

Delegates QA Check Sheet - For Development Application Assessments

Date for Determination: 26/02/2013

File No: MCU013013

Application Category: **Category 2**

Primary Category: Code Assessment
Sub Category: Multiple Dwelling
Primary Address: 156 Finucane Road Alexandra Hills QLD 4161
Legal Description: Lot 40 RP 79330 Vol 13574201
Purpose / Use: Multiple Dwelling x 10
Application Coordinator: Ken Burmeister **Team / Unit:** Planning Assessment Team
Primary Codes / Planning Instruments: RPS

Primary Legislation: SPA ☒ Other ☐

Submissions: No ☐ Yes ☐ Number: ☐ **Compliance with Public Notification:** ☐

Category 3 & 4: The Application Coordinator has conducted a peer review with the Senior Planner / Service Manager.

SP

SM

Print Name

Signature

	Yes	No	N/A
1. Are fully completed check sheets for codes attached?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are any consultation issues properly addressed in the Report?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are the grounds for any submissions properly addressed in the Report?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the Report properly addressed the relevant codes for Assessment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is the Recommendation / Decision consistent with RCC policy position and guidelines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is this application within the scope of delegate's authority?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are Infrastructure Charges Applicable for this application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Have the Infrastructure Charges Calculations been included in the Team Report?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

Compliance

- Does this application contain an approval period expiry (Sunset Clause)?
- Are there any conditions that outline a date and time for completion of an action (not including the currency period)?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If either of these questions are answered 'Yes' please pass the application to one of the DA Compliance Officers.

- Mark off Proclaim Event – (AM Decision)

[Signature] 1/3/17

Delegate - Signature

Date

QA Review Signature

Date

The Application Coordinator is excluded from signing as the delegate

Decision Notice Due Date:

Right to Information Release

Material Change of Use
156 Finucane Road Alexandra Hills QLD 4161
(MCU013013)

Application Type Proposed Use Property Description Location Land Area	Code Assessment Multiple Dwelling x 10 Lot 40 RP 79330 156 Finucane Road Alexandra Hills QLD 4161 2023.4000 Square Metres
Zoning Designated Community Infrastructure Overlays SEQ Regional Plan 2009-2031 - Land Use Category	MDR - Medium Density Residential N/A Road and Rail Noise Impact Overlay Urban Footprint
No. of Public Submissions Applicant Land Owner	N/A The Certifier Pty Ltd Mr S Aydin
Properly Made Date Start Decision Stage Statutory Decision Date	29/01/2013 29/01/2013 26/02/2013
Application Coordinator Delegate	Ken Burmeister David Jeanes
Officer's Recommendation	Approval with conditions

PURPOSE

This Category 2 application is referred to the Service Manager Planning Assessment for determination.

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for Material Change of Use on land at 156 Finucane Road, Alexandra Hills for the purpose of a Multiple Dwelling (10 units).

The key issues identified in the assessment are:

- Koala habitat;
- Access.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and the proposed development is considered to comply with the scheme. It is therefore recommended that the application be granted a Development Permit subject to conditions.

PLANNING HISTORY

There is no planning history pertaining to the proposed development.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate. A copy of the original proposal was provided to Councillor Beard.

DEVELOPMENT PROPOSAL & SITE DESCRIPTION

Site & Locality

The site has an area of 2023.4m² and is currently improved by a single dwelling and a shed, both of which will be removed.

The site has frontage to three roads – Finucane Road, St Anthony Drive and Queens Court Road. The site is vegetated with a number of koala habitat and other trees. The land slopes towards Finucane Rd.

The site is located on the northern side of Finucane Road and adjoins Medium Density Residential zoned properties to the east and west. The site is located opposite the Alexander Hills shopping centre and within walking distance to several schools. The site is serviced by frequent bus services on Finucane Road.

Proposal

The application is for a Material Change of Use for a Multiple Dwelling (10 units). The development consists of three (3) modules or buildings.

The buildings are double storey. The maximum height of the buildings is approximately 8.4m above natural ground level. The development has site coverage of 674.37m² or 33.3%.

Each dwelling unit consists of two (2) bedrooms, bathroom, living area, dining area, kitchen, laundry, patio area for upper floor units, and courtyard for ground floor units. The development includes communal open space area including BBQ facilities.

Vehicular access is provided from St Anthony Drive. A total of fourteen (14) car parking spaces are provided on site, being 1 disabled space, ten spaces for the units, two visitor spaces and one combined visitor/car wash bay. Resident covered car parking is provided in three detached carport structures.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009

The application has been made in accordance with the *Sustainable Planning Act 2009* Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application for Material Change of Use under the Redlands Planning Scheme.

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031.

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	<p>The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP and is classified as "Medium Value Other".</p> <p>The site design inhibits koala movement through the site to busy Finucane Road due to an acoustic fence being constructed along the frontage of the site. However access to the Eucalypt trees to be retained</p>

	<p>on-site from St Anthony's Drive will be possible. Conditions related to fauna friendly/proof fencing do not need to be provided, as relevant fencing details have been included on the Site Plan and Landscape Concept Plans to be approved.</p> <p>Conditions relating to the protection of koala habitat trees identified suitable for retention has been included to promote safe koala movement in accordance with Table 6, Column 2, Item 3 of the SEQ Koala Conservation SPRP.</p>
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
SPP 4/10 – Healthy Waters	The SPP 4/10 – Healthy Waters applies to the stormwater management of the proposed development that involves 6 or more additional dwellings. The applicant has provided a Site Based Stormwater Management Plan (SBSMP). The stormwater quality treatment measures specified on this SBSMP are generally approved in principle. Conditions relating to stormwater quality management of the development proposal have been set.

Redlands Planning Scheme

The application has been received and assessed under the Redlands Planning Scheme version 5.0.

Zone Code

The proposed use, a Multiple Dwelling, is a consistent (code assessable) use within the zone.

The proposal is considered to comply with the specific and overall outcomes for the zone. Appropriate conditions for noise, light and air quality impacts are recommended.

Use Code

The proposal is considered to comply with the specific and overall outcomes for the use code. Appropriate conditions visual privacy, and acoustic amenity outcomes are recommended.

Overlays

Road and Rail Noise Impact Overlay:-

The development is located adjacent to a main road and is affected by the road noise overlay. The applicants submitted an acoustic report to Department of Transport and Main Roads (DTMR) addressing the traffic noise concerns. This report is titled *Environmental Traffic Noise Level Study for Proposed Residential Development*, 156 Finucane Road, Alexandria Hills and prepared by David Moore and Associates Pty Ltd, Report No. R12095A/D2698/Rev.1/24.09.12 dated 24 September 2012.

The acoustic report concluded that acoustic barriers and specific building attenuation will be required for the proposed development to achieve the required noise criteria. DTMR endorses the acoustic report and have provided conditions relating to the acoustic barriers and building attenuation. Environmental Health also endorses the recommendations of the acoustic report.

Other Codes and Policies

	Comments	Conditioned	Complies
<i>Access and Parking Code</i>	On-site parking. The site is considered in compliance with minimum vehicle parking requirements (Table 1 – Minimum On-site vehicle Parking, Part 9, Schedule 1, - 14 Parking Units; submitted drawing 12-05-05, named Site Plan Site section, submitted to council 27-02--2013) Turning circles, and manoeuvring for service vehicle; internal driveway, and access were assessed and considered satisfactory.	Yes	Yes
<i>Excavation and Fill Code</i>	There are no major concerns with excavation and fill it would be conditioned as per part 11, section 9.12.3 of RPS. Detailed information will be assessed at compliance assessment stage.	Yes	Yes
<i>Erosion Prevention and Sediment Control Code</i>	No information has been provided with the application, submission of detailed information will be conditioned to be provided as per Part 11, section 9.4.5 of RPS. The requirements of the code will be conditioned.	Yes	Yes
<i>Development Near Underground Infrastructure Code</i>	Sewer network is located 3000mm from the south development boundary; no impacts or non-compliance with DNUI code are anticipated with the proposed development location. The requirements of this code will be conditioned.	Yes	Yes
<i>Infrastructure Works Code</i>	There are no concerns in terms of capacity for the available infrastructure. Standard conditions will be included into the approval document.	Yes	Yes
<i>Stormwater Management Code</i>	Stormwater management plan has been submitted and assessed, it is considered in compliance with the RPS requirements, and submission of detailed information at compliance assessment will be conditioned with this approval. There is a QUDM requirement for the Lawful Point of discharge (LPD). It must be under the control of local government or authority from whom permission to discharge must be received. Consequently the applicant has obtained permission from Main Roads for the proposed LPD.	Yes	Yes

Landscape Code	Concept landscaping details have been provided which demonstrate suitable landscaping treatment can be provided in compliance with the code.	Yes	Yes – with conditions
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Environmental Team Comments

The proposal will result in the removal of introduced plant species and native vegetation, including koala food trees. Although the site is not assessable against the Habitat Protection Overlay and the Koala Conservation SPRP, the zone code does include an overall outcome to maximise the retention of native plants. Environmental Assessment recommended at pre-lodgement that the proposed development be designed to result in the retention of existing koala habitat trees to the north of the site for fauna habitat reasons and to provide a buffer to adjacent development, considering that the site is within an area known that koalas exist.

The applicant provided an arborist report to determine if the development could incorporate existing trees. The supplied Tree Protection Management Plan, dated 10/08/12, prepared by a suitably qualified professional, has identified four (4) koala habitat trees suitable for retention.

Following a site visit and an assessment by Council's arborist, it has been determined that two of the four koala trees identified for retention in the Tree Protection Management Plan will require removal. Conditions regarding the replacement and protection of trees to be retained have been recommended.

INFRASTRUCTURE CHARGES

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The total Redland City Council infrastructure charge applicable to this development is **\$172,000**.

