. <i>Note - Chemical handling systems should be designed to ensure that in the event of a failure, the system is able to contain the hazardous materials and prevent them from being released into the environment.</i>	A016 Development does not include the storage or handling of hazardous chemicals that are equivalent to or exceed the threshold quantities in Table 8.2.11.3.M. Development involving the storage or handling of hazardous chemicals that are equivalent to or exceed the threshold quantities in Table 8.2.11.3.M. where located in the Flood Overlay Area, outside of the Creek/Waterway flood planning area, or in the flood planning area, shall be consistent with the standards contained in Table 8.2.11.3.M.	N/A
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AO17 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO17.1 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO17.2 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO17.3 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies. The site ingress and egress is achievable in a 1% EAP storm event from the South West of the site.	AC	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.
AO18 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO18.1 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO18.2 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO18.3 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.	N/A	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.
AO19 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO19.1 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO19.2 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	AO19.3 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.	AC	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.	The FPR provides a level of 9.7 and the min lot level on site is located at 13, therefore the development complies.

Solutions AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 The Address: 44 Jerrild Street, Sherwood

**Brisbane City Plan 2014
FLOOD OVERLAY CODE**

Performance and Acceptable Outcomes Table

Performance Outcome	Acceptable Outcome	N/A	
development during a flood greater than the defined flood event; c. minimises damage to property and services; provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; d. ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; e. provides a lot that is not substantially burdened by flood mitigation infrastructure	AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a. complies with Table 8.2.11.3.1.1; b. has acceptable trafficability in accordance with the requirements of the Flood planning scheme policy and the Queensland Urban Drainage Manual. <i>Note—The Flood planning scheme plan, contains supporting information about trafficability on existing roads with floodability during flood.</i> AO18.3 Development protects the community from flood by providing an elevated area for floodable area. Floodable area: An elevated area for floodable area.	N/A	

6 F OIL ON AND HAZARD ASSESSMENT



Erosion Hazard Assessment - June 2014

Brisbane City Council Erosion Hazard Assessment form must be completed by the applicant or their agent, and submitted to the Council's Planning and Development Services and Engineering Services. The form must be completed and submitted to the Council's Planning and Development Services and Engineering Services.

What is an Erosion Hazard Assessment?

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

When is the EHA required?

An Erosion Hazard Assessment form must be completed and submitted with BCC for any Development Application (DA) or Planning Application (PA) that will result in soil disturbance OR Operational Works or Construction Assessment Application for 'Filling' or Excavation.

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

Privacy Statement

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

Assessment Process

1 Please turn over and complete the erosion hazard assessment form.

2 Based on the erosion hazard assessment overleaf, select the risk level.

☒ A 'low' risk site

Best practice erosion and sediment control (ESC) measures must be implemented but no erosion and sediment control plan is required to be submitted with the development application. Factsheet outlining best practice ESC can be found at <http://www.waterbydesign.com.au/factsheet>

☐ A 'medium' risk site

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

☐ A 'high' risk site

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

3 Site Erosion Hazard Certification

Applicant/Agent (Print Name)

Site Address

Lot Number (if any)

Shire/Ward

DA/PA

Stocod: 075

Project Name

☒ I certify that the information provided on this form is true and correct to the best of my knowledge and belief.

☒ I have been advised by a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) that the information provided on this form is true and correct to the best of my knowledge and belief.

☒ The erosion hazard assessment has been completed by a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) and the assessment is true and correct to the best of my knowledge and belief.

☒ I have been advised by a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) that the information provided on this form is true and correct to the best of my knowledge and belief.

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☒ I have been advised by a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) that the information provided on this form is true and correct to the best of my knowledge and belief.

Table 1: Low Risk Test

		Yes	No
1.1	is the area of land disturbance > 1000 m ²	☐	☒
1.2	does any of the following apply: the site is in a flood plain the site is in a riparian zone	☐	☒
1.3	is there any slope on site (before, during or after construction) that is steeper than 5%	☐	☒
1.4	does any land disturbance occur within 5m of a stream	☐	☒
1.5	does any land disturbance occur within 5m of a road	☐	☒
1.6	is there any pipeline or cable crossing through the site > 1 hectare	☐	☒

Yes No

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

If 'No' then proceed to Table 2

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

Table 2: Medium Risk Test

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

If 'Yes' then proceed to Table 3

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

Table 3: High Risk Test

3.1	is the area of land disturbance > 2 hectares	☐	☒
3.2	does any of the following apply: the site is in a flood plain the site is in a riparian zone the site is in a bushy area	☐	☒
3.3	is there any slope on site (before, during or after construction) that is steeper than 10%	☐	☒

Yes No

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

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

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

7 PRELIMINARY SERVICES SKETCH

NOT FOR CONSTRUCTION

LEGEND

EXISTING SURFACE LEVEL
PROPOSED SURFACE LEVEL

0 10 20

SECTION 4

CHALMERS & HEALE
CONSULTING ENGINEERS
2701
SUITE 100
100-100-100
PH: 607-333-1001

PROJECT: PROPOSED
SHEET: 100-100-100
DATE: 100-100-100



PROPOSED SURFACE LEVEL

PROPOSED SURFACE LEVEL

SECTIONS

C4168 - SK12

B

DO NOT SCALE

SE/5
CLAS 417

QTY	UNIT	DATE	TIME	NAME	INITIALS
1	PC	2005	05	FELDMARTISSIE	
2	PC	2005	05	PRELIMINARY ISSUE	

MILANOVIC NEALE CONSULTING ENGINEERS

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT

SYDNEY
 PH No. 1300 827 901
 GOLD COAST
 PH No. 1300 827 901

BUSBY
 PH No. 1300 827 901
 IPSWICH
 PH No. 1300 827 901

BRAISMAE
 PH No. (07) 3255 1877

CONTACT DETAILS
E: info@mcne.com.au
W: www.mcne.com.au
T: 08 9438 5566

JESMAN AND PROPERTY PTY LTD

44 JERROLD STREET SHERWOOD

PRELIMINARY SERVICES LAYOUT
PLAN

REV	B
C4168 - SK31	
DRAWING NO.	

8 BCC FLOODWISE PROPERTY REPORT

Brisbane City Council FloodWise Property Report

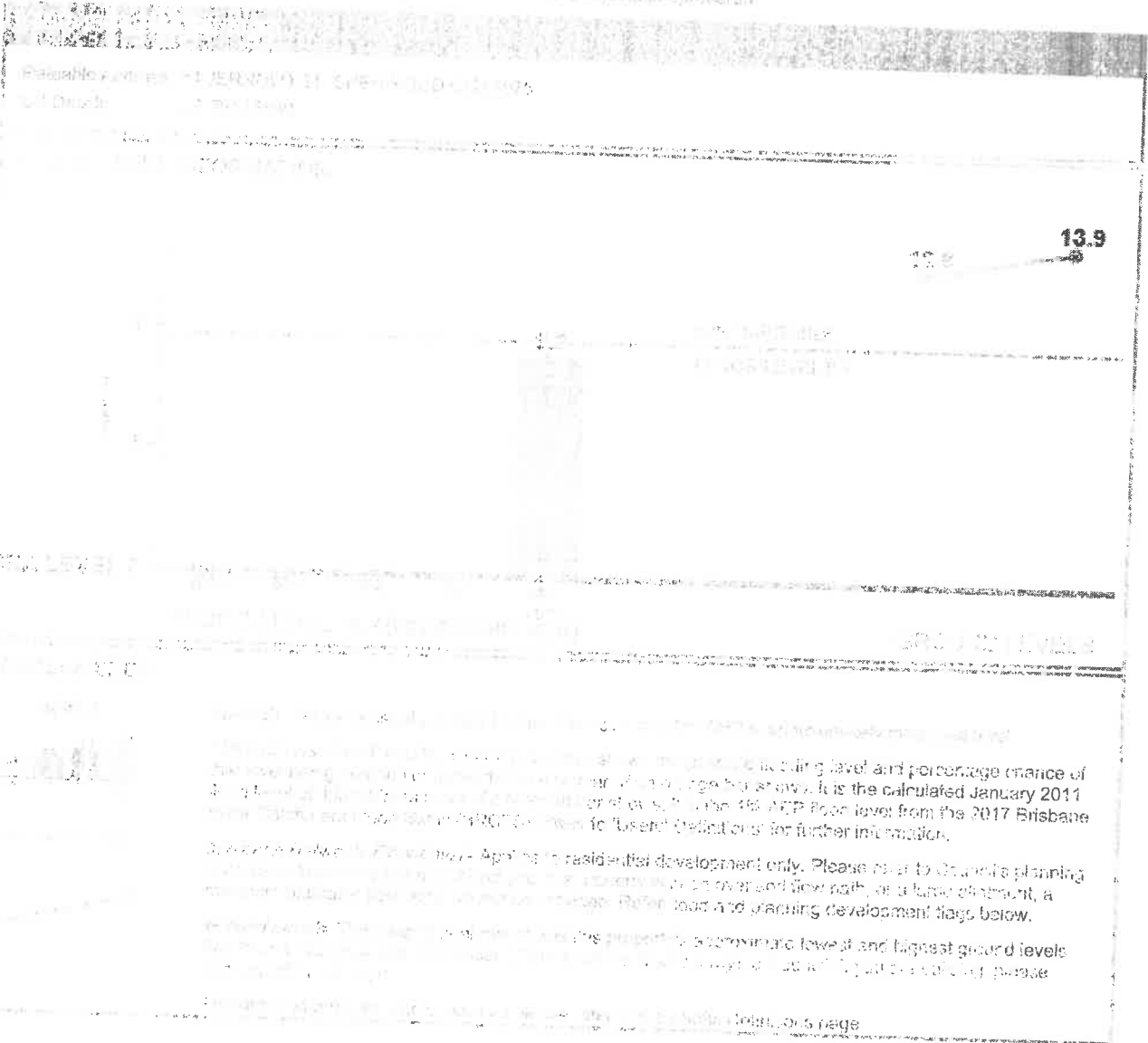
Report Reference:
1533692705352
08/08/2018 11:45:05

Downloaded from the Council website

THIS REPORT IS FOR INFORMATION AND DEVELOPMENT PURPOSES ONLY

The FloodWise Property Report provides a summary of the flood information for a property and development requirements. This report provides information on the flood information from the Brisbane City Council's flood information and more technical information on the four sources of flood information: the Brisbane City Council's flood information, the Queensland Government's flood information, the Australian Government's flood information and the National Flood Database.

For more information on the contents of this report, please refer to the Brisbane City Council's flood information and development requirements. For more information on the flood information, please refer to the Brisbane City Council's flood information and development requirements. For more information on the flood information, please refer to the Brisbane City Council's flood information and development requirements.



The flood level shown on this map is the calculated January 2011 flood level and percentage chance of flooding. The flood level shown on this map is the calculated January 2011 flood level and percentage chance of flooding. The flood level shown on this map is the calculated January 2011 flood level and percentage chance of flooding.

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Brisbane City Council FloodWise Property Report

Report No: 14501
Date: 14/05/2014

Dedicated to a better Brisbane

TECHNICAL SUMMARY

This section of the FloodWise Property Report provides information for local council, state and federal government, architects and engineers can plan and build in accordance with the Brisbane City Council's FloodWise Property Report. For more information on development in Brisbane please visit www.brisbanecitycouncil.qld.gov.au/floodwise or contact the FloodWise Information Officer via Council's Contact Centre on 07 3400 9999.

THIS IS A REPORT FOR

Rateable Address: 40 JERBOA ST, BRISBANE QLD 4000
Lot Details: L7 RP.75889

PROPERTY INFORMATION (Summary)

The following table provides a summary of the information contained in the FloodWise Property Report. For more information on the following sections of this report.

PROPERTY INFORMATION	VALUE
Maximum Ground Level	1.41
Min Habitable Floor Level	1.41
Residential Floor Level (RFL)	1.41
Topographical Flood Level (TFL)	1.41
Flooding Information	1.41

ESTIMATED PEAK FLOODING LEVELS

The table below displays the peak estimated flood levels by probability for this property. These levels are based on the data provided in conjunction with applicable planning scheme requirements. Refer to FloodWise Property Report for more information.

Note that the overland flow flooding level may be higher than the levels shown in this table.

DESCRIPTION	LEVEL	UNIT
20% AEP	N/A	
5% AEP	N/A	
2% AEP	N/A	
1% AEP	N/A	
January LPI	1.41	1.41
RFL	1.41	1.41

to the effects of

The following information is provided to provide guidance when developing priorities. The information is provided as a guide only. The Department's guidelines for the FRAs are explained in the accompanying document.

Not Applicable

THEORY OF CONFORMALITY WITH DISCONTINUITIES 173

Flood Risk Property Report

Delivered to a City of Brisbane

Useful Definitions

Annual Exceedance Probability (AEP) - The annual probability of a flood event of a given size occurring at a particular location, expressed as a percentage of the number of years.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring at a particular location, expressed as a percentage of the number of years.

Defined Flood Level (DFL) - The DFL for Brisbane City Council is a level of 3.7m AHD at the Brisbane City Council Flood Warning Point (BFWP) 6100 m/s.

Floodplain - an area of land that is subject to flooding. It is the area of land that is adjacent to a water body and is subject to flooding.

Mainroom - A room in a house that is used for living, dining, or entertaining. It is the room that is used for living, dining, or entertaining.

Local Council Flood Warning - A flood warning issued by the local council. It is a flood warning issued by the local council.

Residential Flood Warning (RFL) - A flood warning issued by the local council. It is a flood warning issued by the local council.

Relevant Address - A street address that is used for flood warning. It is a street address that is used for flood warning.

Property - A property with a lot number. It is a property with a lot number.

Warning - A warning that is issued by the local council. It is a warning that is issued by the local council.

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Report Reference
153362705352
08/08/2018 11:45:05

1533692705352

08/08/2018 11:45:05

De Vries, 1977, p. 100.

Discussion

[illegible]

Renovate or replace?

LEGEND:

- Denotes midpoint of side boundaries.
- Denotes distances across lot between midpoint of side boundaries.
- Indicative functional width.

AMENDED IN RED
14/11/2018

Received
7/11/2018
BCC DS

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

- NOTES:**
1. Drawn to scale on an A3 sheet.
 2. All levels are in metres on the Australian Height Datum referred to MH 102434 - RL 13.052m AHD situated in Coyne Street.
 3. Contour interval: 0.25m
 4. All dimensions and areas are subject to final survey and approval by D.C.C.

C	Amended Boundaries	AR	11/11/2018
B	Amended Boundaries	DIL	6/9/2018
A	Original Issue		
Issue	Revision	Int	Date

Title:
Plan of Proposed
Subdivision of Lots 1-3
Cancelling Lot 7 on RP75889
44 Jerrold Street, Sherwood
(SP308375)

Client: BLACK BEAR INVESTMENT GROUP PTY LTD

Local Gov: SHERWOOD

Surveyed By: BB

Prepared By: DJL

Approved: BM

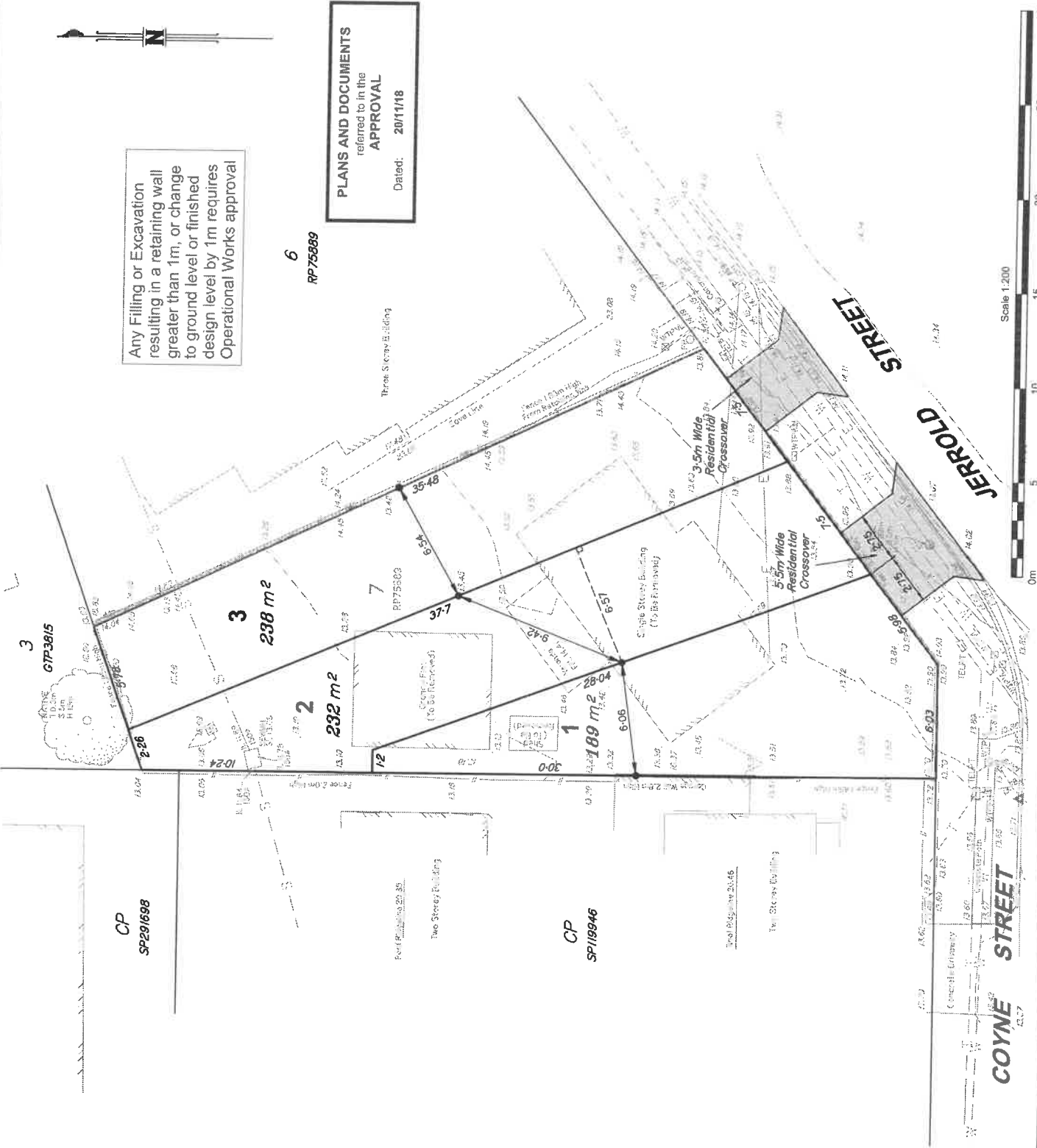
Date Created: 03/09/2018

Scale: 1:200

Comp File: 180909_project

Plan No: 180909_002_PRO

A3



Stakeholder Support – Development Application

To engage stakeholders and gain their support through the planning process it's important to keep them informed on the proposal.

