

SCANNED

Order as per draft, initialled
Honour and placed with the papers



In the Planning and Environment Court
Held at: Brisbane

No. BD 916 of 2020

Between: **STOCKWELL FLAGSTONE PTY LTD**
ACN 626 229 801

Applicant

And: **LOGAN CITY COUNCIL**

Respondent

JUDGMENT

Before Her Honour Judge Kefford
Date of hearing: 21 April 2020
Date of order: 21 April 2020

THIS MATTER having this day come on for hearing by way of an Originating Application filed on 23 March 2020, to change the development approval granted by this Honourable Court on 23 November 2016 in Planning and Environment Court Appeal No. 1787 of 2016 granting a Development Permit for a Material Change of Use – Shopping Centre (Expansion) as changed by an order of this Honourable Court on 12 February 2019 in Originating Application No. BD 86 of 2019 and on 3 February 2020 in Originating Application No. BD 4477 of 2019 (**Development Approval**) in respect of land located at 1-21, 6/1-15, 8/1-15, 23-27, 29-33 and 17-21 Bushman Drive, Jimboomba in the state of Queensland and more particularly described as Lots 0 and 6 on SP 146553, Lot 8 on SP 198926 and Lots 155, 156 and 157 on RP 848032 (now described as Lots 0 and 6 SP 146553 and Lot 3 on SP 210928) (**Land**),

AND UPON HEARING the Counsel for the Applicant and the Solicitor for the Respondent,

AND UPON READING The Originating Application filed on 23 March 2020, the Affidavit of Paige Kenway filed on 14 April 2020, the Affidavit of Richard Vaughn Jones filed on 14 April 2020, the Affidavit of Jason Fox filed on 14 April 2020; the Affidavit of Georgina Madsen filed on 16 April 2020, the Affidavit of Christopher Gerard Buckley filed 16 April 2020 and the Supplementary Affidavit of Christopher Gerard Buckley filed on 17 April 2020,

AND UPON THE COURT BEING SATISFIED THAT

1. There has been compliance with the requirements of the *Planning and Environment Court Act 2016* and the *Planning and Environment Court Rules 2018* in connection with service of the Originating Application;
2. The changes to the Development Approval as set out in the Originating Application and Affidavit of Christopher Gerard Buckley filed on 16 April 2020 (**Changes**) constitute a minor change for the purposes of section 81 and Schedule 2 of the *Planning Act 2016*;
3. The Changes (having been assessed) are appropriate to be made,

IT IS ADJUDGED THAT

1. The Originating Application be allowed;
2. The Development Approval be changed so that it is subject to the conditions contained in pages 1 to 33 of Annexure "A" to this Judgment; and

JUDGMENT/ORDER
Filed on behalf of the applicant
Form PEC-7

King & Company Solicitors
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Ref: BWS:AA23654



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3. Each party bear its own costs of the proceeding.

Filed on: 21 April 2020

Filed by: King & Company
Service address: Level 7, Quay Central, 95 North Quay, Brisbane, Qld 4000
Phone: (07) 3243 0000
Email: brian.smith@kingandcompany.com.au

Registrar

"Annexure A"



DEVELOPMENT CONDITIONS (AMENDED)

APPLICANT: COLLIERS INTERNATIONALCONSULTANCY PTY LTD
APPLICATION NUMBER: MCUI/36/2015
TYPE & DESCRIPTION: Material Change of Use - Shopping Centre (Expansion)

OFFICER DETAILS

The Assessment Manager for this application was:

Officer Name: Jonty Ryan
Contact Number: (07) 3412 5269
Please Quote: MCUI/36/2015
Document Number: 12599037

LAND

Development Permit to apply to the following land:

Street Address: FLAGSTONE VILLAGE 1-21, 6/1-15 and Lot 3 Bushman Drive, FLAGSTONE
QLD 4280
Real Property Description: Lot 0 and 6 SP146553 and Lot 3 SP 210928.