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution (amendment 1.3) July 2012:

10 units X \$20,000 = \$200,000
 – 1 x dwelling unit \$28,000
Total Charge: \$172,000

STATE REFERRAL AGENCIES

- **Department of Transport and Main Roads (Concurrence)**

The Department of Transport and Main Roads (DTMR) provided an early referral agency response dated 5 October 2012. The Department indicated no objection to the proposed development subject to referral agency conditions in regards to access, stormwater and noise attenuation measures. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

PUBLIC CONSULTATION

The proposed development is code assessable and did not require public notification. Therefore no submissions were received.

DEEMED APPROVAL

The approval of this application has not been issued under Section 331 of the *Sustainable Planning Act 2009*.

CONCLUSION

The site is zoned Medium Density Residential and is subject to a number of overlays which the applicant has satisfactorily addressed as part of the development proposal.

The key issues in the assessment were:

- Access;
- Koala habitat.

The applicant obtained an early referral agency response in regard to access which resulted in access being obtained from St Anthony Drive.

The applicant negotiated to replace several koala habitat trees that were to be removed from the site and has agreed to protect and maintain (or replace) one other koala habitat tree.

The proposal is considered to be consistent with the zoning of the site. Having due regard to the applicant's proposal, the supporting material submitted and the information noted above, there is no objection to the proposed development and it is recommended that a Development Permit be issued subject to conditions.

OFFICER'S RECOMMENDATION

It is recommended that a Development Permit Approval be issued for the Material Change of Use application for a Multiple Dwelling (10 units) on land described as Lot 40 RP 79330 and situated at 156 Finucane Road, Alexandra Hills, subject to the following conditions:

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<u>Approved Plans and Documents</u>	
2. Undertake the development in generally accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.	Prior to the use commencing and ongoing.

Plan/Document Title	Reference Number	Prepared By	Date
Survey Plan	12087-01 Rev A	Ken McDonald Surveys	June 2012
Landscape Concept	2012-061 SK01 Issue B	Jeremy Ferrier Landscape Architect	25/01/2013
Landscape Concept	2012-061 SK02 Issue A	Jeremy Ferrier Landscape Architect	25/01/2013
Landscape Concept	2012-061 SK03 Issue A	Jeremy Ferrier Landscape Architect	25/01/2013
Indicative Plant Palette	2012-061 SK04 Issue BA	Jeremy Ferrier Landscape Architect	25/01/2013
Existing Site Plan	12-05-04 Issue A	John Marsson & Associates Pty Ltd Architects	25/01/2013
Site Plan Site Section	12-05-05	John Marsson & Associates Pty Ltd Architects	25/01/2013
Site Plan – Part A Building 1	12-05-06 Issue B	John Marsson & Associates Pty Ltd Architects	25/01/2013
Site Plan – Part A Building 2	12-05-07 Issue C	John Marsson & Associates Pty Ltd Architects	25/01/2013
Site Plan – Part A Building 3	12-05-08 Issue C	John Marsson & Associates Pty Ltd Architects	25/01/2013
Site based Stormwater Management Plan	27641-12CH Rev B	Structeere Consulting Engineers	15/09/2012
Tree Protection Management Plan (TPMP) 156 Finucane Road, Alexandra Hills – Lot 40 RP79330	Rev A	Treescience Pty Ltd	10/08/2012
Environmental Traffic Noise Level Study for Proposed Residential Development, 156 Finucane Road, Alexandra Hills	R12095A/D2698/Rev.1/24.09.12	David Moore	24/09/2012

Table 1: Approved Plans and Documents

Land Dedication and Design

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|---|--|
| 3. Demolish all existing structures on site in accordance with the approved plans and cap all services prior to demolition commencing. | Prior to the use commencing. |
| 4. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours. | Prior to the use commencing and ongoing. |

Access, Roadworks and Parking**5. Provide a car wash bay that:**

- is roofed, bunded and drained to sewer via an approved oil interceptor/separator in accordance with Council's Trade Waste requirements;
- is designed so that the use of the oil interceptor/separator cannot be shared with any interceptor required for bin wash bays;
- limits the ingress of rainfall and overland flow;
- minimises water usage.

Prior to the use
commencing and
ongoing.

6. Provide fourteen (14) car parks in accordance with approved plan Site Plan Site Section 12-05-05 by John Marsson & Associates Pty Ltd Architects dated 25/01/2013. The total number of car parks must include:

- One (1) disability parking space;
- Ten (10) resident/owner parking spaces;
- Three (3) visitor parking spaces.

Prior to the use
commencing and
ongoing.

Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.

7. Submit to Council for approval, engineering plans and details showing the following frontage works are in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval:

- Footpath earthworks, topsoiling and turfing of all disturbed footpath areas where required;
- Reinstatement of concrete kerb and channel where required;
- Removal of all redundant vehicle crossovers;
- Entry treatment/access to the site;
- Adjustment and relocations necessary to public utility services resulting from these works;
- Reinstate and/or repair the existing footpaths where required;
- Adjustment and relocations necessary to public utility services resulting from these works;
- A minimum 4.5 m wide type R-RSC-3 permanent vehicular crossover to the St Antonys Drive frontage of the site.

As part of request for
compliance
assessment.

Compliance Assessment**8. Submit to Council, and receive approval for, Compliance Assessment for the documents and works referred to in Table 2:**

Prior to site works
commencing.

Document or Works Item	Compliance Assessor	Assessment Criteria
Landscape Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 8 – Landscape Code • Redlands Planning Scheme Part 9 Schedule 9 – Street Trees • Redlands Planning Scheme Part 9 Schedule 10 – Vegetation Species List • Redlands Planning Scheme Part 9 Schedule 12 – Weed Species List

		<ul style="list-style-type: none"> Redlands Planning Scheme Part 11 Policy 3 Chapter 3 – Landscaping and Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 10 – Parks and Open Space and Chapter 11 – Landscaping Redlands Planning Scheme Part 11 Policy 16 – Safer by Design Redlands Planning Scheme Part 11 Policy 17 – Streetscape Design Manuals.
Stormwater assessment or Stormwater Management Plan	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 8 Division 9 – Stormwater Management Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 6 – Stormwater Management Redlands Planning Scheme Part 9 Schedule 11 – Water Quality Objectives Water Sensitive Urban Design Technical Guidelines for South East Queensland State Planning Policy 4/10 – Healthy Waters State Planning Policy Guideline for Healthy Waters Queensland Urban Drainage Manual Australian Standard 3500.3:2003 – Plumbing and Drainage – Stormwater Drainage.
Water and Wastewater Supply and Reticulation	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 7 – Water Reticulation and Chapter 8 – Sewerage Reticulation.
Access and Parking Plans	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 15 – Access and Parking Australian Standard 2890.1:2004 – Parking Facilities – Off-street car parking Australian/New Zealand Standard 2890.6:2009 – Parking Facilities – Off-street parking for people with disabilities.
Road and Footpath Works	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 7 Division 4 – Domestic Driveway Crossover Code Redlands Planning Scheme Part 8 Division

		<ul style="list-style-type: none"> 7 – Infrastructure Works Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.
Sediment and Erosion Control Plan	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 4 – Erosion Prevention and Sediment Control Institution of Engineers Australia Erosion and Sediment Control Guidelines.
Earthworks Plans	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill Code Redlands Planning Scheme Part 8 Division 5 – Development Near Underground Infrastructure Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 12 – Excavation and Fill and Chapter 13 – Development Near Underground Infrastructure Australian Standard 2870:2011 – Residential Slabs and Footings Australian Standard 4678:2002 – Earth-retaining Structures Australian Standard 3798:2007 – Guidelines on Earthworks for Commercial and Residential Development.
Construction Management Plan	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding.
Electricity Reticulation Plan	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 9 – Electrical Reticulation and Street Lighting

Table 2: Compliance Assessment

Stormwater Management

<p>9. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> A lawful point of discharge - being Asset Number 147562, Manhole C1, located on Finucane Road, and as described on Appendix B of Stormwater Management Plan submitted by Structure Consulting engineers. 	<p>Prior to the use commencing and ongoing.</p>
<p>10. Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>11. Submit to Council, and receive Compliance Assessment approval for, detailed drawings of the proposed stormwater quality treatment systems and any associated works that are generally in accordance with the approved Site Based Stormwater Management Plan, and addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, Schedule 11 Water Quality Objectives and the following:</p> <ul style="list-style-type: none"> An electronic copy of the MUSIC model; A stormwater maintenance plan, including but not limited to, details of the maintenance programme and annual reporting to Council of compliance with the maintenance program and system performance. 	<p>As part of request for compliance assessment.</p>

Waste Management

<p>12. Install a screened refuse storage area on site for each dwelling unit, as indicated on the approved plans of development, for the storage of a minimum of two (2) waste collection bins per unit (i.e. one waste bin and one recycle bin for each unit) in accordance with the Redlands Planning Scheme Policy 9 Chapter 16 – Waste Management.</p>	<p>Prior to the use commencing and ongoing.</p>
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Infrastructure and Utility Services

<p>13. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p>14. Connect the development to external reticulated sewer, external reticulated water and underground electricity supply in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval.</p>	<p>Prior to the use commencing.</p>
<p>15. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.</p>	<p>Prior to site works commencing.</p>

Vegetation Protection

<p>16. Retain and protect koala habitat trees, identified as trees number 4 and</p>	<p>During Construction</p>
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25 (1 x *Corymbia maculata* and 1 x *Eucalyptus racemosa*) within the approved Tree Protection Management Plan. The exemptions of Local Law 6 Protection of Vegetation do not apply to any of these trees.

and ongoing.

17. Implement the recommendations of the approved *Tree Protection Management Plan (TPMP) 156 Finucane Road, Alexandra Hills – Lot 40 RP79330* by Treescience Pty Ltd dated 10/08/2012 related to the protection of trees number 4 and 25 to be retained.

During Construction.

18. Appoint a suitably qualified arborist to supervise any works required to be undertaken within and adjacent to the Tree Protection Zones of trees to be retained and conduct necessary remedial actions ensuring the long term health and viability of the trees. Where during works the supervising arborist identifies that works will result in damage to the root zone required for the long-term viability of a tree to be retained, the tree is to be removed and replaced with one (1) *Eucalyptus* tree of the species *Eucalyptus Seeana*.