Neighbours

Ensuring neighbours know the dates and times of the traffic, noise and trades working. The works might also affect the whole neighbourhood to ensure that everyone is aware. This can be done by posting flyers on the street or dropping letters in mailboxes. If there's going to be a considerable amount of disruption, deliberate monetary compensation for impact, and be open minded with the stakeholder's suggestions.

Department of Environment

The proposal impacts may include a decrease in environment footprint, wildlife habitat and water contaminations. It's important to hear what these stakeholders have to say and include them in the planning processes because they will be able to help save as much as the environment as possible, having the environment and animals in the front of their mind.

Our Reference: C4168

2 October 2018

Jesmand Property Pty Ltd ATF Jesmand Property Trust
PO Box 1001
Aspley QLD 4034

Attention: Adam Jones

44 Jerrold Street, Sherwood-Traffic Statement

Dear Adam,

This letter has been prepared to accompany a development application to be lodged with Brisbane City Council for the property at 44 Jerrold Street, Sherwood. The development proposal is for a reconfiguration of a lot from a single lot into 3 Lots.

Development

The site is located at 44 Jerrold Street, Sherwood on Lot number 7 on RP 75889. The site falls in a north easterly direction and demonstrates a mean grade of approximately 2.5% and has a total area of 0.066 ha.

The site currently accommodates a single residential dwelling with vehicle access via a driveway off Jerrold Street.

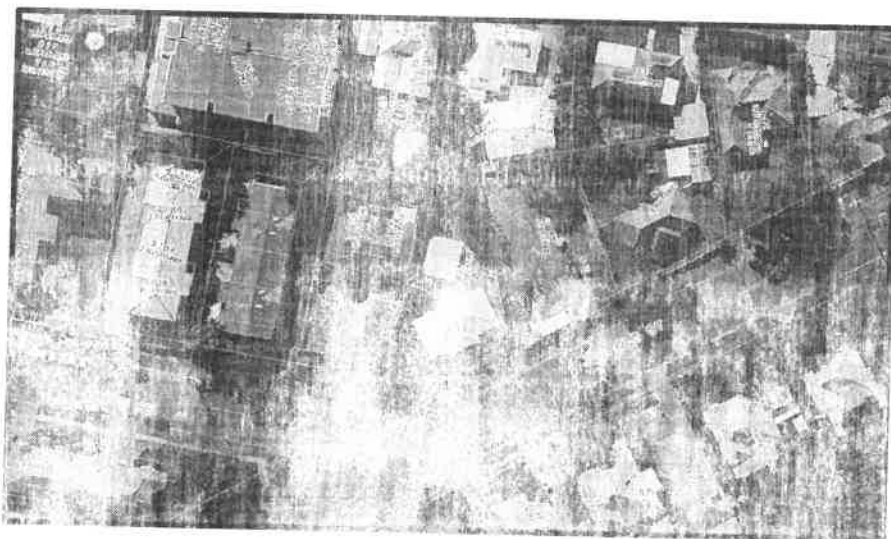


Figure 1.1 - Site location from Aerial of Jerrold Street
(Scale 1:1000, 22/10/2018)

LODGED
10/10/2018
BCC DS



Vehicle access, access arrangement and development serviceability have all been addressed in BCC's Transport, Access, Parking and Servicing (TAPS) Planning Policy Scheme. Please refer to Appendix A.

The proposed driveways widths are a shared 5.5m for Lots 1 and 2 and single 3.5m for Lots 3. The single driveway is in accordance with BCC's Transport, Access, Parking and Servicing (TAPS) Planning Policy Scheme, Section 4.6.2, Table 8. The shared 5.5m driveway is supported by Section 3.2.1, Table 3.2 of Australian Standard AS2890.1, which states that a category 1 driveway has minimum driveway width of 3.0m to 5.5m.

TABLE 3.2			
ACCESS DRIVEWAY WIDTHS			
metres			
Category	Entry width	Exit width	Separation of driveways
1	3.0 to 5.5	(Combined) (see Note)	N/A
2	6.0 to 9.0	(Combined) (see Note)	N/A
3	6.0	4.0 to 6.0	1 to 3
4	6.0 to 8.0	6.0 to 8.0	1 to 3
5	To be provided as an intersection, not an access driveway. see Clause 3.1.1.		

NOTE: Driveways are normally combined, but if separate, both entry and exit widths should be 3.0 m min.

Table 3.2 Access Driveway Widths (AS 2890.1-2004)

An existing traffic calming device is installed at the intersection of Jerrold street and Coyne Street to control vehicle manoeuvres to and from Jerrold Street. The traffic calming device greatly benefits the proposed development. These benefits included but are not limited too;

- Improved visibility to the intersection.
- Lower exit and entry speeds at the intersection.
- Driver awareness of vehicles egress/ingress from side roads and driveways.
- Increased intersection offset from the proposed driveways (refer to figure 1.2 below).

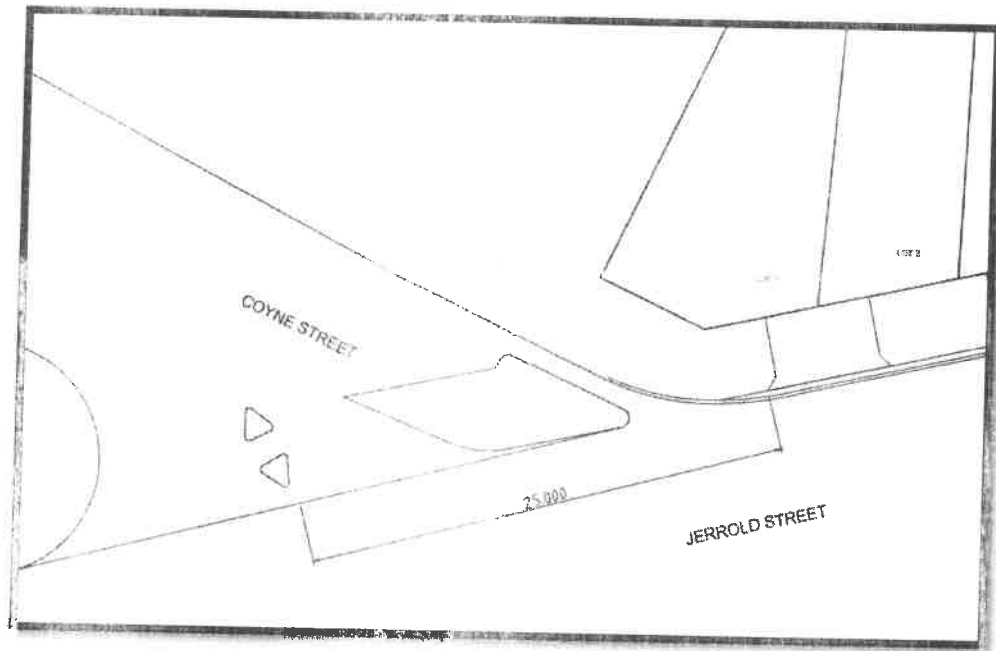


Figure 1.2-Intersection offset to driveway.

The proposed position of the driveways will achieve good visibility between the driveway and Coyne Street and Jerrold Street. Traffic approaching the driveway from all directions will have unimpeded sightlines towards the driveway, or any vehicles turning into or out of the driveway. Traffic seeking to exit the driveway will have unimpeded sightlines towards traffic approaching from Coyne Street and Jerrold Street.

The projected level of traffic generation by the proposed development is considered small and within the range of typical fluctuations in traffic volumes on the road network. On this basis, the development is not expected to impact adversely on the safety or operation of the surrounding road system.

Swept path analyses has been undertaken to confirm manoeuvring to/from the proposed residential Lots. The swept paths demonstrate that vehicles do not cross over Lot boundaries when entering or exiting the proposed Lots. A B85 vehicle was used to demonstrate manoeuvrability as per AS12890.1. The results of this assessment are included in Appendix B.

Conclusion

MNCE have reviewed the parking, access and servicing arrangements for the proposed reconfiguration of a lot from a single lot into 3 Lots development at 44 Jerrold Street, Sherwood. Generally, the parking supply, access, and servicing arrangements comply with BCC requirements and Australian Standards 2890.1.

Any minor refinements (if required) could reasonably be addressed as a condition of the approval, at detailed design stage.

We trust this initial advice letter will be sufficient in assisting the progression of the building plans for the site. Should you have any queries please do not hesitate to contact our office.



Yours faithfully,
Milanovic Neale Consulting Engineers

James Knell
Traffic Engineer

Derek Hovet RPS 15723
Senior Engineer



Appendix A

Brisbane City Plan 2014
TRANSPORT, ACCESS, PARKING AND SERVICING CODE
Performance and Acceptable Outcomes Table

Performance Outcome (PO)

Acceptable Outcome (AO)

Table 9.4.11.3.B – Self-Assessable and Assessable Development

PO1	Development is designed: a. to include a technically competent and accurate response to the transport and traffic elements of the development; b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; c. to ensure the efficient operation and safety of the development and its surrounds.	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	AO The Transport, Access, Parking and Servicing Code has been addressed to demonstrate compliance, including access to each of the proposed lots.
-----	---	--	--

Note— The acceptable outcome and performance outcome can be demonstrated through a development application that:

- is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;*
- is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;*

Solutions: AO - Acceptable Outcome, PO - Performance Outcome, N/A - Not Applicable

Site Address: 44 Jerrold Street, Sherwood

Brisbane City Plan 2014
TRANSPORT, ACCESS, PARKING AND SERVICING CODE
Performance and Acceptable Outcomes Table

Council Use

Performance Outcome (PO)		Solution		Comments
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the State Government and Council.	ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.			
	AO2 No acceptable outcome is prescribed.	N/A		The development is not a major site The site is located convenient to a bus stop on Oxley Street approximately 220m (2-minute walk) and Corinda Railway Station approximately 700m (7-minute walk)
	PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	PO	The proposed driveways are 5.5m and 3.5m wide meets minimum requirements in section 4.6.3 Table 8 of Council's TAPS Planning scheme policy and AS2890.1. Refer to attached sketches for site access design.
	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	N/A		

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 44 Jerriod Street, Sherwood.

Performance Outcome (PO)

PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling; c. ensure pedestrian and cyclist safety; d. provide a direct and legible network.	A04.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: a. create a walking or cycle route along the full frontage of the site; b. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	N/A	
A04.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, Access, and Servicing planning scheme policy and the Infrastructure design planning scheme policy.		N/A	
A04.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.		N/A	
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;	A05.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, Access, and Servicing planning scheme policy.	N/A	
	A05.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, Access, and Servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	N/A	
	A05.3	N/A	

Brisbane City Plan 2014

TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Performance and Acceptable Outcomes Table

Council Use

c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities.	Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement. AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	N/A
<i>Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.</i> PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. <i>Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.</i> PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	N/A

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 44 Jeffcott Street, Sherwood.

October 2018: Page 4 of 13

(BCCTAPS CODE-C168-180927-TR01-REVA.DOCX)

Doc: RP-001/0

Date: 20/10/2016

Issue: 3

Brisbane City Plan 2014
TRANSPORT, ACCESS, PARKING AND SERVICING CODE
Performance and Acceptable Outcomes Table

Performance Outcome		access, parking and servicing planning scheme policy		The development complies
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.		AO8 No acceptable outcome is prescribed.	N/A	The development complies Given the nature and scale of the development, the pedestrian / cyclist provisions are considered to be appropriate, and in accordance with the intent of Council's policies.
PO9 Development provides access driveways in the road area that are located, designed and controlled to: a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light		AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy). AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway to the road area to the lowest order road to which the site has frontage. AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. AO9.4 Development provides access driveways in the road area which: a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy;	AO	The development complies. The Transport, Access, Parking and Servicing Code has been addressed to demonstrate compliance. The development complies The development complies The development complies
			AO	The development complies.
			PO	The development complies.

PO10 Redevelopment provides for: - the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; - the reinstatement of adjacent footpaths.	b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge. AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road. AO10 No acceptable outcome is prescribed.	N/A	
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. AO11.2 Development ensures that convex mirrors are only used in a site: - as a secondary support at access driveways; - in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	N/A	The development complies. The proposed access arrangements are generally in accordance with the requirements of Council's <i>Transport, access, parking and servicing planning scheme policy</i>
			The development complies. The development complies. The Transport, Access, Parking and Servicing Code has been addressed to demonstrate compliance. Existing driveway on Jerrold Street to be removed, kerb reinstated and footpath to be made good.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable
 City Address: 45 Jerrold Street, Sherwood.

Brisbane City Plan 2014
TRANSPORT, ACCESS, PARKING AND SERVICING CODE
Performance and Acceptable Outcomes Table

Performance Outcome (Performance Outcome)		
PO12 Development in the City core and City frame as identified in Figure A provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO12 Development in the City core and City frame as identified in Figure A provides maximum car parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. <i>Note—For self-assessable development including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.</i>	N/A
PO13 Development outside of the City core and City frame as identified in Figure A provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	AO13 Development outside of the City core and City frame as identified in Figure A provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or for self-assessable development does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. <i>Note—For self-assessable development including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.</i>	N/A
PO14	AO14.1 Development provides a number of car parking spaces on site equaling the sum of	N/A

Brisbane City Plan 2014

TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Performance and Acceptable Outcomes Table

Council Use

Development ensures that the number of car parking spaces and design of the car parking area:	the maximum design peak parking demand for the individual uses at any point in time.		
AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	N/A		
PO15 Development provides a car park layout which allows for on-site vehicle parking that: a. is clearly defined, safe and easily accessible; b. is designed to contain potential adverse impacts within the site; c. does not detract from the aesthetics or amenity of an area; d. discourages on-street parking if parking has an adverse traffic management safety or amenity impact; e. is consistent with safe and convenient pedestrian and cyclist movement. <i>Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.</i>		AO	The development complies. The car park area is efficient and legible, and has been designed generally in accordance with the requirements of Council's Transport, access, parking and servicing planning scheme policy. AS12890.1 notes that the residential developments with low traffic turn over and users are generally prepared to accept some inconvenience when entering or exiting a Lot. Given the proposal is for a small residential development, the demand for service vehicles would be limited. With the exception of the occasional furniture delivery vehicle or tradesman/courier, Kerbside collection is proposed for refuse collection. Overall, the proposed servicing / refuse collection

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Address: 101 Old Street, Sherwood

October 2018: Page 8 of 13

(BCC TAPS CODE-C16S-180927-TR01-REVA.DOCX)

Doc: RP-001/0

Date: 20/10/2016

Issue: 3

Brisbane City Plan 2014
TRANSPORT, ACCESS, PARKING AND SERVICES CODE
Performance and Acceptable Outcome Table

Performance Outcome and Acceptable Outcome Table

		AO	arrangements are considered to be appropriate given the nature and scale of the development.
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO16 Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.		The development complies.

PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: a. denying access to potential canvas through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. <i>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</i>	AO	The development complies.
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. <i>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</i>	AO	The development complies. The Transport, Access, Parking and Servicing Code has been addressed to demonstrate compliance. Refer to PO15
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the	AO19.1 Development ensures that a service bay provided on site: a. is provided and designed to comply with the design vehicle table and service area design standards in the	N/A	

Brisbane City Plan 2014

TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Performance and Acceptable Outcomes Table



Performance Outcome (PO) and Acceptable Outcome (AO) Table

PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements.	verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.	Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises.		
	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.		N/A	
	AO19.3 Development provides service areas for refuse collection in compliance with the standard in the Refuse planning scheme policy, Transport access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.		AO	The development complies.
PO21 Development provides service vehicle access routes to and from the site which minimise the impact on: a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements.	AO20 Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	AO21.1 Development which is freight-dependent	N/A	The development complies.

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

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Doc: BP-0016
Date: 20/10/2016
Issue: 3

Brisbane City Plan 2014

TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Performance and Acceptable Outcomes Table

generated by the development does not impact on: a. the operation of the transport network; b. the safety and amenity of a residential area; c. a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	a. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or b. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	N/A
AO21.2 Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	N/A	

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

City of Brisbane, 10000 Street, Sherwood.