CONDITIONS OF DEVELOPMENT:

1. GENERAL

Approved Documents

- 1.1. Undertake development generally in accordance with the following approved plan(s)/document(s) of development; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s)/document(s):

Title	Plan Number	Rev/Amd't	Date	Prepared by
Staging Plan	DA-099	A B	07/01/2019 13/02/2020	mode
Ground Floor Plan	DA-100	12 13	08/11/2018 13/02/2020	mode
Level 01 Plan	DA-101	8 9	06/11/2018 13/02/2020	mode
Roof Plan	DA-102	8 9	06/11/2018 13/02/2020	mode
Demolition Plan	DA03	P2	25/06/2015	Thomson Adsett
Elevations	DA-200	13	06/11/19	mode
Elevations	DA-201	9	06/11/19	mode
Perspective 1 - Amended in red 19/11/19	-	-	-	-
Perspective 2 - Amended in red 19/11/19	-	-	-	-
Proposed Flagstone	S-7701-006	H	27/10/2016	Jensen Bowers
Screen Detail	DA-500	5	14/10/19	mode

Flagstone Central - Landscape Concept	2018.118 SK01 (Amended in Red)	{G} [D]	November 2018 February 2020	Jeremy Ferrier Landscape Architect
Flagstone Central – Landscape Concept	2018.118 SK02	{G} [D]	November 2018 February 2020	Jeremy Ferrier Landscape Architect
Loading Bay Entry & Exit – Swept Path Analysis Design Vehicle – AV & HRV	18GCT0145-01	G	14 Dec 2018	TTM Consulting Pty Ltd

Title	Document Number	Rev/Amd't	Date	Prepared by
Flagstone Village Shopping Centre Flood Impact Assessment	0740-05-C2	2	15 November 2018	WRM Water & Environment

except as altered by other conditions of this development approval and any amendments in red on the approved plans **and as follows:**

- 1.1.1. **Turf or other treatment (subject to the approval of Council) in the area shown in red on the south western boundary on the Flagstone Central - Landscape Concept, 2018.118 SK01 (Amended in Red), Revision [D] dated February 2020.**
- 1.1.2. Amend the plan view on the Screen Detail plan to include the correct swept paths from the approved Loading Bay Entry & Exit – Swept Path Analysis Design Vehicle – AV & HRV.
- 1.2. Submit to, and have approved by the Development Assessment Branch of Council, prior to any approval of Operational Works in respect to this development approval, an amended plan with the changes required in this development approval. Once approved, the amended plan will become the approved plan of development.

Compliance Timing

- 1.3. Comply with all conditions of this development approval at no cost to Council and prior to any approval of Building Works or the commencement of the use unless otherwise stated in a specific condition.
- 1.4. Stage 4 of the development, being the future 600m² expansion of the Supermarket, cannot commence until such time as Stage 1 of the Major Centre within the Greater Flagstone Priority Development Area commences use.

Terms

- 1.5. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

2. PROPERTY

Parking and Access – Integration between the Land and the Community Titles Scheme

- 2.1. Ensure the car parking area shown on the approved plan Proposed Flagstone s-7701-006, Issue H, dated 27 October 2016, prepared by Jensen Bowers, is available for the parking and pedestrian and vehicular movement of all visitors and patrons of the Community Titles Scheme on which the shopping centre (as expanded) is situated, which includes visitors and patrons of Lots 1, 5, 6 and 7 on SP 146553, and maintained as part of an integrated car park, in accordance with the approved plans.