During Construction.

Fauna Management

19. Provide a complete copy of the accredited spotter's Rehabilitation Permit before seeking a pre-start meeting at Operational Works stage. The appointed spotter-catcher is to attend the pre-start meeting.

Prior to requesting a pre-start meeting

Health and Environment

20. Acoustic Barriers

Construct a 2.1m and 1.8m high acoustic barrier as follows:

- An acoustic fence of 2.1 metres in height must extend to the western side boundary of the subject site with 1.8 metre high returns with a minimum length of 20 metres;
- As the 2.1 metre high acoustic barrier is crossing the access path, a gate must be incorporated into this barrier. The top of this gate must be the same height as the acoustic barrier, have a minimum surface area density of 12.5 kg/m², be gap free, fully jammed on both sides and the gap at the base of this gate must not be greater than 10-12 mm from the finished level of the path.

Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 12.5kg/m² and total leakage of less than 1% of the total area. Guidance on the design of the barriers is provided in *Environmental Traffic Noise Level Study for Proposed Residential Development*, 156 Finucane Road, Alexandria Hills and prepared by David Moore and Associates Pty Ltd, Report No. R12095A/D2698/Rev.1/24.09.12 dated 24 September 2012.

Prior to the use commencing and ongoing.

21. Pre Construction Acoustic Barrier Certification

Provide plans and specifications detailing the design and construction of the noise barriers as a part of the application for compliance assessment. Ensure this is certified by a suitably qualified acoustic consultant indicating that the noise barrier achieves the requirements of this decision notice, *Environmental Traffic Noise Level Study for Proposed Residential Development*, 156 Finucane Road, Alexandria Hills and prepared by David Moore and Associates Pty Ltd, Report No. R12095A/D2698/Rev.1/24.09.12 dated 24 September 2012 and Redland

As part of request for compliance assessment.

Planning Scheme Policy 5 - Environmental Emissions.

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| <p>22. Post Construction Acoustic Barrier Certification</p> <p>Submit post construction certification for the acoustic barrier to Council. The certification must be provided by a suitably qualified acoustic consultant and must demonstrate that the conditions of this development approval relating to noise are achieved and (where not otherwise specified) confirm that the predicted noise levels <i>Environmental Traffic Noise Level Study for Proposed Residential Development</i>, 156 Finucane Road, Alexandria Hills and prepared by <i>David Moore and Associates Pty Ltd</i>, Report No. R12095A/D2698/Rev.1/24.09.12 dated 24 September 2012 have been achieved.</p> | <p>Prior to the use commencing.</p> |
| <p>23. Building Attenuation</p> <p>Incorporate acoustic attenuation into the development as specified in Table 3 of <i>Environmental Traffic Noise Level Study for Proposed Residential Development</i>, 156 Finucane Road, Alexandria Hills and prepared by <i>David Moore and Associates Pty Ltd</i>, Report No. R12095A/D2698/Rev.1/24.09.12 dated 24 September 2012.</p> | <p>Prior to the use commencing.</p> |
| <p>24. Pre Building Construction Certification</p> <p>Submit building and construction plans that have been certified by a suitably qualified acoustic consultant to Council as a part of the application for compliance assessment. These must demonstrate that the development complies with the conditions of this approval and <i>Environmental Traffic Noise Level Study for Proposed Residential Development</i>, 156 Finucane Road, Alexandria Hills and prepared by <i>David Moore and Associates Pty Ltd</i>, Report No. R12095A/D2698/Rev.1/24.09.12 dated 24 September 2012.</p> | <p>As part of request for compliance assessment.</p> |
| <p>25. Post Building Construction Certification</p> <p>Submit to Council post construction certification by a suitably qualified acoustic consultant for the affected buildings prior to the commencement of use. This certification must demonstrate that the development complies with the conditions of this approval and <i>Environmental Traffic Noise Level Study for Proposed Residential Development</i>, 156 Finucane Road, Alexandria Hills and prepared by <i>David Moore and Associates Pty Ltd</i>, Report No. R12095A/D2698/Rev.1/24.09.12 dated 24 September 2012.</p> | <p>Prior to the use commencing.</p> |

Landscape Works

- | | |
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| <p>26. Submit landscape plans to Council for Compliance Assessment in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval. Include the following items:</p> <ul style="list-style-type: none"> • Designs that are generally in accordance with landscape concept plans for approval as part of the MCU; • Details of street tree planting in accordance with the Redlands Planning Scheme Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme, unless otherwise approved as part of the compliance assessment approval; | <p>As part of request for compliance assessment.</p> |
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- A maintenance plan for the entire landscaping component of the development;
- Details of lighting to communal open space, driveways, public car parks and footpaths within the site;
- A tree management plan prepared in accordance with Section 9.11.6.3 of the Redlands Planning Scheme Policy 9;
- A plan showing the tree protection zones (TPZs) around existing trees identified for retention on the approved plans. The TPZs must be determined in accordance with Australian Standard A.S.4970-2009 – Protection of Trees on Development Sites;
- Provide an amended Landscape Plan, generally in accordance with the approved Landscape Concept Plan, that provides two koala food trees of the species *Eucalyptus Seeana*, to replace trees number 1 and 3 to be removed. The new trees are to be located generally in the vicinity of the existing trees.

ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out. Please be aware that details of any further approvals, other than a Development Permit or Compliance Permit, are provided in the 'Advice' section of this decision.

- Building Works approval.
- Building works – demolition:
 - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development. Referral Agency Assessment through Redland City Council is required to undertake the removal works.

REFERRAL AGENCY CONDITIONS

- **Queensland Department of Transport and Main Roads (DTMR)**
Refer to the attached correspondence from the DTMR dated 5 October 2012 (DTMR reference TMR12-002950).

ASSESSMENT MANAGER ADVICE

- **Other Approvals**
Please be aware that other approvals may be required for your development. This includes, but is not limited to, the following:
 - Compliance assessment as detailed in Table 2 of the conditions.
 - Plumbing and drainage works.
 - Capping of Sewer – for demolition of existing buildings on site.
 - Road Opening Permit – for any works proposed within an existing road reserve.
- **Infrastructure Charges**
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.
- **Live Connections**
Redland Water is responsible for all live water and wastewater connections. It is recommended that contact be made with Redland Water to arrange live works associated with the development.

Further information can be obtained from Redland Water on 1300 015 561.

- **Sea Level Rise**

The Queensland Coastal Plan (QCP) commenced on 3 February 2012. The QCP predicts sea level rise in the future. The projections in the QCP should be taken into account in the planning and development of the site in order to protect the safety of people and property. Further to this, the State Government has published the Draft Coastal Protection State Planning Regulatory Provision. This planning instrument took effect on 8 October 2012 and suspends the operation of the QCP relevant to development assessment.

Development Permits issued by Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on sea level rise. Independent advice about this issue should be sought.

- **Hours of Construction**

Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Survey and As-constructed Information**

Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:

- a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
- b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
- c) An extract from Department of Natural Resources and Mines SCDM database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council received a signed declaration from the consultant agreeing to Council's terms and conditions in relation to the use of the supplied information.

Where specific areas within a lot are being set aside for a special purpose, such as building sites or environmental areas, these areas should be defined by covenants. Covenants are registered against the title as per Division 4A of the *Land Title Act 1994*.

- **Services Installation**

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- **Fire Ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au

- **Cultural Heritage**

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.

- **Fauna Protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

- **Environment Protection and Biodiversity Conservation Act**

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

Right to Information Request

Development Approval Assessment Summary – MCU

Application Number:	MCU013013
Approval:	Multiple dwelling (10 units)
Staged Development:	n/a
Approval Date:	01/03/2013
Site Address:	156 Finucane Rd, Alexandra Hills

Approved Proposal Plan Number:	
---------------------------------------	--

Zone changes proposed/recommended:

Note: This does not just relate to 'rezoning' – zone changes may be recommended due to the approved layout. For example the road alignment may vary from the current CP7 zoning & as a result a new residential lot will be partially located in the CP7 zone. In this case the recommendation would be that the residential lot be zoned Urban Residential (ie amend the CP7 zone to follow the approved road alignment).

Lots as per approved plan	Current Zone	Proposed Zone
n/a		

Covenants approved for:

	Lots as per approved plan
Noise	n/a
Vegetation protection	n/a

Easements approved for:

	Lots as per approved plan
n/a	

SPA s242 – preliminary approval to vary the affect of the RPS

Is the application a s242 approval?	n/a
What aspects of the RPS are being varied?	n/a

Superseded Planning Scheme

Has the development been approved under a superseded planning instrument?	n/a
What scheme/version:	n/a

Land Dedication

Lots as per approved plan	Purpose of dedication (eg open space, roads)
n/a	

Infrastructure Charges	
What is the amount of infrastructure charges payable for this development?	\$172,000
Calculation of this charge:	10 units X \$20,000 = \$200,000 – 1 x dwelling unit \$28,000 Total Charge: \$172,000
What is the trigger for payment?	