October 2018: Page 12 of 13

(BCC TAFE CODE-C168-180927-TR01-REVA DOCA)

Doc: RP-00170

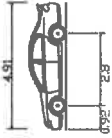
Date: 20/10/2016

Issue: 3

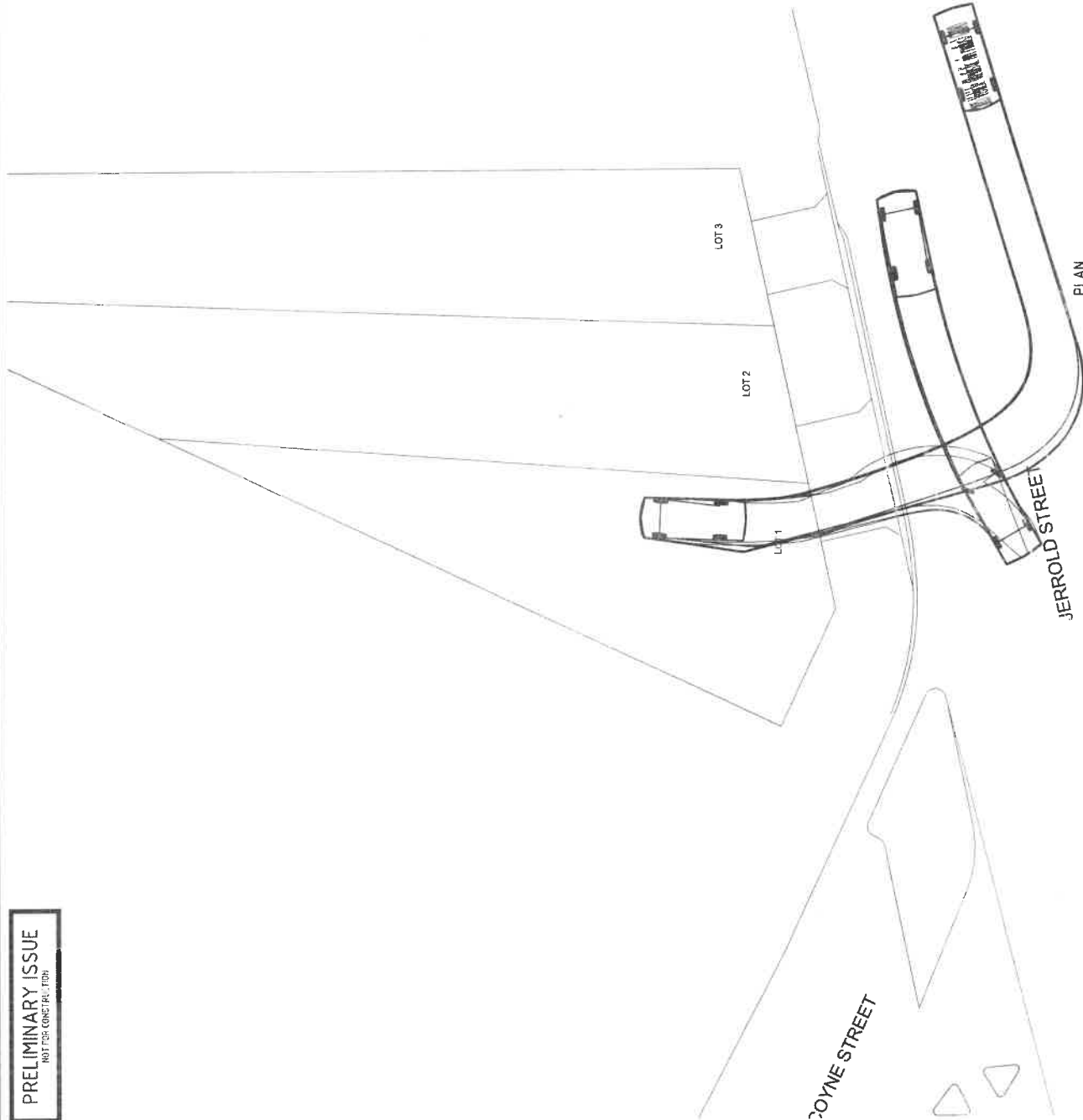


Appendix B

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.91m
Overall Width 2.3m
Overall Body Height 1.42m
Min Body Ground Clearance 0.155m
Track Width 1.77m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN

REV	DATE	DESCRIPTION
1	02/05/18	PRELIMINARY ISSUE

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE
P/N 61 871 255 977 P/N 61 871 258 663

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT
SYDNEY
P/N 61 506 827 901 P/N 61 506 827 901

CONTACT DETAILS
www.mnc.com.au

CLIENT

JESMAND PROPERTY PTY LTD

PROJECT

44 JERROLD STREET
SHERWOOD

TITLE

VEHICULAR SWEEP PATH SKETCH
SHEET 1 OF 3

SCALE 1:100 (A1)
SCALE BEFORE REDUCTION

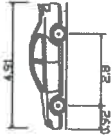
REAL PROPERTY DESCRIPTION
LOT 1 ON RP 75889

EXISTING SERVICES NOTE
THE EXISTING SERVICES HAVE BEEN VERIFIED AS
CONSTRUCTED INFORMATION. NO POTENTIAL HAS BEEN IDENTIFIED TO VERIFY
EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS
RESPONSIBILITY TO IDENTIFY POTENTIAL TO VERIFY THE DESIGN.

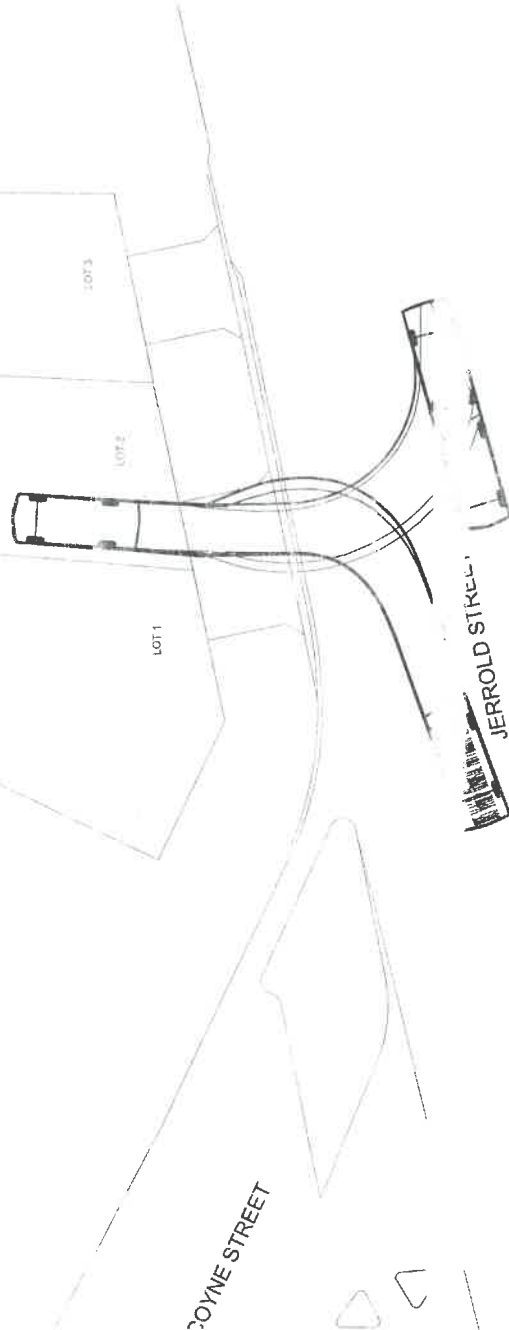
NOTES:
1. THIS DRAWING IS TO BE USED FOR DESIGN REVIEW AND ACCESS PERMISSION
ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL LEVELS BASED UPON COUNCIL AERIAL CONTOURS.
3. LEVELS MUST BE CORRELATED BY DETAILED SURVEY AND DESIGN
RESPONSIBILITY TO IDENTIFY POTENTIAL TO VERIFY THE DESIGN.
4. PRIOR TO CONSTRUCTION, APPROVALS FROM BRISBANE CITY COUNCIL ARE REQUIRED.

DESIGNED	DATE
JN	OCT 18
CHECKED	APPROVED
JN	JN
DRAWING NO.	REV.
C4168 - TR01	B

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



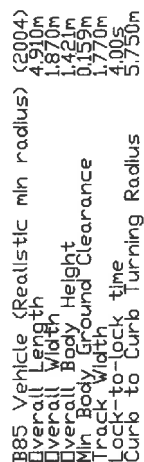
B95 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.970m
Overall Body Height 1.521m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.005s
Curb to Curb Turning Radius 5.750m



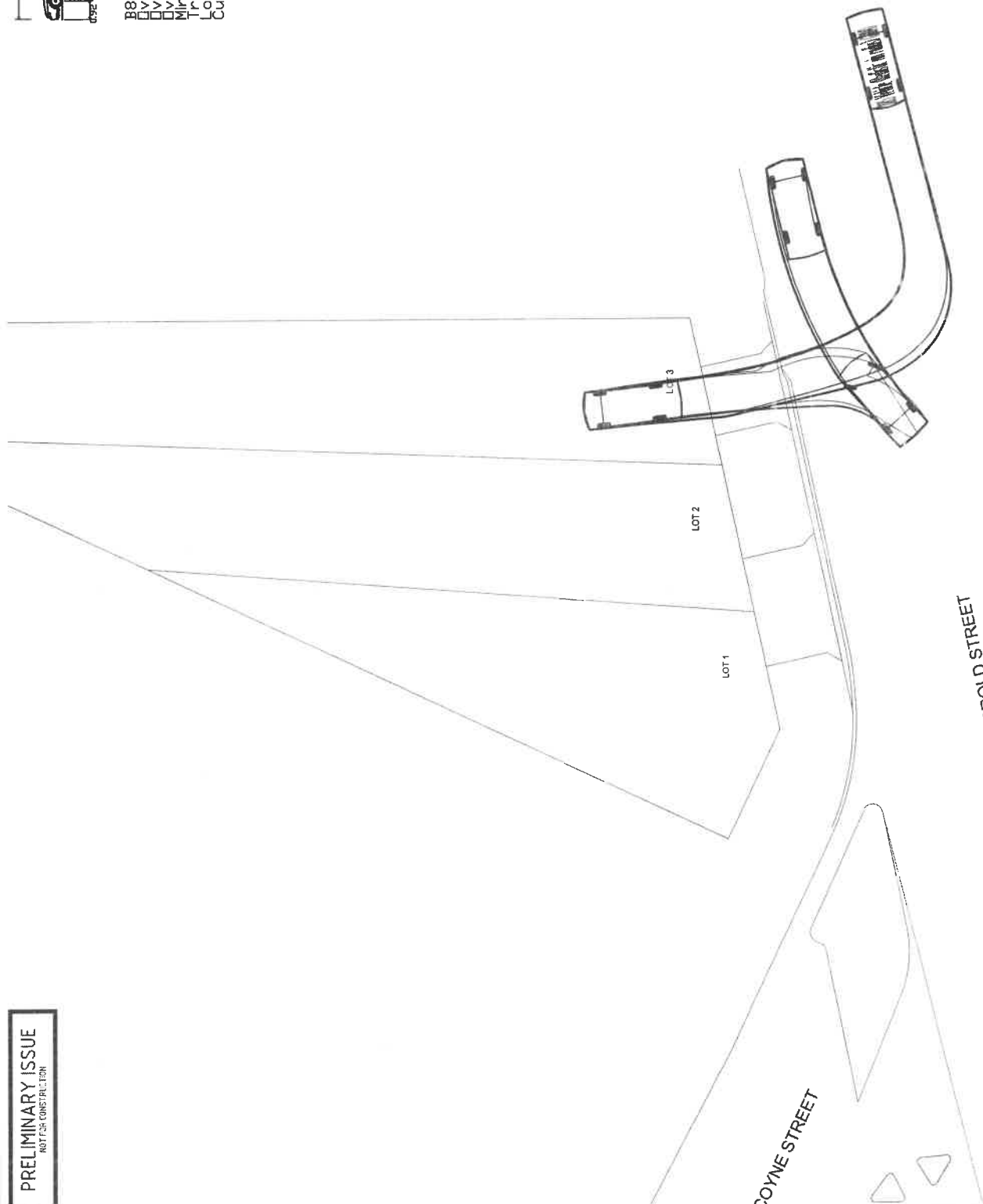
NOTES
1. THIS DRAWING IS TO BE USED FOR DESIGN REVIEW AND ACCESS PERMISSION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL LEVELS ARE TO BE COMPILED BY SET AIDED SURVEY AND DESIGN.
3. REVISIONS ARE TO BE COMPILED BY SET AIDED SURVEY AND DESIGN.
4. PRIOR TO CONSTRUCTION, THE DESIGN MUST BE APPROVED BY THE LOCAL COUNCIL'S CIVIL ENGINEERING DEPARTMENT.

DESIGNED BY: J. K. J. K.
CHECKED BY: J. K. J. K.
DATE: 02.10.18
PROJECT: 44 JERROLD STREET SHERWOOD
CLIENT: JESMAND PROPERTY PTY LTD
DRAWING NO: C4168 - TR01
REV: B

DATE	02.10.18	DATE	02.10.18
DESIGNED BY	J. K. J. K.	DESIGNED BY	J. K. J. K.
CHECKED BY	J. K. J. K.	CHECKED BY	J. K. J. K.
PROJECT	44 JERROLD STREET SHERWOOD	PROJECT	44 JERROLD STREET SHERWOOD
CLIENT	JESMAND PROPERTY PTY LTD	CLIENT	JESMAND PROPERTY PTY LTD
CONTACT	08 9438 1234 www.milano.com.au	CONTACT	08 9438 1234 www.milano.com.au
CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT		CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT	
MILANOVIC NEALE CONSULTING ENGINEERS		MILANOVIC NEALE CONSULTING ENGINEERS	
BREKIDG		BREKIDG	
PHONE: (07) 3555 8777		PHONE: (07) 3555 8777	
SYDNEY		SYDNEY	
PHONE: (02) 827 991		PHONE: (02) 827 991	
GOLD COAST		GOLD COAST	
PHONE: (07) 3555 8777		PHONE: (07) 3555 8777	



NOT FOR CONSTRUCTION



PLAN
SCALE 1"=100'

NOTES:

1. THIS DRAWING TO BE USED FOR DESIGN REVIEW AND ACCESS PERMISSION ONLY. NOT TO BE USED FOR CONSTRUCTION.
2. ALL LEVELS BASED UPON COUNCIL AERIAL CONTOURS.
3. LEVELS ON SITE TO BE CONFIRMED BY DETAILED SURVEY AND DESIGN REVISED PRIOR TO CONSTRUCTION.
4. APPROPRIATE APPROVALS FROM BRISBANE CITY COUNCIL ARE REQUIRED PRIOR TO CONSTRUCTION.

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. NO POT HOLLING HAS BEEN UNDERTAKEN TO VERIFY
EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS
RESPONSIBILITY TO UNDERTAKE POT HOLLING TO VERIFY THE DESIGN.

DESCRIPTION	DATE	BY
PRELIMINARY ISSUE	02.02.19	JM
 MILANOVIĆ NEALE CONSULTING ENGINEERS BROOKLINE PH No. 031 3255 1977 P/H No. 031 238 1603 SYDNEY P/H No. 130 827 1901 GOLD COAST P/H No. 130 827 981		
CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT		
CONTACT DETAILS E: info@milanovicneale.com.au W: www.milanovicneale.com.au		
CLIENT	JESMAND PROPERTY PTY LTD	
PROJECT	44 JERROLD STREET SHERWOOD	
TITLE VEHICULAR SWEPT PATH SKETCH SHEET 3 OF 3		
DRAWN JM CHECKED JM APPROVED JM		DATE 02.02.19
DRAWING No. C4168 - TR01		REV
		B



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	44 JERROLD ST SHERWOOD QLD 4075
Real Property Description of Site:	L7 RP.75889
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A005039245 Permit Reference Number/s: DARL365409318.
Package Status:	APPROVED - Version 1 (20th of November, 2018 3:42:14 PM)
Package Generated:	20/11/2018

PROJECT TEAM

The assessment of this application has been undertaken by:

Jolanta KRAWUS Principal Engineer, Development Assessment Engineering Scoping jolanta.krawus@brisbane.qld.gov.au 34036190	Shiri RAJU Principal Engineer Engineering Services shiri.raju@brisbane.qld.gov.au 3403 6544	Glyn CHISHOLM Greenspace Paratech Green Space Services Glyn.Chisholm@brisbane.qld.gov.au
Marilet ROWELL Senior Urban Planner RiskSMART Risk.Smart@brisbane.qld.gov.au (07) 34039909	Tim WALKER Urban Planner RiskSMART tim.walker@brisbane.qld.gov.au 31781539	Christine GRAY Principal Urban Planner RiskSMART christine.gray@brisbane.qld.gov.au 3407 0160
Jennie HERBERT Urban Planner RiskSMART jennie.herbert@brisbane.qld.gov.au 34071463		

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Reconfiguration Plan	180909_002_Pro (Amended In Red 14-NOV-2018)	07-NOV-2018 (Received)

Advice

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

APPROVAL CONDITIONS

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

General/Planning Requirements

	Timing
1) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site. Note: This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.	While site/operational/building work is occurring
2) Carry Out the Approved Development Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS. Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.	While site/operational/building work is occurring and then to be maintained
3) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.	To be maintained
4) Demolish or Relocate Buildings Demolish or relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings. Timing: Prior to any new building work occurring (MCU or BW) or prior to Council's notation on the plan of subdivision (ROL)	As indicated

Landscape Architecture and Open Space Planning

	Timing
5) Street Tree Replacement Provide for replacement planting of the existing street tree to be removed from the Jerrold Street frontage for a new driveway crossover fronting the development site. 5(a) Enter Arrangement Enter into an arrangement with Asset Services to pay the cost or undertake works, as agreed with Asset Services, for the removal and replacement planting of the existing street tree fronting the development site. Timing: Prior to site / operational / building work commencing. 5(b) Implement Arrangement Implement the arrangement agreed with Asset Services. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated As indicated
6) Streetscape Works - Neighbourhood Street Carry out streetscape improvement works including concrete path, turf and street trees to the verge of the Jerrold and Coyne Street frontages to a Neighbourhood Street Major standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5. 6(a) Concrete Path Install a 1.8m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 6(b) Submit As-Constructed Drawings Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to issue of Certificate of Classification/Final	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated As indicated

Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 6(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 6(d) Street Tree(s) Contact the call centre on 3403 8888 and request that Council undertake street tree planting in accordance with the Infrastructure Design Planning Scheme Policy including section 3.7.5 to the frontage of the development. Provide the call centre with the Development Approval number and obtain a reference number for the phone call for your record. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)	As indicated As indicated
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Engineering

	Timing
7) On-site Erosion (low risk) Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times by implementing best industry practice for sediment and erosion control. Note: Guidelines and factsheets to assist with this are available from the 'Healthy Waterways – Water by Design' website at http://hlw.org.au/initiatives/esc/house-sites Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
8) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following: - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are	Prior to site/operational/building work commencing

occurring

- Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall
- Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services
- Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners
- Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland
- Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.