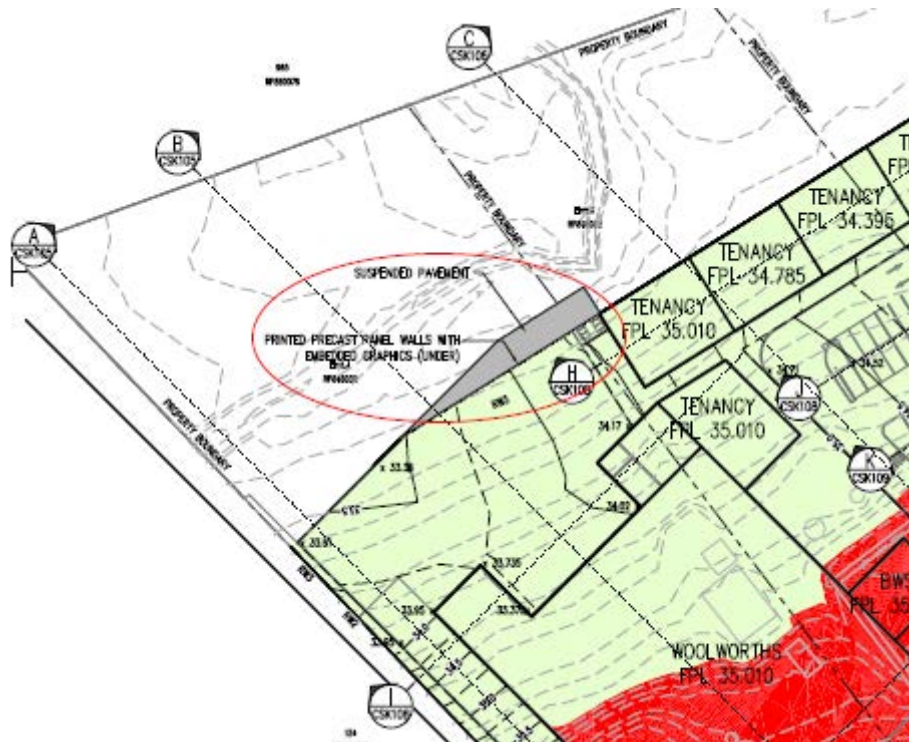
- 2.1.1. Ensure the car parking area situated on the Common Property, unless indicated for exclusive use of Lot 6 on SP 146553 on approved plan Proposed Flagstone S-7701-006, Issue H, dated 27 October 2016, prepared by Jensen Bowers, is available for the parking and pedestrian and vehicular movement of all visitors and patrons of the Community Titles Scheme on which the shopping centre (as expanded) is situated and operated and maintained as part of an integrated car park, in accordance with the approved plans.
- 2.1.2. Ensure no structures, signs or similar impediments are erected or displayed which prevent or restrict the approved car parking area from being available for the parking and pedestrian and vehicular movement of all visitors and patrons of the Community Titles Scheme on which the shopping centre (as expanded) is situated.
- 2.1.3. Provide internal access for pedestrian and vehicular movement to Lot 7 on SP 146553, generally in accordance with the location shown on approved plan Proposed Flagstone S-7701-006, Issue H, dated 27 October 2016, prepared by Jensen Bowers.

Note: Council's minimum number of required car parking spaces for the shopping centre (as expanded) is agreed to be reduced as the integrated parking arrangements for the shopping centre allows for the sharing of parking at different hours of operation. The above conditions are required to ensure car parking is provided in an integrated manner.

Easement(s)

- 2.2. The development is to be wholly located outside of Easements J and K on RP 848032 with the exception of the suspended slab shown in *Figure 1*.

Figure 1: Suspended pavement encroaching within Emt J and K on RP 848032



Land dedication specifically as road reserve

- 2.3. Dedicate to the state, at no cost to Council, the following land as road reserve:
 - 2.3.1. land along the frontage of the site to Bushman Drive which is necessary to facilitate access arrangements to the development, as shown on the approved plan(s) of development, or as approved as part of a subsequent Operational Works application.

Further Advice:

Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the applicant's expense.

Permanent Survey Mark(s)

- 2.4. Where Permanent Survey Marks are required to be shown on new survey plans the Surveyor will provide the Department of Natural Resources and Mines an Australian Height Datum height for all new and unlevelled existing Permanent Survey Marks.
- 2.5. Ensure that at least 50% of any new Permanent Survey Marks placed as a result of the subdivision are to be a standard brass plaque in concrete.
- 2.6. Level all Permanent Survey Marks shown on the Subdivision Plan (ie. the Plan of Survey) submitted to the Council for approval with information about the level to be submitted to both Council and the Department of Natural Resources and Mines, unless Council confirms in writing that this is not required due to the location of the land and its survey constraints.
- 2.7. Submit certification from a cadastral surveyor that the previous conditions with respect to Permanent Survey Marks have been complied with.

Demolish Building(s) and/or Structure(s) – all on site

- 2.8. Demolish or relocate off site all existing buildings and/or structures on the site, as shown on the approved plan(s) of development, and disconnect and where required cap all associated services in accordance with a Plumbing and Drainage application and the Water Infrastructure Branch guidelines prior to demolition commencing.