Trunk Infrastructure	
Provide details of trunk infrastructure provided, either by condition or Infrastructure Agreement:	n/a

Flood Study:	
Provide details of any flood study submitted and approved – reference the title, who prepared it and the DataWorks doc number for the study.	n/a

Overlay Amendment Recommendations		
<p>Note: The purpose of this is to provide advice to City Planning and Environment about the assessment of this development application in regards to the overlays and whether it is recommended that the mapped area of certain overlays be adjusted to reflect works undertaken as a result of this approval.</p>		
<p>The post approval column should reflect the overlay mapping as it stands at the time of assessment. For example, if you look at the approved layout and it proposed Lots 2, 4 and 8 are in the Flood overlay, you would list Lots 2, 4 and 8 in the post approval column. However, perhaps because of filling works proposed as part of the development you will also list Lots 2, 4 and 8 in the RPS amendment column.</p>	<p>Post Approval</p> <p>The following overlays should be present on the listed lot numbers (note you will need to consider the lot layout with the current overlay mapping):</p>	<p>RPS amendment recommendations</p> <p>It is recommended the overlay mapping be adjusted so that the following lots are no longer subject to these overlays:</p>
Acid Sulphate Soils	n/a	
Airspace and Aviation Facilities	n/a	
Bushfire Hazard	n/a	
Electricity Infrastructure	n/a	
Extractive Resources	n/a	
Flood Prone, Storm Tide & Drainage Constrained Land	n/a	
Habitat Protection	n/a	
Heritage Place & Character Precinct	n/a	
Protection of the Poultry Industry	n/a	
Road and Rail Noise Impacts	n/a	
Water Supply Catchments	n/a	
Waterways, Wetlands & Moreton Bay	n/a	
Landslide Hazard	n/a	
South East Thornlands	n/a	
Kinross Road	n/a	

Dated 01/03/2013 and signed by
Planning Assessment



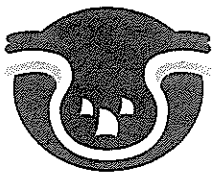
Planner
Planning Assessment

David Jeanes
Service Manager
Planning Assessment Team



s/ Planner
Planning Assessment

Right to Information Release



Redland
CITY COUNCIL

Redland City Council
ABN 86 058 929 428

Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163

PO Box 21,
Cleveland Qld 4163

Telephone 07 3829 8999

Facsimile 07 3829 8765

Email rcc@redland.qld.gov.au
www.redland.qld.gov.au

06 December 2013

Structerre Consulting Engineers
67 Links Avenue
EAGLE FARM QLD 4009

Our Ref:
File No: OPW001542
Contact: Engineering Assessment

Dear Sir/Madam

ROAD OPENING PERMIT
156 Finucane Road Alexandra Hills QLD 4161

Your application for a "Road Opening Permit" to carry out works adjacent to 156 Finucane Road Alexandra Hills QLD 4161 and described as Lot 40 RP 79330 Vol 13574201 has been assessed. You are advised that Council grants such a Road Opening Permit for part road closure to construct stormwater drainage, removal of existing driveway footpath crossing, and restoration of road pavement, kerb and channel and footpath along Finucane Road, subject to the following conditions:

1. Temporary road signs and lighting shall be installed and maintained in accordance with the Main Roads Department Manual of Uniform Traffic Control Devices as detailed in this application and is to be monitored and controlled by a qualified Traffic Controller at all time;
2. The bond in the sum of \$2500.00 received with the application is acceptable and will be returned upon satisfactory completion of the works within the time stated subject to any extension of time approved by Council;
3. The bond will be applied without notice to the rectification of any deficiency in the maintenance of signs and any deficiency in the maintenance of the works, which will impair traffic and personal safety. Although every attempt will be made to contact the contractor if rectification work is required, circumstances may exist where Council will have to carry out rectification in the interests of public safety in which case costs will be recovered from the bond;
4. All works shall be carried out to the relevant Council Local Laws, standards and policies;
5. Provide signs for the detour of pedestrian, wheelchairs and cyclists to guide them and ensure their safety at the frontage of the site to Finucane Road.
6. Council acknowledges receipt copy of Certificate of Insurance, and that Council is included as "Interested Party".
7. The applicant shall call for Council inspection when the works have been completed and should make written application for a refund of the bond paid.
8. This permit shall be valid from 12/12/2013 until 31/1/2014 between the hours of 7.00am and 7.00pm. To extend the time of the permit, please provide an updated WorkCover insurance currency certificate, before this permit expires.
9. Council notes that the applicant has lodged a Traffic Management Plan provided by Elite Traffic Group. This plan is not certified by Council and has been certified by a suitably qualified professional under Queensland Workplace Health and Safety Act (John Wood, ID 14823, Traffic Management Level 4 Course).

10. Before commencing works, the contactor has to present a police permit from **Queensland Police Services** and notify **Emergency Services** of the traffic control by facsimile.
11. **RESPONSIBILITIES FOR SAFETY AT WORK SITE.** The organization responsible for construction or maintenance operations on road needs to be aware of its responsibilities for any injury to road users or damage to property as a result of such operations. There is a further obligation to provide a safe workplace environment which minimises, as far as practicable, the likelihood of injury to workers by traffic within or adjacent the work area. To meet these obligations, the organisation should ensure personnel are appropriately trained. Principals and Contractors need to be aware of the requirements of State OHS legislation and be prepared to implement them as they apply to this obligation.
12. **RESPONSIBILITIES OF PERSON IN CONTROL.** The person in control of construction, maintenance or other works which requires the use of a traffic guidance scheme should give attention to the following:
- (a) Be mindful of their responsibilities to provide, as far as practicable, safe and convenient travelling conditions for road users and a safe workplace for personnel and plant under their control.
 - (b) Remember that they, and personnel under their control, should at all times be courteous to road users. Personnel should not allow themselves to be provoked by members of the public. By exercising restraint they will strengthen their position both then and in the event of any subsequent injury into an accident or during any subsequent proceedings.
 - (c) Ensure that personnel assigned to signing the works area adequately trained to perform the task and that traffic controllers are appropriately trained and informed of their duties.
 - (d) Be familiar with, and act as far as practicable with the provision of MUTCD Part 3.
13. **Supervisory personnel** engaged on works which require the use of a traffic guidance scheme shall keep the records of daily routine task such as: before work starts, during hours of work, closing down at the end of the day and after hours.

In the case of accidents, either witnessed or reported, involving the public or from which legal proceeding might arise, the actual type, size and location of signs and devices in use at the time of the accident should be recorded and sign arrangement photographed for subsequent reporting. Details of the actual width and conditions of the travelled path and weather conditions should be also recorded. This information may be critical should legal proceeding result from an accident. In such cases, the organization is often requested to provide details of signs and devices erected at works carried out in the distant past and which cannot be accurately answered unless records are kept.

Should you have any further enquires please do not hesitate to contact Ian Kennedy of Council's Engineering Assessment on 3829 8955.

Yours faithfully

Juan F Pardo C

**Engineering Team Manager
City Planning and Assessment**

SPA – Compliance Assessment
156 Finucane Road Alexandra Hills QLD 4161
OPW001542

Application Type	SPA Compliance Assessment SPA - 15 Day Compliance Assessment – Civil Works
Approved Use	Operational works (Civil only)- Multiple dwelling x 10
Property Description	Lot 40 RP 79330 Vol 13574201
Location	156 Finucane Road Alexandra Hills QLD 4161
Land Area	2023.4000 Square Metres
Applicant	Structerre Consulting Engineers
Land Owner	Home Town Villas Pty Ltd
Date of Receipt	16/10/2013
Date Properly Made	16/10/2013
Start Decision Stage	16/10/2013
Action Notice Issued	N/A
Statutory Decision Date	06/11/2013
Related Approval	MCU013013
Assessment Manager	Ian Kennedy
Manager/Senior	Juan Pardo Cortes
Officers Recommendation	Compliance Certificate Approval

PROPOSAL

The request for compliance assessment involves internal and external civil works in association with Operational works (Civil works only) - Multiple dwelling x 10 located at 156 Finucane Road Alexandra Hills QLD 4161. The request is a requirement of The Decision Notice – Development Permit - MCU013013 dated 4 March 2013.

CONSULTATION

The Engineering Assessment Team has consulted with the following internal and external groups or individuals:

- **Commercial Plumbing Team**
Comments: N/A
- **Environment Officer**
Comments: (a) Applicant to comply with Clause 20 of Decision Notice MCU013013 – Acoustic Barriers, Prior to the use commencing and ongoing; and..
 (b) Applicant to comply with Clause 21 of Decision Notice MCU013013 – Pre Construction Acoustic Barrier Certification, Prior to commencement of construction of civil works.
 (c) Review of the submitted MUSIC Model has confirmed that the proposed treatment train is effective in reduction of stormwater pollutants.
- **Landscaping Officer**
Comments: N/A – Separate landscaping application to be made by applicant.
- **Infrastructure Development**
Comments: N/A

- **Planning Assessment**

Comments: N/A

APPLICATION ASSESSMENT

Parent Approval

The parent approval for this OPW is MCU013013, RCC DataWorks Document Number 6944202, and is still current.

The OPW proposal is generally in accordance with the MCU approval and achieves compliance with relevant conditions of this approval, except for Health and Environment clauses 20 and 21 which are to be complied with in the timeframes described in the Environment Officer Comments (a) and (b) above.

Stormwater Assessment :

A stormwater report was submitted at MCU stage, this was accepted by Council engineering team as a concept study for the development. Following the engineering input in that report and in conjunction with the plans submitted with the OPW001542 report, engineering officers have considered them to be in compliance with RPS requirements because the following overall outcomes of the Stormwater Management Code have been satisfied:

- I. Effective management of the quantity and quality of stormwater run-off;
- II. Stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands, and Moreton Bay;
- III. Provision of efficient and effective stormwater management that provides adequate protection for people and property from the effects of overland flow or flooding;
- IV. Maintenance of the natural flow regime of stormwater through the application of water sensitive urban design (WSUD) principles.

Water and Wastewater Supply and Reticulation:

- I. Redland Water to replace existing DN 100 sewer property connection with new DN150 property connection located as shown on Drg. No. SE01B at the applicant's expense.
- II. Redland Water to provide new 50mm water service and meter as shown on Drg. No. W01B at the applicant's expense.

Access and Parking Plans:

- I. The existing redundant driveway footpath crossover in Finucane Road is to be removed and the kerb and channel reinstated in accordance with RSC Standard Drawing R-RSC-6.
- II. Proposed new 4.5 metre wide driveway footpath crossover is to be constructed in St Anthony Drive in accordance with RSC standard drawing R-RSC-3 located as shown on Drg. No. R02D.
- III. Provision of a car wash bay as required by condition 5 of the Decision Notice is satisfied by details shown on submitted drawing -D01F.
- IV. Provision of 14 carparking spaces as required by condition 6 of the Decision Notice is satisfied by details shown on submitted drawings nos. -D01F, & -D02F.