8(a) Certification of Retaining Walls

As indicated

For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining wall and ancillary drainage is in accordance with this condition.

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

9) Protect Existing Infrastructure

While site/operational/building work is occurring

Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.

9(a) As Constructed Drawings

While site/operational/building work is occurring

Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use,

whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 9(b) Submit Certification Where alterations to existing infrastructure are required, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	While site/operational/building work is occurring
10) Filling and / or Excavation (Minor) All proposed earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes. 10(a) Prepare Earthworks Drawings Earthworks drawings must be prepared and certified by either: a Registered Professional Engineer Queensland or a suitably qualified geotechnical and structural consultant, in accordance with the relevant Brisbane Planning Scheme Codes. The drawings must include the following: - maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary - preservation of all drainage structures from the effects of structural loading generated by the earthworks - protection of adjoining properties and roads from ponding or nuisance from stormwater. Timing: Prior to site/operational/building work commencing. Note: The Earthworks drawings are not required to be submitted for Council approval. 10(b) Implement and Maintain the Earthworks Carry out and maintain the earthworks in accordance with the certified drawings. Note: A copy of the certified Earthworks Drawings must be available on- site for inspection by Council Officers during these works.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated As indicated

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
11) Repair Damage to Kerb, Footpath Or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development. 11(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Asset Services. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). Timing: While site / operational / building works is occurring	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated
12) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
13) On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof, and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to a lawful point of discharge being kerb and channel in Jerrold Street. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. 13(a) Submit As Constructed Drawings	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

Where reconfiguring a lot, submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation of the plan of subdivision. 13(b) Submit Certification Where reconfiguring a lot, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with this condition. Timing: Prior to Council's notation of the plan of subdivision.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
14) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable. 14(a) Submit As Constructed Drawings Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL). 14(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) As indicated Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or

the requirements of this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	BW), or prior to Council's notation of the plan of subdivision (ROL)
15) Telecommunications Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
16) Agreement with Electricity Supplier Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes. Where development is proposed within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the <i>Queensland Electrical Connection and Metering Manual</i>.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
17) Permanent Vehicle Crossover Provide a 5.5-metre wide Type A permanent vehicle crossover to the Jerrold Street frontage of the site for the shared access of proposed Lot 1 and 2, and a 3.5m wide Type A permanent vehicle crossover for proposed Lot 3 in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)
18) Redundant Crossover Remove the redundant existing vehicle crossing(s) on the frontage(s) of the site and reinstate the kerb and channel, road	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or

pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.

BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
19) Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.	As indicated
20) Currency Period The currency period for this development approval is stated in the Decision Notice. The currency period for this development approval is expressed as a date. This development approval lapses at the end of the currency period (the date stated in the decision notice) if: - for a material change of use, the first change of use does not happen; - for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or - for any other development (including building work and operational work), the development does not substantially start. The currency period is determined by Council pursuant to section 85 of the Planning Act 2016.	As indicated
21) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland	As indicated

(biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries).	
22) Water and Wastewater Condition Description Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor-retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area). For the purpose of approving plans of subdivision pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	As indicated

**** End of Package ****



Dedicated to a better Brisbane

Brisbane City Council ABN 72 002 765 795

**City Planning & Sustainability
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
www.brisbane.qld.gov.au

14 November 2018

Jesmand Property Pty Ltd Atf Jesmand Property Trust
C/- Urban Strategies Pty Ltd
Level 1, 39 Grey Street
SOUTH BRISBANE QLD 4101

Application Reference: A005039245
Address of Site: 44 JERROLD ST SHERWOOD QLD 4075

Dear Emily

RE: Decision notice pursuant to section 63 of the *Planning Act 2016*

I am pleased to inform you that your development application has been approved as indicated in the attached decision notice. This approval must be carried out in accordance with the attached development approval package.

In addition to this approval you may also be required to obtain a water approval from the Central SEQ Distributor Retailer trading as Queensland Urban Utilities.

Infrastructure charges notices have been issued for the approved development pursuant to the *Brisbane Infrastructure Charges Resolution (No. 7) 2018*, as detailed below:

Brisbane City Council has levied infrastructure charges for the transport, public parks and land for community facilities and stormwater trunk infrastructure networks. The infrastructure charges notice has been attached to the decision notice.

An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Queensland Urban Utilities may issue this infrastructure charges notice following this decision notice.

Included is a table of appeal rights under the *Planning Act 2016* advising you of appeal rights to the Planning and Environment Court or a tribunal.

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

Yours sincerely

Tim Walker
Urban Planner
RiskSMART
Phone: 31781539
Email: tim.walker@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice

(Section 63 (Notice of decision) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on 20 November 2018 was made by the Senior Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A005039245
Application Made Date: 19 October 2018
Properly Made Date: 19 October 2018

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Reconfiguring a Lot (ref DARL365409318)
Nature Application: Development Permit
Activity: Subdivision of Land
Description of Proposal: Reconfiguration of a Lot (1 into 3 Lots)
Stage:

APPLICANT DETAILS

Name of Applicant: Jesmand Property Pty Ltd Atf Jesmand Property Trust
Applicant Address: Jesmand Property Pty Ltd Atf Jesmand Property Trust
C/- Urban Strategies Pty Ltd
Level 1, 39 Grey Street
SOUTH BRISBANE QLD 4101

SITE DETAILS

Address of Site: 44 JERROLD ST SHERWOOD QLD 4075
Real Property Description: L7 RP.75889
City Plan Area Classification: CP-MR,QPP-LMR3
Owner: Mr Gregory Joseph Buffini & Ms Chi Kim Thi Nguyen
Ward: Tennyson

TYPE OF APPROVAL

Reconfiguring a Lot – Development Permit (ref DARL365409318)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval (inclusive of all of its parts) will end on 19 February 2023.

This development approval (inclusive of all of its parts) lapses at midnight on the above stated date if:

- for a material change of use, the first change of use does not happen;

- for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or
- for any other development (including building work, operational work and any early referral agency response), the development does not substantially start; or
- for any development approval made up of two or more different parts, each part which does not fulfil the measures stated above for material change of use, reconfiguring a lot, or any other development.

The currency period is determined by Council pursuant to section 85 of the *Planning Act 2016*.

FURTHER DEVELOPMENT PERMITS

The following development permit/s are required to carry out the development:

- Carry Out Operational Work – Development Permit (if required)

ASSESSMENT OF CONDITION COMPLIANCE

Assessment of compliance with conditions that require a document and/or works to be approved by Council must be actioned by the submission of form CC11018: Request for Assessment of Compliance with Conditions (available on Council's website).

The form should be submitted by electronic lodgement to dalodgement@brisbane.qld.gov.au. A fee quote will be generated upon receipt of the request and forwarded for payment prior to assessment of the request. A separate request must be made for each condition or part condition as appropriate.

REFERRAL AGENCIES

No referral agency or matter was identified.

CONDITIONS

This approval is subject to conditions included in the attached development approval package which includes:

- conditions imposed by Council as assessment manager

SUBMISSIONS

No properly made submissions were received for this application.

APPEAL RIGHTS

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.

Decision Notice – Infrastructure Charges

(Section 121(3) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given pursuant to section 121(3) of the *Planning Act 2016*. The decision to give the infrastructure charges notice on 20 November 2018 was made by the Senior Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A005039245
Application Made Date: 19 October 2018
Properly Made Date: 19 October 2018

APPLICANT DETAILS

Name of Applicant: Jesmand Property Pty Ltd Atf Jesmand Property Trust
Applicant Address: Jesmand Property Pty Ltd Atf Jesmand Property Trust
C/- Urban Strategies Pty Ltd
Level 1, 39 Grey Street
SOUTH BRISBANE QLD 4101

SITE DETAILS

Address of Site: 44 JERROLD ST SHERWOOD QLD 4075
Real Property Description: L7 RP.75889
City Plan Area Classification: CP-MR,QPP-LMR3
Owner: Mr Gregory Joseph Buffini & Ms Chi Kim Thi Nguyen
Ward: Tennyson

APPEAL RIGHTS

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.

07 November 2018

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via email: Risk.Smart@brisbane.qld.gov.au
BCC Reference: A005039245

Attention: Tim Walker

Dear Tim,

**RE: Further information on proposed subdivision application over land at
44 Jerrold Street, Sherwood**

We write to Council on behalf of Jesmand Property Pty Ltd ATF Jesmand Property Trust following on from the recent lodgement of a development application seeking a Development Permit for Reconfiguring a Lot for a 1 into 3 lot subdivision.

It has recently been brought to our attention that further justification against the *Subdivision Code* is required with regards to the proposed filling of the site and associated retaining walls and the proposed average lot width.

As outlined in the submitted civil engineering documentation, it is proposed to fill the site to ensure that stormwater can be discharged to the street. This method is generally understood to be supported by Council in this location, noting that it has previously occurred on adjoining sites and was discussed at a pre-lodgement stage.

The proposed filling and associated retaining walls do however seek a performance outcome with respect to AO2.1 and AO2.4 of the *Subdivision Code*, with the maximum height of retaining walls exceeding 1m and fill proposed within 0.6m of lot boundaries.

In this instance, the retaining walls have a maximum height of 1.31m where towards the rear of the site and are generally setback 0.2m from the lot boundaries.

This outcome is considered appropriate in this instance, outlined as follows:

- The additional height is limited to 0.31m and as such is not anticipated to impact on the amenity of adjoining properties
- The adjoining site to the rear falls away from the subject site and as such the wall does not obstruct the flow of water from these properties.
- The filling not only ensures no worsening on the adjoining properties, but shall reduce the flow of water from the subject site and onto these properties.

- The filling ensures that water is captured on site for each of the proposed lots and discharged to the Jerrold Street kerb and channel.
- The adjoining site to the east has been filled in a similar manner and includes an established retaining wall of approximately 1m along the shared boundary.
- The adjoining properties to the north are generally oriented away from the subject site, noting that one of the sites to the north has a limited shared boundary with the subject site (8.04m of a 26m rear boundary), with an existing tree and fencing providing screening towards the subject site;
- The existing site to the north west includes only car parking at the ground level, with acoustic fencing to the boundary; and
- The existing site to the west has also been filled in sections and includes built to boundary walls where facing the subject site. Units within this complex are also generally orientated to the north or the street, rather than towards the subject site.

For completeness, Performance Outcome PO2 and the associated Acceptable Outcomes have been addressed below.

Performance Outcomes	Acceptable Outcomes	Response
PO2 Development ensures that the lot size and layout minimises impacts from cutting, filling, retaining walls and earthworks. Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical and horizontal dimensions of 1m either as a single element or a step in a terrace or series of terraces. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B.	Performance Outcome The site in its entirety is to be filled in order to achieve a lawful point of stormwater discharge To the Jerrold Street kerb and channel. This was supported in principle by Council prior to the lodgement of this application. The retaining walls shall have a maximum height of 1.31m where to the rear, with the height of the wall less where towards the frontage as less fill is required to achieve a 2% fall towards the street. In response to the performance outcome, the additional height of the retaining wall is of no consequence to lot sizes and layouts as is merely proposed as a means for dealing with stormwater. The filling is not for the development of a canal or artificial waterway and shall have no impact on coastal resources or processes. In addition, the works shall not impact on surrounding properties noting the following: - The additional height is limited to 0.31m; - The site to the east has already been filled in a similar manner and includes a wall of approximately 1 metre to the boundary; - The site to the north has a limited boundary shared with the subject site (8.04m of a 26m rear boundary), with an existing tree and fencing providing screening towards the subject site; - The existing site to the north west includes only car parking at the ground level, with acoustic fencing to the boundary; and - The existing site to the west also having been filled in sections to some extent and includes build to

		boundary walls where facing the subject site. Units within the complex are also generally oriented to the north or the street, rather than towards the subject site.
	AO2.2 Development provides an area of a minimum rectangular dimension identified in Table 9.4.10.3.B which is located in the lot on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks.	Complies The site prior to any filling has a very minimal slope, being less than 1 in 5 and closer to 1 in 40.
	AO2.3 Development involving a lot with an area less than 450m ² is located on a site with: (a) a maximum average slope on the shortest lot axis of 1 in 10; (b) a maximum average slope on the long axis of 1 in 15.	Complies The site prior to any filling has a very minimal slope, with the shortest axis being less than 1 in 10, with limited to no fall from side boundary to side boundary; and a the long axis being less than 1 in 15 and close to 1 in 40.
	AO2.4 Development ensures that no crest of any cut or toe of any fill is located closer than 0.6m to any lot boundary.	Performance Outcome The site in its entirety is to be filled in order to achieve a lawful point of stormwater discharge To the Jerrold Street kerb and channel. This was supported in principle by Council prior to the lodgement of this application. The retaining walls are to be constructed 0.2m from boundaries or make use of existing built to boundary retaining walls over adjoining sites. In response to the performance outcome, the additional height of the retaining wall is of no consequence to lot sizes and layouts as is merely proposed as a means for dealing with stormwater. The filling is not for the development of a canal or artificial waterway and shall have no impact on coastal resources or processes. In addition, the works shall not impact on surrounding properties noting the following: - The additional height is limited to 0.31m; - The site to the east has already been filled in a similar manner and includes a wall of approximately 1 metre to the boundary; - The site to the north has a limited boundary shared with the subject site (8.04m of a 26m rear boundary), with an existing tree and fencing providing screening towards the subject site; - The existing site to the north west includes only car parking at the ground level, with acoustic fencing to the boundary; and - The existing site to the west also having been filled in sections to some extent and includes built to boundary walls where facing the subject site. Units within the complex are also generally oriented to the north or the street, rather than towards the subject site.

	AO2.5 Development does not involve the creation of canals or artificial waterways.	Complies The development does not involve the creation of canals or artificial waterways.
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The subdivision layout has also been revisited in light of concerns that the average width of Lot 1 was not in accordance with the requirements of the *Subdivision Code*. It is acknowledged that the existing and unusual shape of the subject site does not allow all resulting lots to be rectangular in shape. Furthermore the geometry of the site limits the ability to increase the *average width* of Lot 1 as defined by *Brisbane City Plan 2014* even where increasing its site area.

Instead, Lot 1 has been amended to include a more regular shaped rear boundary, rather than two tapered side boundaries. The rear boundary at 1.2m is considered to establish more practical and usable space for both Lots 1 and 2.

The revised dimensions of each lot detailed as follows:

	Minimum Requirement	Lot 1	Lot 2	Lot 3
Lot Size	180m ²	189m ²	232m ²	238m ²
Average Width	6.5m	6.06m	9.42m	6.54m
Frontage	6.5m	12.01m	7.5m	7.5m
Rectangle Dimension	6x15	No less than 6x15	No less than 6x15	No less than 6x15

The proposed lots are therefore generally compliant with Table 9.4.10.3.B Part 2 of the *Subdivision Code*, with the exception of the average lot width of Lot 1.

This width results in a performance outcome against AO1.2 of the Subdivision Code.

The slightly reduced average lot width is considered suitable noting the following:

- Table 9.4.10.3.B Part 2 envisages minimum average widths as low as 6.0m where in the Up to 3 storeys precinct of the Low-medium Density Zone. It is acknowledged that this outcome typically applies where small lots are adjoining other small lots and where the small lot has vehicle access from a secondary street frontage opposite to the primary frontage.
- In this instance the site is surrounded by unit developments which generally have a greater density than that proposed and the resulting lot shall adjoin two small lots less than 400 square metres. Furthermore the lot with the reduced width shall have two street frontages, with a total frontage length of 12.01m, demonstrating that the average width does not impact on the provision of vehicle access in a manner which does not dominate the street frontage.
- The proposed lot dimensions enable lawful uses, as is demonstrated by the inclusion of a development rectangle of 6x15m.

We are of the opinion that the proposed subdivision is generally in line with the intents of the Subdivision Code and remains low risk and suitable for RiskSMART assessment.



Should you have any further questions in relation to the proposed development, please contact our office on 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD

A handwritten signature in black ink, appearing to read "Emily Richards".