Waste Management:

- I. Provide screened refuse bin storage on site for 20 waste collection bins (two (2) per unit) in accordance with condition 12 of the Decision Notice. Currently only 18 bins are shown on the MCU013013 Site Plan Drg. No.12-05-05 and OPW001542 Surface Treatment Plan Drg. No. -R02D.

Road and Footpath Works:

Notes are provided on submitted drawings nos. –D01F and –D02F (Finucane Road and St. Anthony Drive respectively) requiring that 'Any redundant driveway crossovers and drainage outlets from the kerb and channel including any associated pipe work across the footway to be removed and reinstate the kerb and channel to Local Authority current specifications and standards'.

Erosion and Sediment Control:

The submitted drawings include the following:

- I. Erosion & Sediment Control Layout Plan – Drg. No. –M01C;
- II. Erosion & Sediment Control Notes – Drg. No. – M02B;
- III. Stormwater, Erosion & Sediment Control Management Plan – Drg. No. – M03B;
- IV. Stormwater, Erosion & Sediment Control Management Plan – Drg. No. – M04B.

The information and details provided on the above drawings are considered to be adequate for the proposed development.

Relevant Legislation and Policies

The MCU identifies the following assessment criteria:

Document or Works Item	Compliance Assessor	Assessment Criteria
Stormwater assessment or Stormwater Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 9 – Stormwater Management Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 6 – Stormwater Management • Redlands Planning Scheme Part 9 Schedule 11 – Water Quality Objectives • Water Sensitive Urban Design Technical Guidelines for South East Queensland • State Planning Policy 4/10 – Healthy Waters • State Planning Policy Guideline for Healthy Waters • Queensland Urban Drainage Manual • Australian Standard 3500.3:2003 – Plumbing and Drainage – Stormwater Drainage.
Water and Wastewater Supply and Reticulation	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 7 – Water Reticulation and Chapter 8 – Sewerage Reticulation.
Access and Parking Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 15 –

		<p>Access and Parking</p> <ul style="list-style-type: none"> • Australian Standard 2890.1:2004 – Parking Facilities – Off-street car parking • Australian/New Zealand Standard 2890.6:2009 – Parking Facilities – Off-street parking for people with disabilities.
Road and Footpath Works	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 4 – Domestic Driveway Crossover Code • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.
Sediment and Erosion Control Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 4 – Erosion Prevention and Sediment Control • Institution of Engineers Australia Erosion and Sediment Control Guidelines.
Earthworks Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill Code • Redlands Planning Scheme Part 8 Division 5 – Development Near Underground Infrastructure Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 12 – Excavation and Fill and Chapter 13 – Development Near Underground Infrastructure • Australian Standard 2870:2011 – Residential Slabs and Footings • Australian Standard 4678:2002 – Earth-retaining Structures • Australian Standard 3798:2007 – Guidelines on Earthworks for Commercial and Residential Development.
Construction Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding.
Electricity Reticulation Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 9 – Electrical Reticulation and Street Lighting

The assessment checklist is attached as Appendix A.

The proposal complies with the assessment criteria listed above.

OFFICER'S RECOMMENDATION

It is recommended that a Compliance Certificate be issued for the civil works on land described as Lot 40 RP 79330 Vol 13574201 located at 156 Finucane Road Alexandra Hills QLD 4161, subject to the following conditions:

ASSESSMENT MANAGER CONDITIONS

TIMING

1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.

Approved Plans and Documents

2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.

Prior to the use commencing.

Ongoing condition.

Plan/Document Title	Reference Number	Prepared By	Date
Locality Plan & Drawing Index	27641-12CH- G01	Structerre Cnsltng. Engrs	No date
Stormwater Layout Plan	27641-12CH- D01-F	Structerre Cnsltng. Engrs.	1/10/13
Stormwater Layout Plan	27641-12CH- D02-F	Structerre Cnsltng. Engrs.	1/10/13
Stormwater Notes & Details	27641-12CH- D03-C	Structerre Cnsltng. Engrs.	26/9/13
Stormwater Detention Tank & Details	27641-12CH- D04-D	Structerre Cnsltng. Engrs.	1/10/13
Stormwater Long Sections	27641-12CH- D05-C	Structerre Cnsltng. Engrs.	26/9/13
Stormwater Quality & Quantity	27641-12CH- D06-A	Structerre Cnsltng. Engrs.	16/9/13
Drains Calcs Results- 1 of 2	27641-12CH- D07-A	Structerre Cnsltng. Engrs.	16/9/13
Drains Calcs Results- 2 of 2	27641-12CH- D08-A	Structerre Cnsltng. Engrs.	16/9/13
Earthworks Layout Plan	27641-12CH- E01-B	Structerre Cnsltng. Engrs.	26/9/13
Earthworks Layout Plan	27641-12CH- E02-B	Structerre Cnsltng. Engrs.	26/9/13
Typical Sections	27641-12CH- E03-B	Structerre Cnsltng. Engrs.	26/9/13
Retaining Wall Details	27641-12CH- E04-B	Structerre Cnsltng. Engrs.	26/9/13
Retaining Wall Details	27641-12CH- E05-B	Structerre Cnsltng. Engrs.	26/9/13
Erosion & Sediment Control Layout Plan	27641-12CH- M01-C	Structerre Cnsltng. Engrs.	26/9/13
Erosion & Sediment Control Notes	27641-12CH- M02-B	Structerre Cnsltng. Engrs.	16/9/13
Stormwater, Erosion &	27641-12CH- M03-B	Structerre Cnsltng. Engrs.	16/9/13

Sediment Management Plan	Control			
Stormwater, Erosion & Sediment Management Plan		27641-12CH- M04-B	Structerre Cnsltg. Engrs.	16/9/13
Surface Treatment Plan		27641-12CH- R01-D	Structerre Cnsltg. Engrs.	1/10/13
Surface Treatment Plan		27641-12CH- R02-D	Structerre Cnsltg. Engrs.	1/10/13
Pavement Notes		27641-12CH- R03-B	Structerre Cnsltg. Engrs.	16/9/13
Pavement Details		27641-12CH- R04-C	Structerre Cnsltg. Engrs.	26/9/13
Access Longitudinal Section – MC01		27641-12CH- R05-C	Structerre Cnsltg. Engrs.	26/9/13
Control Line Setout & Table		27641-12CH- R06-B	Structerre Cnsltg. Engrs.	1/10/13
Control Line Setout & Table		27641-12CH- R07-B	Structerre Cnsltg. Engrs.	1/10/13
Control Line Setout Plan		27641-12CH- R08-A	Structerre Cnsltg. Engrs.	26/9/13
Control Line Setout Plan		27641-12CH- R09-A	Structerre Cnsltg. Engrs.	26/9/13
Sewer Layout Plan		27641-12CH- SE01-B	Structerre Cnsltg. Engrs.	26/9/13
Water Connection Plan		27641-12CH- W01-B	Structerre Cnsltg. Engrs.	26/9/13
Acoustic Barrier Detail		27641-12CH- N01-A	Structerre Cnsltg. Engrs.	26/9/13

Table 1: Approved Plans and Documents

General

- | | |
|---|---|
| <p>3. Pay to Council any and all costs incurred by Council for any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval.</p> | <p>Prior to on maintenance or the use commencing, whichever is the sooner.</p> |
| <p>4. Rectify any damage to Council infrastructure as a result of construction activities, at no cost to Council.</p> | <p>Prior to the compliance inspection or the use commencing, whichever is the sooner.</p> |
| <p>5. Provide written certification from a Registered Professional Engineer Queensland (RPEQ) certifying that all civil works have been completed in accordance with the approved drawings and specifications and to the applicable Australian Standards.</p> | <p>Prior to the compliance inspection or the use commencing, whichever is the sooner.</p> |

- | | |
|---|--|
| <p>6. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.</p> | <p>Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.</p> |
| <p>7. Maintain all contributed assets for a minimum period of 12 months from the date the works are accepted on maintenance by Council. The works will be accepted off maintenance only where the works have been suitably maintained to any manufacturer's specifications and Council standards and are fit for purpose.</p> | <p>During the on maintenance period.</p> |
| <p>8. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.</p> | <p>During construction.</p> |

Inspections

- | | |
|---|--|
| <p>9. Arrange with Council for the following inspections to be carried out at the following stages:</p> <ul style="list-style-type: none"> a) Pre-start – must be undertaken prior to any works commencing on the site or external to the site. b) Box inspection of driveway crossover and concrete footpath with reinforcing in place and prior to the concrete being poured. Reinforcing mesh must be supported on bar chairs. c) On maintenance – on completion of all civil works to be transferred into public ownership as required by this approval and its conditions and prior to the commencement of the 12 months maintenance period. d) Off maintenance – at the end of the minimum 12 months maintenance period. e) Compliance inspection - on completion of the development in accordance with the approval and its conditions. | <p>As identified in the condition.</p> |
| <p>10. The contributed assets must be accepted on maintenance and the development must pass a Compliance Inspection before the use commences. This includes external stormwater infrastructure in Finucane Road between structures 2/1 and EX/1 as shown on Drg. No. –D01F.</p> | |

Bonds

11. Lodge a Maintenance Bond for external stormwater infrastructure in Finucane Road between structures 2/1 and EX/1 as shown on Drg. No. -D01F, to the greater value of either;

- a) 5% of the agreed development works obligations; or
- b) \$2,500.

This bond shall be returned after formal acceptance by the Council of the works Off Maintenance and the transfer of the applicable works to Council.

Prior to works being accepted maintenance Council.

Roadworks

12. Submit and have approved by Council a Road Opening Approval for any works being undertaken within the road reserve. Provide the following to Council as part of the application:

- a) A completed application form and associated fee, at the rate applicable at the time of payment. The current rate for the 2013/2014 Financial Year is calculated at \$2,725.00, which incorporates a refundable bond and a \$225.00 non-refundable application fee.
- b) A copy of the contractor's Workcover insurance currency certificate.
- c) A copy of the contractor's Public Liability insurance currency certificate. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.
- d) Submission of a Traffic Management Plan (TMP) that includes proposed haul routes for construction vehicles and that is prepared by a person who holds a Traffic Management Level 3 Accreditation and is authorised by a Level 4 Traffic Management Auditor.

Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.

13. Construct driveway crossover(s) in accordance with the Redlands Planning Scheme Standard Drawing number R-RSC-3, and reinstate kerb and channel at redundant driveway crossover in Finucane Road in accordance with R-RSC-6.

Prior to the compliance inspection or the use commencing, whichever is the sooner.

14. Construct disabled parking bay with pavement grades that do not exceed 1:33 for bitumen seal and 1:40 in other cases.

Prior to the compliance inspection or the use commencing, whichever is the sooner.

Earthworks, Sediment and Erosion Control

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| 15. Install erosion and sediment control devices in accordance with the approved plans. | Prior to works commencing. |
| 16. Maintain all erosion and sediment control devices for the duration of construction. | During construction phase. |
| 17. Undertake all reasonable and practicable measures to prevent or minimise the release and concentration of prescribed water contaminants (as defined in the <i>Environmental Protection Act 1994</i>). | During construction phase. |
| 18. Limit exposure of soils to direct rainfall or runoff as much as practically possible through the efficient staging of works and stabilisation of exposed areas as soon as possible. | During construction phase. |
| 19. Provide a stabilised construction exit at the exit point for the site. Maintain this area so that no loose debris is deposited on to adjoining roadways. Remove any material brought onto the road as soon as possible. | During construction phase. |
| 20. Stabilise all stockpiles and batters as soon as practically possible, through a combination of grass seeding and other industry accepted methods, to limit exposure to erosive forces. Install sediment controls and manage surface stormwater flows such that erosion of stockpiles, batters or embankments is not caused by concentrated stormwater flows. | During construction phase. |
| 21. Implement dust control measures to prevent dust nuisance to adjoining properties. | During construction phase. |
| 22. Undertake all filling, including compaction of fill, in accordance with A.S.3798 'Earthworks for Commercial and Residential Developments'. | During construction phase. |
| 23. Provide certification from a Registered Professional Engineer Queensland (RPEQ) for the design and construction of retaining walls in relation to stability and resistance to overturning and sliding (overall safety factor of 1.5) in accordance with AS1170.1 and AS3600. | Prior to compliance inspection or the use commencing, whichever is the sooner. |

Stormwater Management

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| <p>24. Implement stormwater quality management in accordance with the approved civil plans.</p> | <p>Prior to the compliance inspection or the use commencing, whichever is the sooner, and ongoing.</p> |
| <p>25. Provide a stormwater maintenance plan in accordance with Condition 11 of the MCU013013 Development Decision Notice dated 04/03/2013.</p> | <p>Prior to requesting a prestart meeting.</p> |

Services

- | | |
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| <p>26. Maintain all internal stormwater management devices for the life of the development in accordance with approved documentation and to manufacturer's specifications.</p> | <p>Ongoing condition.</p> |
| <p>27. Connect the development to the existing reticulated water supply via. a 50mm water service and meter.</p> <p>Advice: All live connections must be undertaken by Redland Water at the developer's expense.</p> | <p>Prior to the compliance inspection or the use commencing, whichever is the sooner.</p> |
| <p>28. Connect the development to the existing reticulated sewerage system by replacing the existing DN100 sewer property connection with a DN150 property connection.</p> <p>Advice: All live connections must be undertaken by Redland Water at the developer's expense.</p> | <p>Prior to the compliance inspection or the use commencing, whichever is the sooner.</p> |

Right to Information

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| <p>29. Provide Council with a complete set of the approved and signed for construction electrical plans. The plans must be dated and approved for construction in the title block.</p> | <p>Prior to works commencing.</p> |
| <p>30. Install underground electricity (U/G pillar from O/H network) and telecommunication conduits to service the proposed development in accordance with the requirements of the relevant service provider and the Redlands Planning Scheme Infrastructure Works Code and Planning Scheme Policy 9 – Infrastructure Works. Provide Council with written confirmation of the service provider agreements to the supply of electricity and telecommunication services.</p> | <p>Prior to compliance inspection of the use commencing, whichever is the sooner..</p> |

Survey and As Constructed Information

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| <p>31. Submit as constructed drawings and documentation for all works that are to be transferred into public ownership prepared in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 2.</p> <p>Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 9 – Infrastructure Works, Chapter 2.</p> | <p>Prior to the request for on maintenance.</p> |
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ASSESSMENT MANAGER ADVICE

- Fire Ants**
 Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au
- Maintenance Bond**
 Security Bonds may be required in accordance with the Redland City Planning Scheme Policy 3 Chapter 4 – Security Bonding. Bond amounts are determined by officers and are paid prior to the development works being accepted On Maintenance.

- **Road Base Requirements**

Road base reporting actual soluble sulphate in excess of 250mg/kg S04 and/or total sulphate after oxidation by peroxide of 2000mg/kg S04 is regarded as having substantial potential for causing damage to asphalt by sulphate induced blistering.

- **Hours of Construction**

Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Workplace Health and Safety**

Please be aware that you are required to comply with the *Work Health and Safety Act 2011* in regards to all works associated with this development approval.

- **Environment Protection and Biodiversity Conservation Act**

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

I. Kennedy 5/11/2013

Ian Kennedy
Engineering Assessment

Report Reviewed & Conditions Approved



Dan Zilli – Delegate
Engineering Assessment

Date: *5 November 2013*

Appendix A Checklist for Assessment

Insert ✓ or X in appropriate Box

Item	Yes	N/A	Comments
	✓	✓	
Have the correct fees been paid?	✓		
Obtain and review copy of MCU approval and conditions. Ensure that OPW reflects MCU requirements/ conditions.	✓		
Have they provided the full list of reports and plans identified in the compliance assessment table in the MCU?	✓		
Obtain copy of water and sewerage as constructed plans.		✓	
Obtain copy of RP for check of easements.		✓	
Where applicable ensure that the application has supporting calculations.	✓		
Assessment of Plans			
Are the plans submitted generally in accordance with the approved Material Change of Use plans and conditions?	✓		
Are there any Town Planning requirements for the site? Read all MCU conditions to see if there are any matters relevant to OPW.	✓		
Do the plans and documents comply with the assessment criteria listed in the compliance assessment table in the MCU?	✓		
Have civil engineering plans been certified by RPEQ and/or certificates received?	✓		
External roadwork design is in accordance with Council's design standards.		✓	
Check storm water requirements (Over land flow) with Council's Design standards and AS3500.	✓		
Check storm water requirements (underground/piped) with Council's design standards and AS3500	✓		
Storm water calculations checked and comply with	✓		

Council standards?			
Storm water has a legal point of discharge?	✓		
Checked for Sewer requirements, locations and connections?		✓	
Checked for water location and connection requirements?		✓	
Checked car-parking numbers are as per the MCU approval?	✓		
Driveway grades checked and access requirements comply with AS2890.1 and 2?	✓		
Where applicable check Main Roads requirements and approvals.		✓	
Car parking sizes comply with AS2890.1	✓		
Checked car parking grades & levels against AS2890.1 and AS1428.1?	✓		
Driveways, aisles and circulation comply with AS2890.1	✓		
Entry and exit requirements from site comply with AS2890.1	✓		
Has the application provided parking of vehicles for persons with disabilities & they comply with AS1428.1 & AS2890.6?	✓		
Has trade waste been considered?		✓	
Are the refuse bin location, size, type, access and manoeuvrability appropriate?	✓		
Checked for easement or land dedication requirements		✓	
Are the Erosion and sediment control measures in accordance with Council standards?	✓		
Does the landscaping design complement civil engineering designs?		✓	

**Request to Change Compliance Certificate
156 Finucane Road Alexandra Hills QLD 4161
OPW001542**

Application Type	Request to Change Compliance Certificate
Proposed Use	Multi-unit development
Property Description	Lot 40 RP 79330 Vol 13574201
Location	156 Finucane Road Alexandra Hills QLD 4161
Land Area	2023.4000 Square Metres
Zoning	MDR - Medium Density Residential
Overlays	Road and Rail Noise Impact Overlay
Applicant	Projects & Designs Pty Ltd
Land Owner	Home Town Villas Ltd
Date of Receipt of Request	12/06/2014
Application Coordinator	
Delegate	Andy Huang
Officers Recommendation	Approved

PURPOSE

This request is referred to the Engineering Assessment Unit for determination.

EXECUTIVE SUMMARY

An operational approval was issued by Council for proposed multi-unit development at 156 Finucane Road. The Applicant has now lodged a Request to Change the Compliance Certificate.

It is recommended that the changes be approved.

BACKGROUND

The intent of the requested change is to minimise road disruption on the state controlled road. The intent is supportable.

I have done initial assessment with following actions:

- Critical review of the initial design plan and make comments
- Contacted the applicant re. Technical issues
- Contacted GHD's assessing engineer engaged by DHPW, the main concern is the road crossing where utilities must be protected
- I have reviewed the revised drawings. All technical issues have been rectified.

ASSESSMENT OF REQUEST

Sustainable Planning Act 2009

This request has been made in accordance with Section 413 of the *Sustainable Planning Act 2009* (SPA). Council must, as soon as practicable after receiving the request, decide to either:

- (a) refuse to change the compliance certificate, and issue a written notice advising of this decision and the reasons for the decision; or
- (b) agree to change the compliance certificate and issue a revised compliance certificate.

Requested Changes

On review of the proposed drawings, I agree that the requested change to original approval is reasonable and supportable.

Lawful point of discharge to existing manhole (to be reconstructed) is recognised with sound and practical engineering design.

It is noted that potholing of existing utilities, as initially suggested by GND's engineer, has not been undertaken.

CONCLUSION

The request to change has been assessed against the Sustainable Planning Act, the Redlands Planning Scheme and other applicable planning instruments. The changes are considered to comply and it is therefore recommended that the request be approved.

A. ASSESSMENT MANAGER CONDITIONS

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<u>Approved Plans and Documents</u>	
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.	Prior to the use commencing. Ongoing condition.