Emily Richards

PRINCIPAL TOWN PLANNER

Building approval documents

PROPOSED DUPLEX DEVELOPMENT FOR:-

M. WINDEBANK + V. BURDEN

AT: LOT 8 FITZROY STREET, CLEVELAND QLD 4163
PLAN # 1518

DRAWING LIST	
101	Cover Sheet
102	3D Perspectives
201	Site Plan
301	Floor Plan
303	Elevations
304	Sections
305	Sections
309	Slab Plan
401	Roofing Plan
402	Roofing Details
403	The Down Details
601	Unit 1 Internal Elevations
602	Unit 2 Internal Elevations
801	Electrical Plan

Cover Sheet

REAL PROPERTY DESCRIPTION PLAN NUMBER: RP 14224 LOCAL AUTH: REDLAND BAY AREA: 702 m ²	PROJECT ADDRESS LOT 8 FITZROY STREET, CLEVELAND QLD 4163	CLIENT M. WINDEBANK + V. BURDEN	BUILDER DRHomes the home team advantage PHONE: 075 407 04 EMAIL: info@drhomes.com.au WEBSITE: www.drhomes.com.au Cleveland QLD 4163	DRAWN MB	CHECKED MB	SCALE 1:100	DWGNO A3	DATE 09/04/19	NO 1518	PROJECT ADDRESS LOT 8 FITZROY STREET, CLEVELAND QLD 4163	CLIENT M. WINDEBANK + V. BURDEN	BUILDER DRHomes the home team advantage PHONE: 075 407 04 EMAIL: info@drhomes.com.au WEBSITE: www.drhomes.com.au Cleveland QLD 4163	DRAWN MB	CHECKED MB	SCALE 1:100	DWGNO A3	DATE 09/04/19	NO 1518
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- GENERAL NOTES:**
- All dimensions in millimetres.
 - Dimensions take preference to scale and are to structure not finish.
 - Check and verify dimensions and confirm any existing dimensions marked.
 - Work shall comply with the National Construction Code and all relevant current Australian Standards. All relevant standards listed in these notes are to be taken to refer to the current edition.
 - Manufacturer's specification must be current approved specification for use under the conditions applicable.
 - UNO - Unless Noted Otherwise.
 - DPC - Damp Proof Course.
 - OMP - Outer Moist Point.
 - It is at the Builders discretion to position bulkheads or service panels under floor framing to accommodate plumbing services.

SITE WORKS

- Site to be excavated and/or filled to levels shown.
- Footings shall be placed as per builders type or engineers details.
- Footings to be founded in non expansive natural material having a minimum allowable bearing capacity of 120kPa.
- Ground surface to be approx. 1.20 (m) away from building for 900mm (m) and to a point where the building will not occur near the building.
- Dish drains and sumps to be provided as indicated to facilitate drainage of water away from building and drainage system.

POOL FENCING

All pool fencing shall be a min. 1200mm high and in accordance with AS 1926.1

RETAINING WALLS

- All retaining walls are to comply with Council policy on retaining walls and embankments on residential building sites.
- Retaining walls shall be constructed in accordance with AS 4753.1.
- Any retention at construction stage to comply with Council policy.

These plans are to be read in conjunction with any structural and civil engineering computations and drawings.

All buildings shall be protected against termite attack in accordance with AS 3605.1 and a suitable notice shall be left in the meter box indicating type of barrier and required periodical inspections.

Smoke detectors to be hard wired with emergency back up and comply with AS3786

Wind speed as nominated on tracing plan or soil test

Provide fit-off hinges to WC or open out door or min. 1200mm clearance from door to pan.

All construction materials supplied must take into account proximity to coastal or industrial environments, in accordance with many specifications.

These plans are protected by copyright and are the property of the author. All works shall comply with but not limited to the National Construction Code and the Australian standards listed below.

AS 1288 - 2006 GLASS IN BUILDINGS SELECTION AND INSTALLATION
AS 1562 - 2006 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE
AS 2049 - 2002 ROOF TILES
AS 2050 - 2002 INSTALLATION OF ROOF TILES
AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
AS NZS 2804 - 1985 DAMP-PROOF COURSES AND FLASHINGS
AS 3660 - 2009 CONCRETE STRUCTURES
AS 3660 - 2009 BARRIERS FOR SUBTERRANEAN TERNITES
AS 3700 - 2011 MASONRY STRUCTURES
AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 4055 - 2006 WIND LOADING FOR HOUSES
AS 4100 - 1988 STEEL STRUCTURES

TILED DECKS:

Tiled decks over level areas are to be in the following order over the floor joists: 15mm compressed FC sand, with a minimum of 10mm petroleum emulsion 750 with a second layer of sand with a DFT of 1800. Decking is to be installed to manufacturer's specifications and floor dies over, at a minimum to 10mm mass sealant under partition emulsion 720

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:

- All rooms - within 500mm vertical of the floor
- Bedrooms - within 1500mm vertical of the floor
- Shower screens
- Fully glazed doors
- Within 300mm of a door and <1200mm above floor level
- Window sashes are nominal only, actual sizes will vary with manufacturer, installing all round

STAR REQUIREMENTS

Min. 1200mm, Min. rise 115mm, Max. rise 190mm. Space between open studs Min. 120mm. Tracks to be a non-slip surface. Balustrades: min. 1000mm above landing of 120mm and in accordance with NCC 3.5.1. For stairs, steel balustrades are to be installed in accordance with NCC 3.5.2.1. For required wire tension and maximum permissible deflection of the RCC

REINFORCED CONCRETE

AS PER ENGINEERS DETAILS

BLOCKWORK

AS PER ENGINEERS DETAILS

BRICKWORK

- Brickwork to conform to AS 3700 2011 Masonry in buildings
- Walls to have a continuous cavity kept clear of mortar droppings.
- Back foundation walls under timber floors to have vents at 7500 sq mm per metre length of external wall. (Approx. 1 brick sized vent every 2 metres.)
- Provide walls at 800mm spacing both vertical and horizontal and within 300mm of articulation joints. Brick ties to be installed.

STEELWORK

AS PER ENGINEERS DETAILS

FRAMING TIMBER

AS PER AS 1684. 2010 National timber framing code

WET AREA SURFACES

- Floor surfaces to bath & laundry shall be impervious with junctions between wall and floor finished to prevent moisture penetration into walls.
- All wet areas to comply with NCC 3.8.1 and AS 3740. Specifications shall be impervious for 1500mm above sinks, troughs and hand basins within 75mm of the wall.
- Ceramic tiles or other approved impervious material to walk above showers to 1800mm min above floor.

LEGEND

VIR	Wak n Robe	SD	Insulation Smoke Alarm
ENR	Laundry	LB	Load Bearing
ENR	Ensuite	CJ	Construction Joint
PND	Powder Room	AHD	Australian Height Datum
BRM	Brickwork	FPL	Finished Floor Level
UBD	Under Bench Drain	AS	Australian Standards
WOC	Wet Area Overhead	BCA	Building Code of Australia
OHC	Over Head Cupboard	DCB	Deep Edge Beam
DW	Dishwasher	LSW	Load Bearing Wall
MW	Microwave	RL	Relative Level
FW	Floor Waste	NGL	Natural Ground Level
HWS	Hot Water System	DP	Down Pipe
TAP	Tap	Ext	External
Ext	12mm Hose Cook	SNS	Square Hollow Section

DESIGN LOADS

- All sizes of timber members deduced from AS 1684
- All remaining sizes of items deduced from Australian Domestic Construction Manual or relevant manufacturers specification.
- Sizes of timber members may vary upon ordering requirements but must remain within the guidelines of the said reference material.

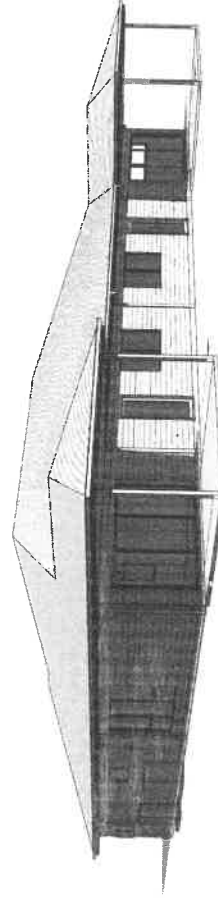
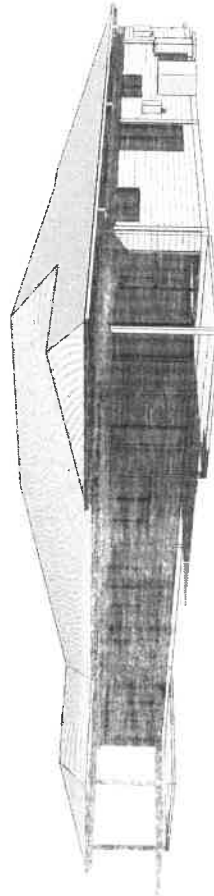
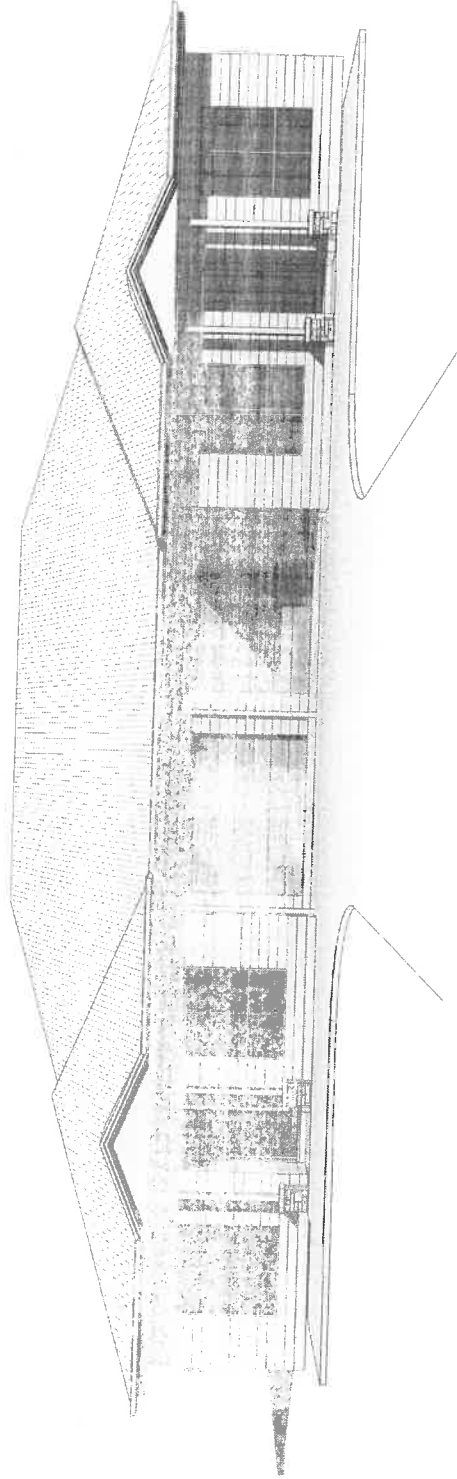
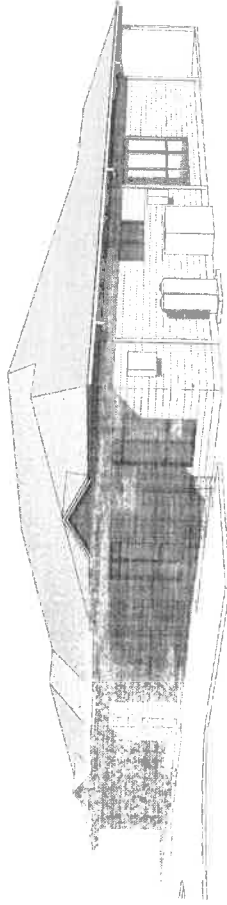
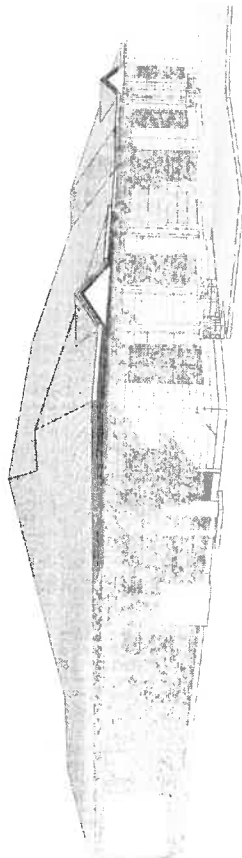
MATERIALS AND CONSTRUCTION

AS APPLICABLE - REFER DWG FOR MATERIALS USED.

All materials shall be new UNO. Reused items to be checked for soundness etc. prior to use.



THIS DESIGN IS PART OF WHOLE IS SUBJECT TO COPYRIGHT OF OUR HOUSE	
A 19.04.19 PRELIMINARY PLANS ISSUED	CLIENT SIGNATURE:
B 03.05.19 CONTRACT PLANS ISSUED	
C 10.07.19 REVISED DRAWINGS ISSUED	
D 07.07.19 REVISED DRAWINGS ISSUED	
E 24.07.19 REVISED DRAWINGS ISSUED	
F 24.07.19 REVISED DRAWINGS ISSUED	

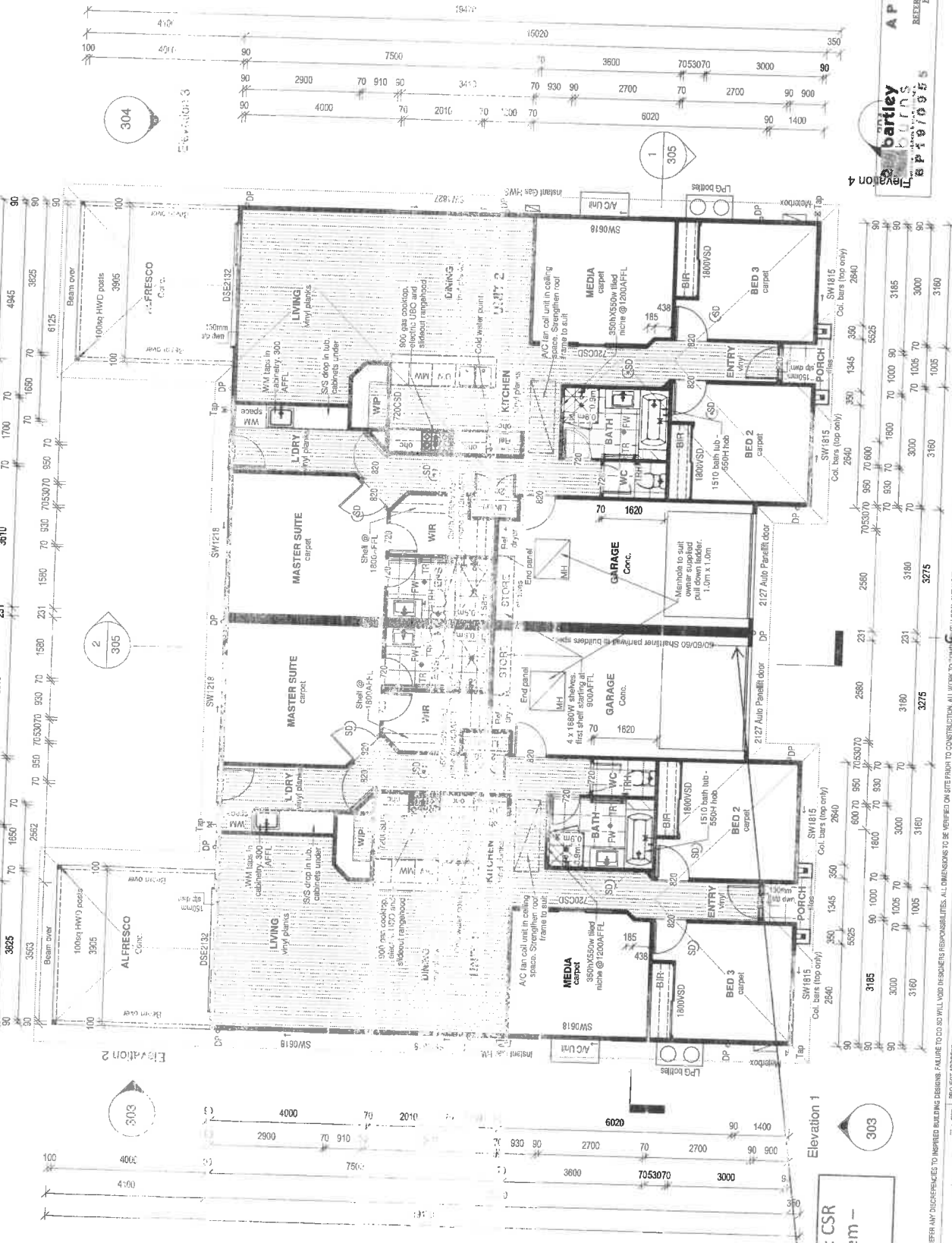


3D Perspectives

USE FINISHED DIMENSIONS AT ALL TIMES. REFER ANY DISCREPANCIES TO INSPIRED BUILDING DESIGNS. FAILURE TO DO SO WILL VOID DESIGNER'S RESPONSIBILITIES. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND NZC.		BLUESCOPE DRHomes the home team advantage PHONE: 0202 407 044 EMAIL: info@drhomes.co.nz WEB: www.drhomes.co.nz Crown DLD 4008		DESIGN DUPLIX FRONT ELEVATION		ISSUE F		THE DESIGN IN PART OR WHOLE IS SUBJECT TO COPYRIGHT © DR HOMES	
REAL PROPERTY DESCRIPTION PLAN NUMBER: RP14244 LOCAL AUTH: RITLAND BAY R.C. AREA: 702 m ²		PROJECT ADDRESS LOT 8 FITZROY STREET, CLEVELAND QLD 4163		CLIENT M. WINDEBANK + V. BURDEN		SCALE: 1:100		DATE: 09/04/19	
INSPIRED BUILDING DESIGNS www.inspiredbuildingdesigns.com.au		DRAWN: MB		CHECKED: MB		DATE: 15/18		CLIENT SIGNATURE	
APPROVED 12 Aug 2019 REFER TO DECISION NOTICE FOR CONDITIONS		bartley BUILDINGS 013/0955		A 09/04/19 PRELIMINARY PLANS ISSUED B 03/06/19 CONTRACT PLANS ISSUED C 02/07/19 WORKING DRAWINGS ISSUED D 08/07/19 REVISED WORKS ISSUED E 23/07/19 REVISED WORKS ISSUED F 23/07/19 REVISED WORKS ISSUED					

Area Schedule	
Unit 1	
Alfresco	16.83 m ²
Garage	21.61 m ²
Living	132.11 m ²
Porch	1.62 m ²
Unit 2	
Alfresco	16.83 m ²
Garage	21.61 m ²
Living	132.11 m ²
Porch	1.62 m ²
Unit 3	
Alfresco	16.83 m ²
Garage	21.61 m ²
Living	132.11 m ²
Porch	1.62 m ²
Unit 4	
Alfresco	16.83 m ²
Garage	21.61 m ²
Living	132.11 m ²
Porch	1.62 m ²

- NOTES:
- 1. POSITIONS OF DOWNPIPES, METERBOX, TAPS, GAS METER, HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.
 - 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 - 3. SARKING TO EXTERNAL WALLS.
 - 4. INSULATION TO CEILINGS AS PER SPECIFICATION.
 - 5. ROOFING TO BE AS RATED AT THE METEER.
 - 6. WATER PRESSURE LIMITED TO 500 KPA.
 - 7. ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION.
 - 8. PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
 - 9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 - 10. ALL DIMENSIONS TO BE CONFIRMED WITH MANUFACTURER.