Plan/Document Title	Reference Number	Prepared By	Date
Locality Plan & Drawing Index	27641-12CH- G01	Structerre Cnsltg. Engrs	No date
Stormwater Layout Plan (External Drainage)	27641-12CH- D01-F	Structerre Cnsltg. Engrs.	1/10/13
Stormwater Layout Plan (Internal Drainage)	27641-12CH- D01-F	Structerre Cnsltg. Engrs.	1/10/13
External stormwater layout	1729 C01 rev D	Projects & Designs	06/2014
Stormwater Layout Plan	27641-12CH- D02-F	Structerre Cnsltg. Engrs.	1/10/13

Stormwater Notes & Details	27641-12CH- D03-C	Structerre Cnsltg. Engrs.	26/9/13
Stormwater Detention Tank & Details	27641-12CH- D04-D	Structerre Cnsltg. Engrs.	1/10/13
Stormwater Long Sections (External Drainage)	27641-12CH- D05-C	Structerre Cnsltg. Engrs.	26/9/13
Stormwater Long Sections (Internal Drainage)	27641-12CH- D05-C	Structerre Cnsltg. Engrs.	26/9/13
Longitudinal section	1729 C02 rev D	Projects & Designs	06/2014
Calculation & notes	1729 C03 rev D	Projects & Designs	06/2014
Stormwater Quality & Quanty	27641-12CH- D06-A	Structerre Cnsltg. Engrs.	16/9/13
Drains Calcs Results- 1 of 2	27641-12CH- D07-A	Structerre Cnsltg. Engrs.	16/9/13
Drains Calcs Results- 2 of 2	27641-12CH- D08-A	Structerre Cnsltg. Engrs.	16/9/13
Earthworks Layout Plan	27641-12CH- E01-B	Structerre Cnsltg. Engrs.	26/9/13
Earthworks Layout Plan	27641-12CH- E02-B	Structerre Cnsltg. Engrs.	26/9/13
Typical Sections	27641-12CH- E03-B	Structerre Cnsltg. Engrs.	26/9/13
Retaining Wall Details	27641-12CH- E04-B	Structerre Cnsltg. Engrs.	26/9/13
Retaining Wall Details	27641-12CH- E05-B	Structerre Cnsltg. Engrs.	26/9/13
Erosion & Sediment Control Layout Plan	27641-12CH- M01-C	Structerre Cnsltg. Engrs.	26/9/13
Erosion & Sediment Control Notes	27641-12CH- M02-B	Structerre Cnsltg. Engrs.	16/9/13
Stormwater, Erosion & Sediment Control Management Plan	27641-12CH- M03-B	Structerre Cnsltg. Engrs.	16/9/13
Stormwater, Erosion & Sediment Control Management Plan	27641-12CH- M04-B	Structerre Cnsltg. Engrs.	16/9/13
Surface Treatment Plan	27641-12CH- R01-D	Structerre Cnsltg. Engrs.	1/10/13
Surface Treatment Plan	27641-12CH- R02-D	Structerre Cnsltg. Engrs.	1/10/13
Pavement Notes	27641-12CH- R03-B	Structerre Cnsltg. Engrs.	16/9/13
Pavement Details	27641-12CH- R04-C	Structerre Cnsltg. Engrs.	26/9/13
Access Longitudinal Section – MC01	27641-12CH- R05-C	Structerre Cnsltg. Engrs.	26/9/13
Control Line Setout & Table	27641-12CH- R06-B	Structerre Cnsltg. Engrs.	1/10/13
Control Line Setout & Table	27641-12CH- R07-B	Structerre Cnsltg. Engrs.	1/10/13
Control Line Setout Plan	27641-12CH- R08-A	Structerre Cnsltg. Engrs.	26/9/13
Control Line Setout Plan	27641-12CH- R09-A	Structerre Cnsltg. Engrs.	26/9/13
Sewer Layout Plan	27641-12CH- SE01-B	Structerre Cnsltg. Engrs.	26/9/13
Water Connection Plan	27641-12CH- W01-B	Structerre Cnsltg. Engrs.	26/9/13
Acoustic Barrier Detail	27641-12CH- N01-A	Structerre Cnsltg. Engrs.	26/9/13

Table 1: Approved Plans and Documents

General

3. Pay to Council any and all costs incurred by Council for any alterations to existing public utility mains, services or installations due to building and works in relation to the use of the site prior to the commencement of the use of the site.

proposed development, or any works required by conditions of this approval.	whichever is the sooner.
4. Rectify any damage to Council infrastructure as a result of construction activities, at no cost to Council.	Prior to the compliance inspection or the use commencing, whichever is the sooner.
5. Provide written certification from a Registered Professional Engineer Queensland (RPEQ) certifying that all civil works have been completed in accordance with the approved drawings and specifications and to the applicable Australian Standards.	Prior to the compliance inspection or the use commencing, whichever is the sooner.
6. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.
7. Maintain all contributed assets for a minimum period of 12 months from the date the works are accepted on maintenance by Council. The works will be accepted off maintenance only where the works have been suitably maintained to any manufacturer's specifications and Council standards and are fit for purpose.	During the on maintenance period.
8. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.	During construction.
Inspections	
9. Arrange with Council for the following inspections to be carried out at the following stages: a) Pre-start – must be undertaken prior to any works commencing on the site or external to the site. b) Box inspection of driveway crossover and concrete footpath with reinforcing in place and prior to the concrete being poured. Reinforcing mesh must be supported on bar chairs.	As identified in the condition.

- c) On maintenance – on completion of all civil works to be transferred into public ownership as required by this approval and its conditions and prior to the commencement of the 12 months maintenance period.
 - d) Off maintenance – at the end of the minimum 12 months maintenance period.
 - e) Compliance inspection - on completion of the development in accordance with the approval and its conditions.
- 40.** The contributed assets must be accepted on maintenance and the development must pass a Compliance Inspection before the use commences. This includes external stormwater infrastructure in Finucane Road between Structures 2/1 and EX/1 as shown on Drg. No. D01F **Structure 4/1 as shown on drawings prepared by Projects & Designs Pty Ltd.**

Bonds

- 11.** Lodge a Maintenance Bond for external stormwater infrastructure in Finucane Road between structures 2/1 and EX/1 as shown on Drg. No. D01F **Structure 4/1 as shown on drawings by Projects & Designs**, to the greater value of either;
- a) 5% of the agreed development works obligations; or
 - b) \$2,500.
- This bond shall be returned after formal acceptance by the Council of the works Off Maintenance and the transfer of the applicable works to Council.
- Prior to works being accepted On maintenance by Council.

Roadworks

- 12.** Submit and have approved by Council a Road Opening Approval for any works being undertaken within the road reserve. Provide the following to Council as part of the application:
- a) A completed application form and associated fee, at the rate applicable at the time of payment. The current rate for the 2013/2014 Financial Year is calculated at \$2,725.00, which incorporates a refundable bond and a \$225.00 non-refundable application fee.
 - b) A copy of the contractor's Workcover insurance currency certificate.
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- Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.

d) Submission of a Traffic Management Plan (TMP) that includes proposed haul routes for construction vehicles and that is prepared by a person who holds a Traffic Management Level 3 Accreditation and is authorised by a Level 4 Traffic Management Auditor.	
13. Construct driveway crossover(s) in accordance with the Redlands Planning Scheme Standard Drawing number R-RSC-3, and reinstate kerb and channel at redundant driveway crossover in Finucane Road in accordance with R-RSC-6.	Prior to the compliance inspection or the use commencing, whichever is the sooner.
14. Construct disabled parking bay with pavement grades that do not exceed 1:33 for bitumen seal and 1:40 in other cases.	Prior to the compliance inspection or the use commencing, whichever is the sooner.
Earthworks, Sediment and Erosion Control	
15. Install erosion and sediment control devices in accordance with the approved plans.	Prior to works commencing.
16. Maintain all erosion and sediment control devices for the duration of construction.	During construction phase.
17. Undertake all reasonable and practicable measures to prevent or minimise the release and concentration of prescribed water contaminants (as defined in the <i>Environmental Protection Act 1994</i>).	During construction phase.
18. Limit exposure of soils to direct rainfall or runoff as much as practically possible through the efficient staging of works and stabilisation of exposed areas as soon as possible.	During construction phase.
19. Provide a stabilised construction exit at the exit point for the site. Maintain this area so that no loose debris is deposited on to adjoining roadways. Remove any material brought onto the road as soon as possible.	During construction phase.
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21. Implement dust control measures to prevent dust nuisance to adjoining properties.	During construction phase.
22. Undertake all filling, including compaction of fill, in accordance with A.S.3798 'Earthworks for Commercial and Residential Developments'.	During construction phase.
23. Provide certification from a Registered Professional Engineer Queensland (RPEQ) for the design and construction of retaining walls in relation to stability and resistance to overturning and sliding (overall safety factor of 1.5) in accordance with AS1170.1 and AS3600.	Prior to compliance inspection or the use commencing, whichever is the sooner.

Stormwater Management

24. Implement stormwater quality management in accordance with the approved civil plans.	Prior to the compliance inspection or the use commencing, whichever is the sooner, and ongoing.
25. Provide a stormwater maintenance plan in accordance with Condition 11 of the MCU013013 Development Decision Notice dated 04/03/2013.	Prior to requesting a prestart meeting.

Services

26. Maintain all internal stormwater management devices for the life of the development in accordance with approved documentation and to manufacturer's specifications.	Ongoing condition.
27. Connect the development to the existing reticulated water supply via a 50mm water service and meter. Advice: All live connections must be undertaken by Redland Water at the developer's expense.	Prior to the compliance inspection or the use commencing, whichever is the sooner.
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Survey and As Constructed Information

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ASSESSMENT MANAGER ADVICE

- Works within the state controlled road

No works are to be undertaken within Finucane Road unless all appropriate approvals have been issued by DTMR.
- Fire Ants

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au
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- **Hours of Construction**
Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.
- **Workplace Health and Safety**
Please be aware that you are required to comply with the *Work Health and Safety Act 2011* in regards to all works associated with this development approval.
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Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

Approved:

Juan Pardo Cortes
Team Manager - Engineering Assessment Unit

28/07/2014. (Subject to
Main Roads
Advisory.)