Separating wall: CSR
Partiwall system -
CSR2405(d).

Floor Plan

inspired building designs
www.inspiredbuildingdesigns.com.au

LOT 8 FITZROY STREET,
CLEVELAND QLD 4163

CLIENT:
**M. WINDEBANK
+ V. BURDEN**

DESIGN:
DRHomes

ISSUE:
F

APPROVED
12 Aug 2019
REFER TO DESIGN NOTICE
FOR CONDITIONS

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AREA: 702 m²
LOCAL AUTH: REGLAND BAY R.C.
LOCAL AUTH: RP 14244
REAL PROPERTY DESCRIPTION

PROJECT ADDRESS:
LOT 8 FITZROY STREET,
CLEVELAND QLD 4163

CLIENT:
**M. WINDEBANK
+ V. BURDEN**

DESIGN:
DRHomes

ISSUE:
F

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LOT 8 FITZROY STREET,
CLEVELAND QLD 4163

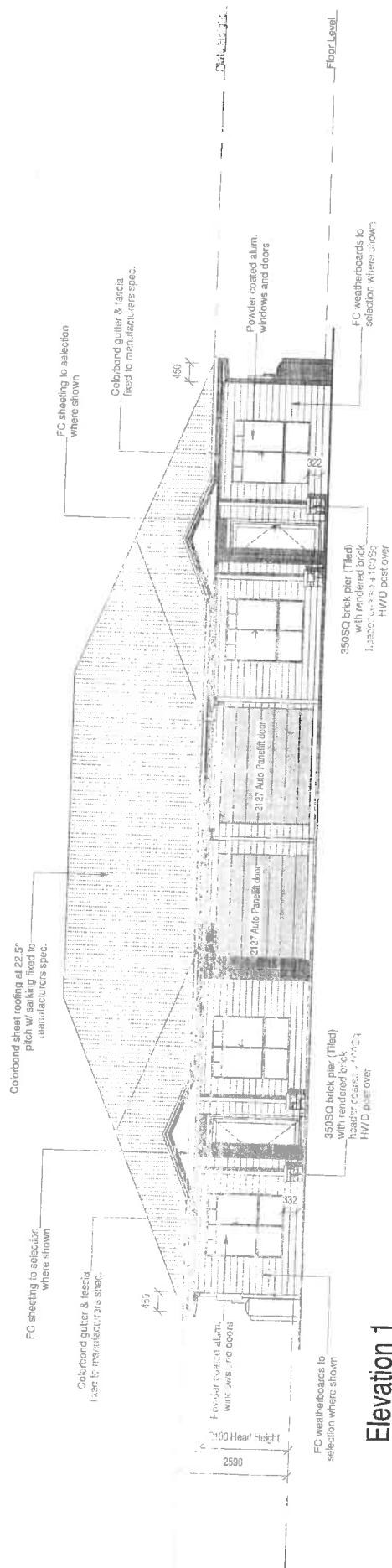
CLIENT:
**M. WINDEBANK
+ V. BURDEN**

DESIGN:
DRHomes

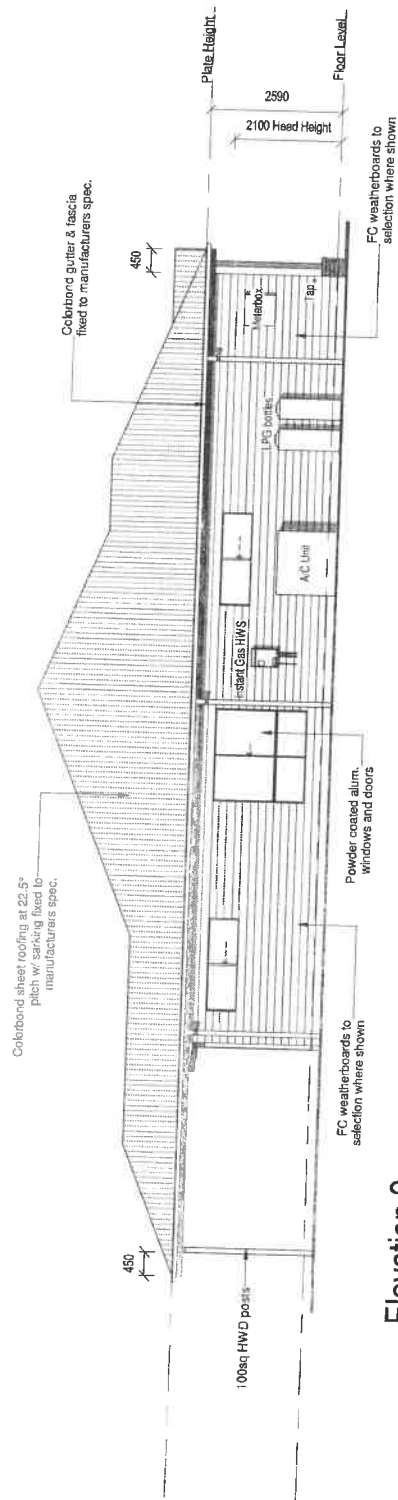
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12 Aug 2019
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Elevation 1
1 : 100



Elevation 2
1 : 100

Elevations

REAL PROPERTY DESCRIPTION LOT 8 FITZROY STREET, CLEVELAND QLD 4163 AREA: 702 m ²		CLIENT M. WHIDFRANK + V. BURDEN		PROJECT ADDRESS LOT 8 FITZROY STREET, CLEVELAND QLD 4163		DATE 09/04/19		DRAWN MB		CHECKED MB		SCALE 1 : 100		WORKING DRAWINGS 303 A3	
DESIGN A. 08/04/19 PRELIMINARY PLANS ISSUED B. 03/05/18 CONTRACT PLANS ISSUED C. 02/07/19 WORKING DRAWINGS ISSUED D. 08/07/19 REVISED WORK ISSUED E. 08/07/19 REVISED WORK ISSUED F. 24/07/18 REVISED WORK ISSUED		ISSUE F		DESIGN DUPLEX HOUSE		STAGE PLAN WORKING DRAWINGS		CLIENT SIGNATURE _____		DATE 12 Aug 2019		APPROVED 12 Aug 2019 REFER TO DECISION NOTICE FOR CONDITIONS		THIS DESIGN IN PART OR WHOLE IS SUBJECT TO COPYRIGHT © DR HOMES	

USE FOR THESE DECISIONS AT ALL
REAL PROPERTY DESCRIPTION

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www.inspirebuildingdesigns.com.au

DESIGNING: FAILURE TO DO SO WILL VOID
PROJECT ADDRESS:
LOT 8 FIFTH ST
CLEVELAND QLD
DATE: 00/00/00

CLIENT: **K. V.**

ALL WORK

BUILDER:
DR Horton
the home team advantage
PHONE: 6755 407 044
EMAIL: info@drh.com.au

DESIGN:
DUPLEX
FACADE

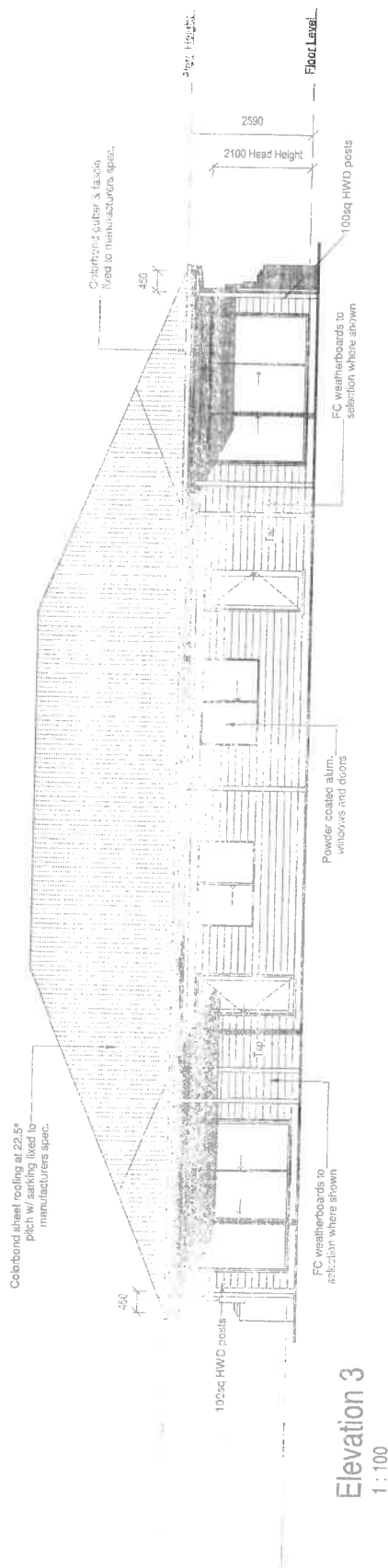

ISSUE:

A	08.04.19	PRELIMINARY PLANS ISSUED
B	03.05.19	CONTRACT PLANS ISSUED
C	02.07.19	WORKING DRAWINGS ISSUED
D	08.07.19	REVISED W/O'S ISSUED
E	10.07.19	REVISED W/O'S ISSUED
F	24.07.19	REVISED W/O'S ISSUED

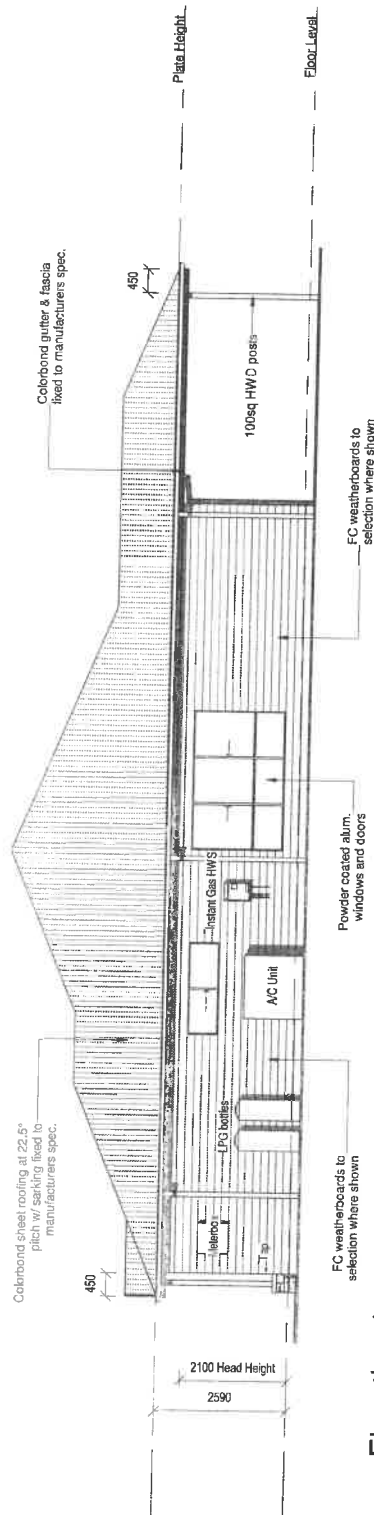
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bush
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APPROVED
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FOR CONDITIONS
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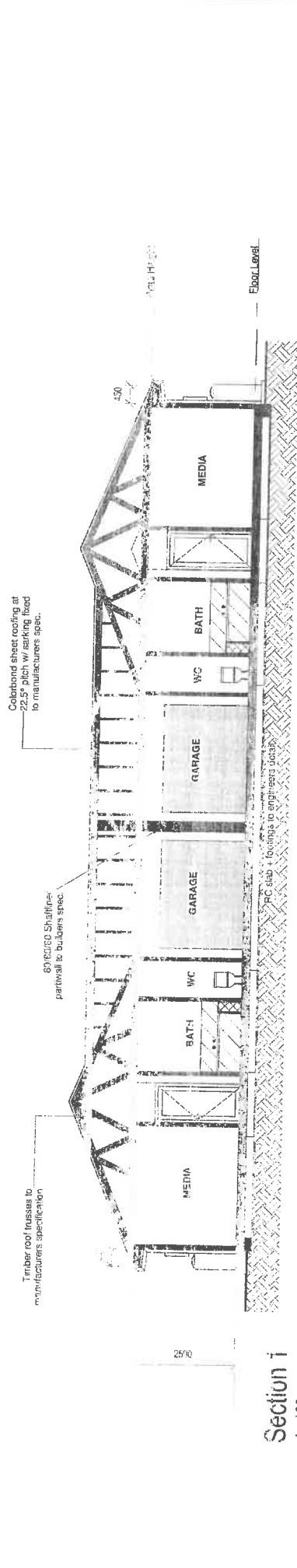


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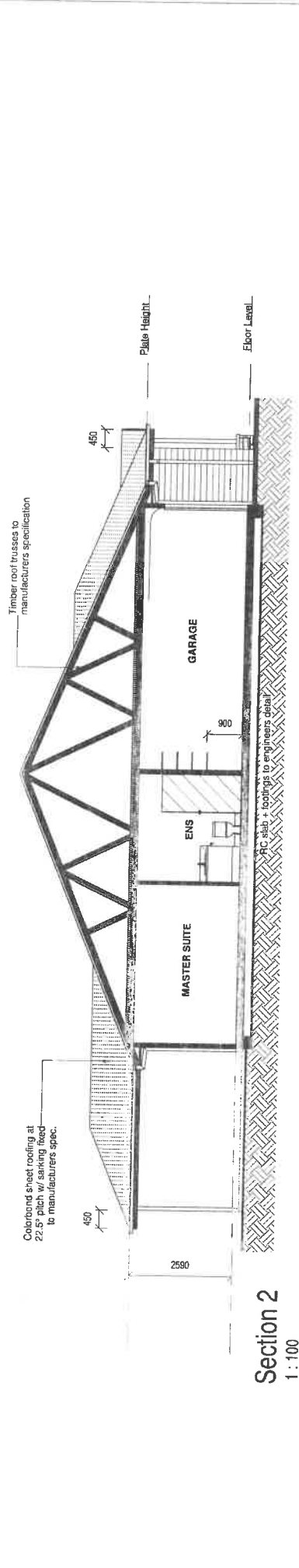


Elevation 4
1 : 100

- NOTES:
- SELECTED ROOF FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 - ROOF BATTENS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 - ROOF TRUSSES TO MANUFACTURERS SPECIFICATION
 - BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 - ALL TIMBER SIZES TO CONFORM WITH NCC STANDARDS
 - SLAB & FOOTINGS TO ENGINEERS DETAIL



NOTE: INSULATION AS PER ENERGY EFFICIENCY REPORT



Section 2
1 : 100



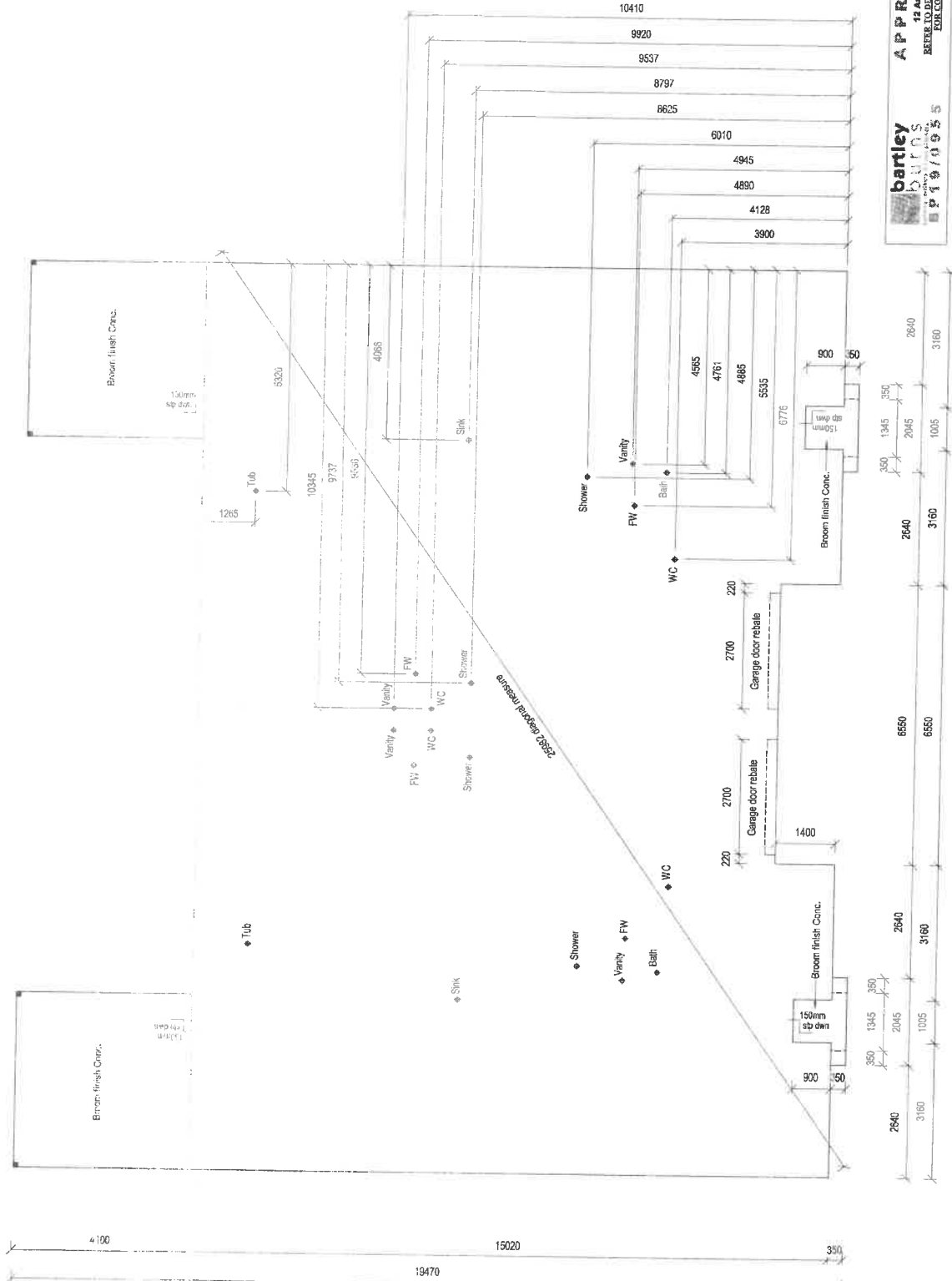
Floor Level

No slab + footings to engineers detail

Sections

[illegible]

- NOTES:**
- EXTERNAL PATIO & PORCH SLABS TO HAVE A 1:100 FALL AWAY FROM HOUSE
 - SLAB & FOOTINGS TO ENGINEERS DETAIL
 - TERMITE TREATMENT TO BE INSTALLED AS PER MANUFACTURERS SPEC & IN ACCORDANCE WITH AS 3660.1
 - ALL DIMENSIONS, LEVELS, HEIGHTS TO BE CONFIRMED ON SITE



Slab Plan

REDLAND BAY RC

AREA: 141.07

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS: LOT 8 FITZROY STREET, CLEVELAND QLD 4163

INSPIRED BUILDING DESIGNS

13/13 JARVIS STREET, CLEVELAND QLD 4163

PHONE: 0755 40 044

EMAIL: info@inspiredbuilding.com.au

WEBSITE: www.inspiredbuilding.com.au

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

CHECKED:

MB

SCALE: 1:100

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

CLIENT:

W. BURDEN

+ V. BURDEN

SCALE: 1:100

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

REVISION:

1

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

REVISION:

2

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

REVISION:

3

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

REVISION:

4

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

REVISION:

5

DATE: 05/04/19

PROJECT NO: 1515

PROJECT ADDRESS:

LOT 8 FITZROY STREET,

CLEVELAND QLD 4163

DATE: 05/04/19

PROJECT NO: 1515

APPROVED

12 Aug 2019

REFER TO DECISION NOTICE

FOR CONDITIONS

bartley

surveys

08 919 0955

08 919 0955

THIS DESIGN HAS NOT BEEN ISSUED FOR CONSTRUCTION

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WALL BRACING TYPES

MWB METAL ANGLE BRACE = 1.5 kN/m (AS 1684.2-2010) REFER DIAGRAM

PLY F14 4mm THICK MIN. STRUCTURAL PLYWOOD ON OUTER FACE OF STUD WALL.
NAILED TO FRAME WITH 30x2.8mm DIA. FLATHEAD NAILS OR EQUIVALENT.
STUDS @ 450 CRS BEHIND PANELS = 6.0 kN/m (AS 1684.2-2010) REFER DIAGRAM

OS 60mm THICK MIN. OS BRACE SHEET ON OUTER FACE OF STUD WALL. NAILED TO FRAME

BRACE WITH 30x2.8mm DIA. FLATHEAD NAILS OR EQUIVALENT. STUDS @ 450 CRS BEHIND

PANELS WITH M12 ROD AT EACH END = 3.2 kN/m (AS 1684.2-2010) REFER DIAGRAM

900mm MIN. PLY LENGTHS

NAILING CRS:

TOP & BOTTOM PLATES - 50mm

VERTICAL EDGES - 150mm

INTERMEDIATE STUDS - 300mm

FIXINGS:

TOP - METHOD ABC OR D PER 900mm LENGTH

ROD TYPE - M12 ROD AT EACH END @ 1200 CRS MAX. (15mm SCREW BOLT)

NAILING CRS:

TOP & BOTTOM PLATES - 50mm

VERTICAL EDGES - 150mm

INTERMEDIATE STUDS - 300mm

FIXINGS:

TOP - METHOD ABC OR D PER 900mm LENGTH

ROD TYPE - M12 ROD AT EACH END (15mm COUPLER SCREW BOLT)

NAILING CRS:

TOP & BOTTOM PLATES - 50mm

VERTICAL EDGES - 150mm

INTERMEDIATE STUDS - 300mm

FIXINGS:

TOP - METHOD ABC OR D PER 900mm LENGTH

ROD TYPE - M12 ROD AT EACH END (15mm COUPLER SCREW BOLT)

NAILING CRS:

TOP & BOTTOM PLATES - 50mm

VERTICAL EDGES - 150mm

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NAILING CRS:

TOP & BOTTOM PLATES - 50mm

VERTICAL EDGES - 150mm

INTERMEDIATE STUDS - 300mm

FIXINGS:

TOP - METHOD ABC OR D PER 900mm LENGTH

ROD TYPE - M12 ROD AT EACH END (15mm COUPLER SCREW BOLT)

NAILING CRS:

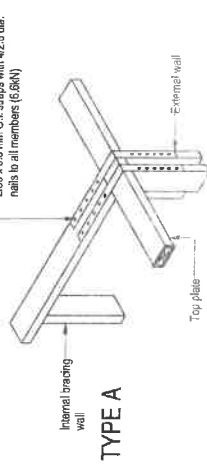
TOP & BOTTOM PLATES - 50mm

VERTICAL EDGES - 150mm

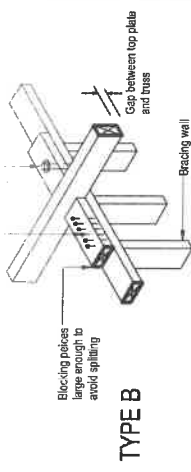
INTERMEDIATE STUDS - 300mm

FIXING TOP OF BRACING WALLS

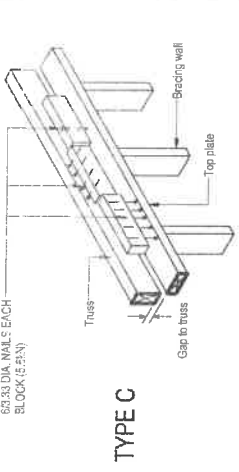
250 x 0.8 mm G.I. straps with 42.9 dia. nails to all members (6.8kN)



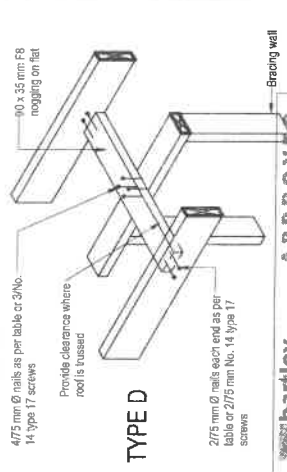
TYPE A



TYPE B



TYPE C



TYPE D

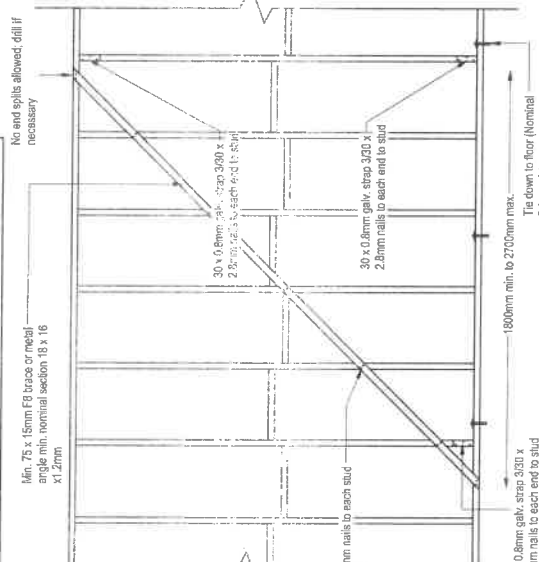
APPROVED
REDESIGNED 1984.2-1989 FOR SHORPER METHODS FOR CONSTRUCTION

THIS PERSON IN SIGN OF WHOLE IS SUBJECT TO COPYRIGHT © OF WALTER

REVISION	DATE	BY	CHKD	APP'D
A	09/04/19	PRELIMINARY PLAN ISSUED		
B	10/07/19	FOR APPROVAL		
C	10/07/19	FOR APPROVAL		
D	10/07/19	FOR APPROVAL		
E	10/07/19	FOR APPROVAL		
F	10/07/19	FOR APPROVAL		

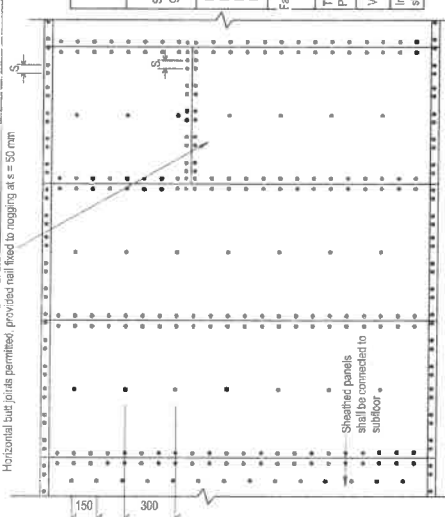
CLIENT SIGNATURE

Timber and metal braces. The maximum depth of a notch or saw-cut shall not exceed 20mm. Saw cut studs shall be designed as notched



METAL ANGLE BRACE = 1.5 kN/m

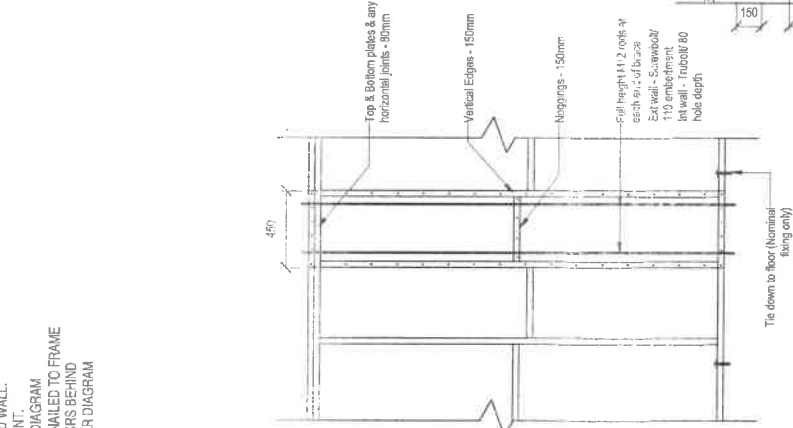
Physical stud bar nailed to frame using 30x2.8 Ø flathead nails or equivalent. Sheathing shall be nailed to top and bottom plates and any horizontal joints at 50 mm centres. Horizontal butt joints permitted, provided nail fixed to noggins at s = 50 mm



Minimum plywood thickness (mm)	Stud spacing (mm)	Studs	Fastener spacing S (mm)
450	600	F8	9
		F11	7
		F14	6
		F27	4
600	600	F8	9
		F11	7
		F14	6
		F27	4

Top and Bottom Plates	Fastener spacing S (mm)
50	50
150	150
300	300

OS' BRACE = 3.2 kN/m



OS' BRACE = 3.2 kN/m

SINGLE LEAF BRICK WALL WITH 1050x350mm (MIN. DIMENSIONS) GROUT FILLED ENGAGED PIER WITH M12 THREADED ROD FIXED TO BEAM AND MASONRY ANCHORED TO FOOTING EACH END :
LENGTH OF SUB FLOOR WALL (m) 0.6 0.9 1.2 1.8 2.4 3.0 3.6 4.2
BRACING VALUE (kN) 2.7 4.2 5.9 9.6 13.9 18.7 24.1 30.0

NOTE:

- COMBINED LENGTHS OF BRACING PANELS REQUIRE A COMBINATION OF TOP FIXINGS TO ACHIEVE REQUIRED VALUE (EQUIVALENT TO PANEL VALUE) REFER TO DETAILS IN "WALL BRACING TYPES"

- TEMPORARY BRACING TO BE 60% OF PERMANENT BRACING

- ROOF BRACING TO BE FIXED IN ACCORDANCE WITH AS 1684.2-1989 & NCC CLAUSE 3.4.3.6

NOTE:

ANY LINTEL SUPPORTING CONCENTRATED LOADS FROM GUTTER TRUSSES OR TRUNCATED GUTTER TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE STRUCTURAL ENGINEER RESPONSIBLE FOR THE DESIGN OF THE ROOF.

Bracing Details

USE PRELIMINARY PLAN FOR THE DESIGN OF THE BRACING WALLS. VALUE 3000 TO 10000 PL. VARIOUS RESPONSIBILITIES, ALL ORDERS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND NCC

REAL PROJECTS DESCRIPTION

REVISION	DATE	BY	CHKD	APP'D
A	09/04/19	PRELIMINARY PLAN ISSUED		
B	10/07/19	FOR APPROVAL		
C	10/07/19	FOR APPROVAL		
D	10/07/19	FOR APPROVAL		
E	10/07/19	FOR APPROVAL		
F	10/07/19	FOR APPROVAL		

CLIENT SIGNATURE

WORKING DRAWINGS

5 PAGES PLAN

5 PAGES PLAN

5 PAGES PLAN

5 PAGES PLAN

5 PAGES PLAN

TABLE 9.4A
THE FOLLOWING CALCULATIONS ARE BASED ON AND TAKEN FROM:
A) NATIONAL CONSTRUCTION CODE &
B) AS 1684.2-2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.
H2 SHEET ROOF, 6000 U/LW, TRUSSES @ 600mm

TABLE No.	FIGURE No.	ALLOWED LOAD (kN)	DESCRIPTION/TYPE OF FIXING
BATTEN TO TRUSS OR RAFTER, GENERAL EDGES	9.14	TABLE 9.25 b	275x3.75x1.75 DEFORMED SHANK - GENERAL AND EDGES
TRUSS OR RAFTER TO TOP PLATE	9.13	TABLE 9.21 c	30x0.8MM G.I. LOOP STRAP, 32x8d NAIL PER END
TOP PLATE TO FLOOR FRAMING OR SLAB	9.13	TABLE 9.20 a	M12 ANCHOR ROD, TOP PLATE TO FLOOR FRAME OR SLAB @ SIDES OF OPENINGS. ENDS OF WALLS @ 1200mm FROM END OF WALL. PER END & M10 BOLT TO FLOOR.
BEAMS/STUDS TO STUDS OR RAFTERS, UPPER OPENINGS <3000	9.13	TABLE 9.20 a	30x0.8MM G.I. LOOP STRAP, 6/2x8d NAIL PER END & M10 BOLT TO FLOOR
BEAMS/STUDS TO STUDS OR RAFTERS, LOWER OPENINGS <3000	9.13	TABLE 9.20 b	20x0.8MM G.I. LOOP STRAP, 6/2x8d NAIL PER END & M12 BOLT TO FLOOR