Approved

Richard Braithwaite

RICHARD BRAITHWAITE
A/Mgr Engineering & Environment.

Landscape Assessment Report SPA - Compliance Assessment

OPW001589

Application Type	Compliance Assessment – Landscaping Works
Proposed Use	Landscaping Works - Multiple Dwelling x 10 units
Property Description	Lot 40 RP 79330 Vol 13574201
Location	156 Finucane Road Alexandra Hills QLD 4161
Land Area	2023.4000 Square Metres
Zoning	MDR - Medium Density Residential
Overlays	Road and Rail Noise Impact Overlay
Applicant	Home Town Villas Pty Ltd
Land Owner	Home Town Villas Pty Ltd
Date of Receipt	20 Dec 2013
Date Properly Lodged	24/01 2014
Action Notice Issued	N/A
Statutory Decision Date	17/02/2014
Related Approval	MCU013013
Assessment Manager	Rocco Petrillo
Senior - Delegate	Antonella D'Alonzo
Officers Recommendation	Compliance Certificate Approval

PROPOSAL

The request for Compliance Assessment involves landscaping works in association with Landscaping Works - Multiple Dwelling x 10 units located at 156 Finucane Road Alexandra Hills QLD 4161. The request is a requirement of MCU013013.

APPLICATION ASSESSMENT

Relevant Legislation and Policies

The request for compliance assessment was lodged in accordance with Chapter 6, Part 10 of the *Sustainable Planning Act 2009*. The following Policies and items were considered in the assessment of this application:

- MCU Approval / Consent / All Planning Approvals
- Redlands Planning Scheme
 - Landscape Code;
 - Schedules 9, 10, and 12;
 - Planning Scheme Policies 3, 9, 16, and 17.

Appendix A of this report contains a checklist assessment of these items.

Conclusion

The proposed Landscaping Works have been assessed against the requirements of the Redlands Planning Scheme and are considered to comply. It is therefore recommended that a Compliance Certificate be granted subject to conditions.

MCU Condition

Condition 18, the following comment below was addressed by Ken Folks (Arbortist) and Suzanne Beermann (Environmental Assessment).

During a site visit with Ken Folkes, following demolition site works, it was determined that Tree no. 04 had not been protected in accordance with the conditions of the MCU013013 Decision Notice. It was evident that the demolition works had impacted on the roots to be protected. Considering that this tree has been damaged, it needs to be determined if its long term retention is feasible. The tree may need to be replaced with a suitable plant species (i.e. *Eucalyptus seeana*, as specified in Condition 18 of the MCU013013 Decision Notice).

Due to the future road widening the replacing the street tree will not be required at the stage.

Recommendation

That the request for Compliance Assessment for landscaping works at 156 Finucane Road Alexandra Hills QLD 4161 be approved and a Compliance Certificate be granted subject to conditions.

ASSESSMENT MANAGER CONDITIONS

TIMING

1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.

Approved Plans and Documents

2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.

Prior to on maintenance or the use commencing, whichever is the sooner.

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Grading & Finishes Plan <i>as amended in red by Council</i>	LP1.01 Issue: P1	Jeremy Ferrier	Aug 2013
Grading & Finishes Plan <i>as amended in red by Council</i>	LP1.02 Issue: A	Jeremy Ferrier	Oct 2013
Planting Plan <i>as amended in red by Council</i>	LP3.01 Issue: A	Jeremy Ferrier	Oct 2013
Planting Plan <i>as amended in red by Council</i>	LP3.02 Issue: A	Jeremy Ferrier	Oct 2013
Landscape Specification	Issue: A	Jeremy Ferrier	Oct 2013
Landscape Maintenance Plan	Issue: A	Jeremy Ferrier	Oct 2013

Table 1: Approved Plans and Documents

3. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.

Prior to compliance inspection or the use commencing, whichever is the sooner.

General

4. Rectify any damage to Council infrastructure as a result of construction activities, at no cost to Council.

Prior to compliance inspection or the use commencing, whichever is the sooner.

5. Undertake the following works in accordance with the approved landscape plan(s) and the Redlands Planning Scheme Policy 9 Chapter 11 – Landscaping:

Prior to compliance inspection or the use commencing, whichever is the sooner.

- Turf all areas of disturbance within the road verge with turf cut from a weed free source.
- Remove all weed species from the site, as identified in Part B of Council's Pest Management Plan 2012-2016.
- Substitute for the proposed *Banksia integrifolias*, as street trees to St Anthony's Drive frontage, with *Callistemon viminalis*, as shown amended in red on the approved plan Dwg LP3.02.A
- Remove the existing *Eucalyptus racemosa* identified as Tree No. 4 in the existing tree schedule and replace it with one (1) x 200lt *Eucalyptus seeana* as shown on the approved plan Dwg Lp1.02.A.

6. Consult with Council and have approval in writing from Council for any amendments to the approved landscaping details, including plant substitution. This approval is required prior to undertaking any works in relation to those amendments. Where amendments are made and approved by Council, provide as-constructed information for the landscaping works.

Prior to compliance inspection or the use commencing, whichever is the sooner.

Inspections

7. Arrange with Council for the following inspections to be carried out at the following stages:

As identified in the condition.

- a) Compliance inspection – on completion of the development in accordance with the approval and its conditions.

The development must pass a Compliance Inspection before the use commences.

ASSESSMENT MANAGER ADVICE

- **Fire Ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au


- **Workplace Health and Safety**

Please be aware that you are required to comply with the Work Health and Safety Act 2011 in regards to all works associated with this development approval.

- **Environment Protection and Biodiversity Conservation Act**

Under the Commonwealth Government's Environment Protection and Biodiversity Conservation Act (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.


Rocco Petrillo
Senior Landscape Architect
ENVIRONMENTAL ASSESSMENT

Report Reviewed & Conditions Approved


Antonella D'Alonzo - Delegate
Acting Senior Planner
ENVIRONMENTAL ASSESSMENT

Date:.....7-02-14.....

LANDSCAPE WORKS

Checklist for Assessment of Landscape Plans & Inspection of Site Works:

Insert ✓ or X in appropriate Box

Item	Yes	No	Comments
Assessment - General			
Are the plans in accordance with the approved designs in the Material Change of Use approval?	✓		
Checked all conditions of the MCU and determined which are relevant to the landscaping approval.	✓		
Obtain copy of 'as constructed' plans (Red-E Map), if applicable.	✓		
Obtain copy of water and sewerage 'as constructed' plans, if applicable.		n/a	
Does the landscaping design complement civil engineering designs?	✓		
Check compatibility of landscape works proposals with civil works including existing and proposed infrastructure such as overhead and underground services.	✓		
Check MCU approval for easement and land dedication requirements.	✓		
Assessment of Plans – Detail: Soft Landscape Works			
Species schedule provided.	✓		
Maintenance schedule provided, if required by MCU approval.	✓		
Tree protection measures shown and comply with AS4970-2009, if required by MCU approval.		n/a	Trees have been removed on site, due to civil works.
Species selected are generally in accordance with RPS (or VES) species lists? No weed species are proposed.	✓		
Species selected will achieve intent – e.g. screening, amenity, etc.	✓		
Planting densities achieve intent or as per MCU approval.	✓		
Check species selection for appropriate plants for the soil type and regional context.	✓		
Check integration of existing vegetation with landscape design.	✓		
Check mulch type and depth.	✓		

Item	Yes	No	Comments
Check street tree species and location against Street Tree Master Plan	✓		
Assessment of Plans – Detail: Hard Landscape Works			
Fencing is in accordance with MCU approval – height, transparency, articulation.	✓		
Check for subsurface drainage.	✓		
Check placement of trees will not conflict with building, services and neighbouring uses.	✓		
Check car parks have appropriate tree species, subsurface drainage, irrigation and ratios of trees to car parks.	✓		
Check lighting and verify CPTED principles are maintained – inc. sightlines for pedestrians.	✓		
Is the refuse bin location, size, type, access and screening appropriate?	✓		
If aged care accommodation, check design for social spaces (seating, shade, etc), rest stops in pathways, safety railings on ramps.	✓		
Check hard edges are provided to all planted areas	✓		
Check all planted areas have satisfactory drainage and irrigation.	✓		

Checklist completed


Rocco Petrillo
Senior Landscape Architect
Environmental Assessment

Completion **Date:** **7th** **Feb**
2014



CGU Insurance
189 Grey Street, South Brisbane QLD 4101
t (07) 3135 1900 f (07) 3135 1573

CERTIFICATE OF CURRENCY

We hereby certify that the under mentioned Insurance Contract is current as at the date of this Certificate. Whilst an expiry date has been indicated, it should be noted that the policy might be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below, or assume continuity of the policy beyond the date below.

We confirm that the following **Construction Insurance Policy** is current until the expiry date indicated.

Underwritten by: CGU Insurance Co. Limited. ABN 27 004 478 371

Policy No. 01D 1301625 **Expiry Date:** 19 September, 2014

Insured: Sandsky Developments Pty Ltd

Owner: Home Town Villas Limited

Description: Construction and alteration of residential dwellings and associated activities

Interested Party: Redland City Council
Subject to the terms, conditions and exclusions of the policy

Situation/s of Risk: Lot 40, Buildings 1 – 3, 156 Finucane Road, Alexandra Hills QLD

Limits of Liability:

Construction Works	Maximum \$4,000,000 any one worksite
Public Liability	\$20,000,000 any one occurrence
Products Liability	\$20,000,000 any one occurrence

Remarks: Cover is current until completion of contract not exceeding 12 months from commencement of construction or until expiry date of policy whichever occurs first (excluding speculative construction where the period of insurance is limited to 12 months from commencement of constructions).

Premium: Paid

This is to certify cover has been granted only in terms of the above policy's wording, a copy of which is available upon request.

Daniel Whitehouse

Underwriting Manager
Construction & Engineering QLD
CGU Insurance