NOTE: TIE DOWN MEMBERS NOT IN THIS TABLE - REFER NOMINAL FIXINGS TABLES

TIMBER NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1720 AS 1684
2. ALL TIMBER CONNECTIONS TO BE IN ACCORDANCE WITH AS 1684, UNLESS NOTED OTHERWISE. ALL PROPRIETARY CONNECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS.
3. PLY SHEETS ARE TO BE USED TO MANUFACTURE SCHEDULING
4. ALL JOISTS, TRUSSES, STUDS, RAFTERS, BATTENS, AND TOP PLATES TO HAVE A MINIMUM OF 10% OVERSIGHT
5. ALL JOISTS, TRUSSES, STUDS, RAFTERS, BATTENS, AND TOP PLATES TO HAVE A MINIMUM OF 10% OVERSIGHT
6. ALL JOISTS, TRUSSES, STUDS, RAFTERS, BATTENS, AND TOP PLATES TO HAVE A MINIMUM OF 10% OVERSIGHT
7. ALL JOISTS, TRUSSES, STUDS, RAFTERS, BATTENS, AND TOP PLATES TO HAVE A MINIMUM OF 10% OVERSIGHT
8. ALL JOISTS, TRUSSES, STUDS, RAFTERS, BATTENS, AND TOP PLATES TO HAVE A MINIMUM OF 10% OVERSIGHT
9. ALL JOISTS, TRUSSES, STUDS, RAFTERS, BATTENS, AND TOP PLATES TO HAVE A MINIMUM OF 10% OVERSIGHT
10. ALL JOISTS, TRUSSES, STUDS, RAFTERS, BATTENS, AND TOP PLATES TO HAVE A MINIMUM OF 10% OVERSIGHT
11. BOTTOM CHORD BRACING WHICH IS STRUCTURALLY ADEQUATE TO TRANSFER THE WIND LOADS FROM THE ROOF TRUSSES TO THE NOMINATED BRACING WALLS IS TO BE INSTALLED.
12. PLY BRACING SHEET CAN BE USED AS TIE DOWN PROVIDED:

- a. PLY SHEET MIN. 900
- b. PLY SHEET HAS 13KN CONNECTION BOTTOM PLATE TO SLAB/FLOOR
- c. THE NEXT TIE DOWN SHEET 1200 FROM EDGE OF BRACING SHEET
- d. NOT TO BE USED FOR M4

JAMB STUD TABLE

UPTO 900 WIDE OPENING	1
1200 TO 2100 WIDE OPENING	2
2400 TO 3000 WIDE OPENING	3
3300 TO 3600 WIDE OPENING	4

WALL FRAMING

LOWER FLOOR (2740 MAX. WALL HEIGHT)	UPPER FLOOR (2700 MAX. WALL HEIGHT)
LOAD BEARING WALL (EXTERNAL AND INTERNAL)	LOAD BEARING WALL (EXTERNAL AND INTERNAL)
COMMON STUD 170x35 SMART PINE12 STUDS @ 450 MAX. CRS	COMMON STUD 170x35 SMART PINE12 STUDS @ 450 MAX. CRS
JAMB STUD 70x35 SMART PINE12 JAMB STUDS (REFER JAMB STUD SCHEDULE)	JAMB STUD 70x35 SMART PINE12 JAMB STUDS (REFER JAMB STUD SCHEDULE)
BOTTOM PLATE 170x35 SMART PINE12	BOTTOM PLATE 170x35 SMART PINE12
TOP PLATE 270x35 SMART PINE12	TOP PLATE 270x35 SMART PINE12
NOGGINGS 70x35 SMART PINE12 NOGGS @ 1350 MAX. CRS	NOGGS 70x35 SMART PINE12 NOGGS @ 1350 MAX. CRS

Tie Down Details

inspired building designs

LOT 8 FINEST ANDERSON, CLEVELAND QLD 4163

PROJECT ADDRESS

DATE: 09/04/15

BY: 1513

FOR: 403

OF: 403

INDICATED

INSPIRED BUILDING DESIGNS

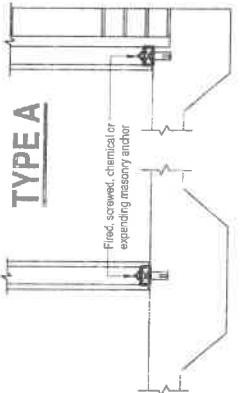
TABLE 9.4B - NOMINAL FIXINGS FOR TIMBER MEMBERS

FLOOR FRAMING	BEARER TO TIMBER STUMP POST	BEARER TO MASONRY COLUMN / WALL / PIER, (Excluding Masonry Veneer Construction)	BEARER TO CONCRETE STUMP / POST	BEARER TO STEEL POST	FLOOR JOIST TO BEARER	FLOOR FRAMING PLATES TO STUDS	MOSSING BY STUD	TIMBER BRACES TO STUDS OR PLATES	BOTTOM PLATES TO JOISTS	BOTTOM PLATES TO CONCRETE SLAB	MULTIPLE STUDS	POSTS TO BEARERS OR JOISTS	ROOF FRAMING	ROOF TRUSSES TO TOP PLATES	BATTENS TO ROOF TRUSSES	RAFTER TO TOP PLATE (COUPLED ROOF)	RAFTER TO TOP PLATE (NON-COUPLED ROOF)	CEILING JOISTS TO TOP PLATES	CEILING JOISTS TO RAFTERS	COLLAR TIES TO RAFTERS	VERANDA BEAMS TO BEAMS TO POSTS	
	475 x 3.33mm OR 575 x 3.05mm MACHINE DRIVEN NAILS PLUS 1/20 x 0.8mm G.I. STRAP OVER BEARER AND FIXED BOTH ENDS TO STUMP WITH 42 8mm EACH END, OR 1/10 BOLT THROUGH BEARER HALVED TO STUMP, OR 1/10 CRANKED BOLT FIXED VERTICALLY THROUGH BEARER AND BOLTED TO STUMP PLUS 475 x 3.33mm 5/75 x 3.05mm MACHINE DRIVEN NAILS.	1-M10 BOLT OR 1-50x4mm M.S. BAR FIXED TO BEARER WITH 1-M10 BOLT AND CAST INTO MASONRY (TO FOOTING)	1-5mm DIA. ROD CAST INTO STUMP VERTICALLY THROUGH BEARER AND BENT OVER	1-M10 COACH SCREW OR 1-M10 BOLT	2-75x3.05mm DIA NAILS	PLATES UP TO 45mm THICK - 2/75mm NAILS THROUGH PLATE. PLATES 45mm - 50mm THICK - 2/75mm NAILS THROUGH PLATE. OR 2-75mm NAILS SKEWED THROUGH STUD INTO PLATE. 2-75mm NAILS SKEWED OR THROUGH NAIL	2/50x2.8mm DIA NAILS AT EACH JOINT	PLATES UP TO 38mm THICK 2/75mm NAILS AT MAX 600mm CRS. PLATES 38mm TO 50mm THICK 2/75mm NAILS AT MAX 600mm CRS.	1/75mm MASONRY NAIL (HAND DRIVEN AT SLAB EDGE), SCREW OR BOLT AT NOT MORE THAN 1200mm CRS.	1/75mm NAIL AT 600mm MAX CRS.	1-M12 OR 2-M10 BOLTS (UNLESS OTHERWISE SPECIFIED)	REFER TO TABLE 9.4a	REFER TO TABLE 9.4a	REFER TO TABLE 9.4a	2-75mm SKEW NAILS	2-75mm SKEW NAILS	2-75mm SKEW NAILS	2-75mm SKEW NAILS	2-75mm SKEW NAILS	2-75mm SKEW NAILS	2-75mm SKEW NAILS	2-75mm SKEW NAILS

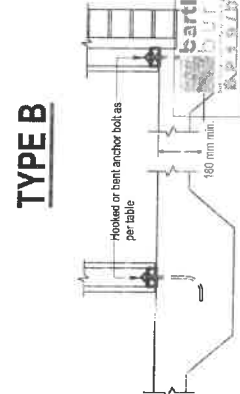
TABLE C1 - DURABILITY HAZARD LEVELS

HAZARD LEVEL	SERVICE CONDITIONS	POSSIBLE HAZARDS
H1	INSIDE ABOVE GROUND, FULLY PROTECTED	INSECTS OTHER THAN TERMITES
H2	INSIDE ABOVE GROUND, PROTECTED FROM WEATHER, NO TERMITE PROTECTION	BORERS AND TERMITES
H3	OUTSIDE ABOVE GROUND, EXPOSED TO WEATHER	MODERATE DECAY (ROT), BORERS AND TERMITES
H4	IN CONTACT WITH GROUND OR FRESH WATER, NON STRUCTURAL	SEVERE DECAY (ROT), BORERS AND TERMITES
H5	IN CONTACT WITH GROUND OR FRESH WATER, STRUCTURAL	SEVERE DECAY (ROT), BORERS AND TERMITES
H6	SALTWATER CONTACT	MARINE BORERS AND DECAY

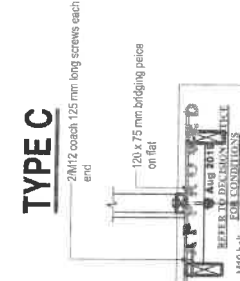
TYPE A



TYPE B



TYPE C



UNLESS SPECIFIED OTHERWISE ALL TIMBER MEMBERS ARE TO BE TREATED WITH ANTIMONY BORING RESISTANT PRESERVATIVE. ALL DIMENSIONS TO BE SHOWN IN METRES. ALL DIMENSIONS TO BE SHOWN IN METRES. ALL DIMENSIONS TO BE SHOWN IN METRES.

REAL BUILDING SOLUTIONS

PROJECT ADDRESS

LOT 8 FINEST ANDERSON, CLEVELAND QLD 4163

DATE: 09/04/15

BY: 1513

FOR: 403

OF: 403

INDICATED

INSPIRED BUILDING DESIGNS

PERSON: DUPLEX

STANDARD DRAWING

WORKING DRAWINGS

DATE: 09/04/15

PRELIMINARY PLANS ISSUED

CONTRACT PLANS ISSUED

REVISED V01 ISSUED

REVISED V02 ISSUED

REVISED V03 ISSUED

REVISED V04 ISSUED

REVISED V05 ISSUED

REVISED V06 ISSUED

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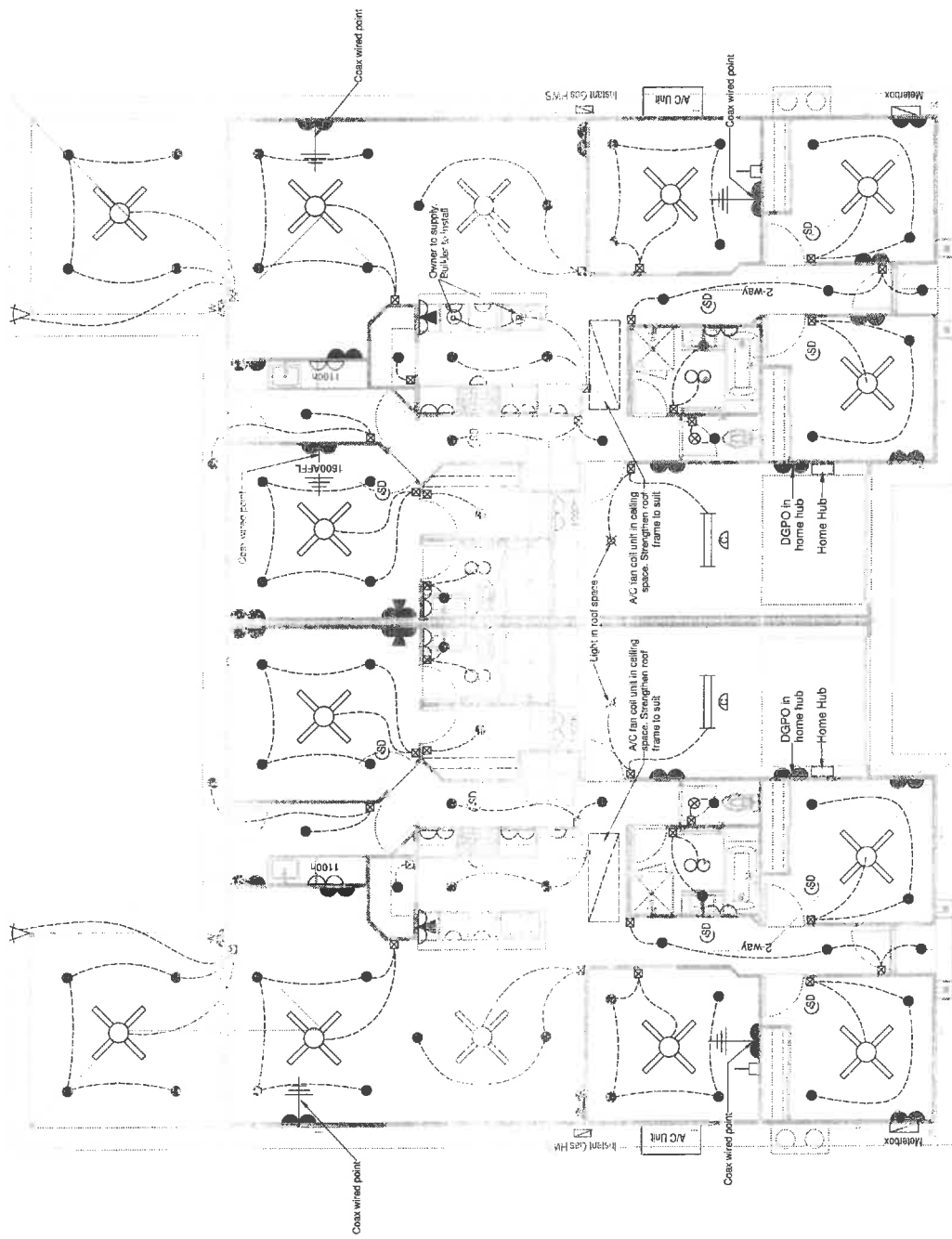
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REVISED V100 ISSUED

Electrical Plan



	CEILING FAN
	CEILING FAN LIGHT
	150mm RECESSED DOWNLIGHT
	100mm RECESSED DOWNLIGHT
	LED SQUARE DOWNLIGHT
	BAYONET LIGHT
	PENDANT LIGHT
	FLUORESCENT CEILING LIGHT
	SINGLE FLUORESCENT
	FLOOD LIGHT
	WALL LIGHT (800 AFPL)
	EXHAUST FAN
	ELECTRICAL WIRING LINE
	SWITCH LIGHT
	DIMMER LIGHT SWITCH
	PHONE POINT (300 AFPL)
	TELEVISION POINT (200 AFPL)
	LIGHT TRANSFORMER (3 R.T.)
	SINGLE GPO (300 AFPL)
	DOUBLE GPO (300 AFPL)
	SINGLE GPO (refer to notes)
	DOUBLE GPO (refer to notes)
	WATERPROOF GPO
	CEILING MOUNTED GPO
	JUNCTION BOX
	INTERCOM
	ALARM

NOTE* - STANDARD HEIGHTS AFFL UNO.

- KITCHEN BENCH DGPO 1100
- MICROWAVE 1550
- RANGEHOOD 1900

- LAUNDRY 1350
- BATHROOM 950

- BATHROOM 950
- LIGHT SWITCHES 1350

- DISHWASHER 600
FRIDGE 1550

- FRIDGE 1550
- WALL LIGHTS 1800

- MICROWAVE UNDER B

80% MIN. ENERGY EFFICIENT LIGHTING AS PER QDC GUIDELINES. ELECTRICAL LAYOUT TO BE CONFIRMED ON SITE BY CLIENT WITH

Bartley

55601614

12 Aug 2019
REFER TO DECISION NOTICE

0107 Rev 71
REFER TO DECISION NO
FOR CONDITIONS

2015

[illegible][illegible][illegible]

BP19/0955

**DEVELOPMENT
APPLICATION -
DECISION NOTICE
Planning Act 2016 s63**

DR Homes Pty Ltd
Unit 4/ 3970 Pacific Hwy
Loganholme Q 4129

Dear Sir/Madam,

Your application for building approval as described in detail below has been assessed for compliance with the requirements of the Building Act 1975, Building Regulation and the Building Code of Australia.

Development Permit	Carrying out of Building Work
Further Development Permits	Not Applicable
Building Approval Reference	BP19/0955
Site Address	Lot 8 Fitzroy Street, Cleveland
Real Property Description	Lot 8 on RP149244
Development Description	Dual Occupancy – Class 1a
Local Government Area	Redland City Council
Concurrence Agencies	Redland City Council
Relevant Plan Numbers	Working Drawings Customer Ref: 1518 Pages: 101, 102, 201, 301, 303, 304, 305, 306, 401, 402, 403, 601, 602, 801 Slab Design as Prepared By Qld Soil Testing Pty Ltd, Job Ref:1067/19 Dated: 08/07/2019
Conditions of Approval	1. To follow on attached Conditions of Approval Sheet. 2. Alterations shown in red & endorsed on plans /specifications 3. Approval is void if works are not completed within 24months of approval date.
Rights of Appeal	Refer Planning Act 2016 – Schedule 1
Date of Approval	12 August 2019

Approval for building work to commence is granted pursuant to the Planning Act 2016 subject to compliance with any conditions applicable to the approval.

Signed:

Kym Barry
Accreditation Number: A15037548

From: Malcolm Windebank malwaller69@icloud.com
Subject: Fwd: plans
Date: 16 Dec 2019 at 1:14:05 pm
To: tessveldink@hotmail.com

Sent from my iPhone

Begin forwarded message:

From: Mal Windebank <mwindebank@ljhcleveland.com.au>
Date: 16 December 2019 at 1:12:39 pm AEST
To: "malwaller69@icloud.com" <malwaller69@icloud.com>
Subject: FW: plans

Kind Regards,



Mal Windebank

Sales Agent
0435 100 502
mwindebank@ljhcleveland.com.au
www.cleveland.ljhooker.com.au



From: Vicki & Mal . [<mailto:vickiandmal@outlook.com>]
Sent: Friday, 30 November 2018 10:07 AM
To: Mal Windebank
Subject: Fwd: plans

Sent from my iPhone

Begin forwarded message:

From: steve west <steve@fivestardrafting.com.au>

Date: 29 November 2018 at 7:01:10 pm AEST

To: Malcolm Windebank <malwaller69@icloud.com>, <vickiandmal@outlook.com>

Subject: plans

Hi,

Please find attached preliminary plans for your duplex. Have a look over the plans and let me know what you think.

Thanks



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