3. LANDSCAPE AND AMENITY

Landscaping Drawings and Works

- 3.1. Submit for Council approval detailed landscape drawings and documentation consistent with the conditions of this approval, the approved plan(s) of development and modified as follow:
 - 3.1.1. Provide a minimum 3.0 metre wide garden bed with planting along the whole of the Bushman Drive and Homestead Drive frontage of the site, to maximise visual appeal, except where varied by other conditions of this development approval.
 - 3.1.2. Provide a minimum 3.0 metre wide visual buffer garden bed being primarily screen planting along the south-western boundary of the site adjacent existing residence, to ensure visual screening, except where varied by other conditions of this development approval.
 - 3.1.3. Provide landscaping including shade tree planting, or the provision of shade structures, to proposed car parking to ensure provision of appropriate garden bed area, planting and shade.
 - 3.1.4. Provide landscaping, including street trees and turf, to existing Bushman Drive road reserve as follows:
 - 3.1.4.1. Street trees to locations with clearances, spacing, and setbacks coordinated with aboveground infrastructure, underground infrastructure;
 - 3.1.4.2. Street trees installed to standard detail;
 - 3.1.4.3. Street tree species selection based on maximised suitability to site soil conditions and as per recommend;
 - 3.1.4.4. Public seating located generally in accordance with the approved plan(s) of development;
 - 3.1.4.5. A minimum 2.0 metre wide visual buffer garden bed being primarily screen planting within the southern verge of Bushman Drive, fronting 4-8 to 34-38 Bushman Drive (more accurately described as Lots 3-7 on RP 848031 and Lot 8 on RP848032), to ensure visual screening.
 - 3.1.4.6.1 Established maintenance for a minimum of 24 months following practical completion.
 - 3.1.5. Provide appropriate width equitable access connections adjacent to all proposed vehicle entrances to the internal pedestrian network to satisfy safe pedestrian entry into and movement within the existing and proposed new shopping centre.

- 3.1.6. Provide a six (6) metre wide threshold treatment to all vehicle entry and exit road points commencing at the property and verge boundary / interface. Highlight in a different colour / treatment to the surrounding pavement to signify internal (no-public) road, vehicle only access and on verge pedestrian warning of vehicles crossing.
- 3.1.7. Provide threshold treatments to pedestrian crossings on internal vehicle paths, to be highlighted in a different colour / treatment to the surrounding pavement to signify warning to pedestrian crossing of vehicles and to vehicles of pedestrians on internal road.
- 3.1.8. Provide a minimum six (6) metre threshold treatment to the entry of services vehicle paths, to be highlighted in a different colour / treatment to the surrounding pavement to signify no public access for vehicles on the internal road.
- 3.1.9. Provide a minimum 1.8 metre high 50% transparent and non-climbable fence to be located along the **shopping centre adjacent to the** common boundary of Homestead Park, to ensure no access in to the shopping centre from Homestead Park.
- 3.1.10. Provide a minimum 1.8 metre high 50% transparent, non-climbable fence and lockable access gate/s perpendicular to the proposed buildings, structures and/or property boundaries to ensure controlled access and public exclusion to the rear of the loading area and specialty tenancies adjoining the amenities and mini major.
- 3.1.11. Provide other forms of public access deterrents to the rear of the supermarket and drive through take away in the form of CCTV cameras, sensor lighting and signage.
- 3.1.12. Provide security (motion sensor) lighting to the entire controlled access / public exclusion rear area of proposed new buildings.
- 3.1.13. Provide variety of massed planted in like groupings of native grasses species with maximum growth height of 1.0 metre to the proposed garden areas to the rear of proposed new building area/s.
- 3.1.14. Provide to all proposed refuse storage area:
 - 3.1.14.1. impervious, drained and provided with a hose cock;
 - 3.1.14.2. enclosed and lockable to be secured after hours;
 - 3.1.14.3. illuminated for night time use; and
 - 3.1.14.4. screened from view from public land.
- 3.1.15. Provide a location and design for letterboxes for all existing and proposed tenancies to ensure clear access for both occupant collection and postal delivery.
- 3.1.16. Provide to the proposed bio-retention basins planting to be in accordance with the Healthy Waterways 'Water by Design' Technical Guidelines'.
- 3.2. Obtain a Compliance Certificate – Landscape (Documents) from Council, for landscape drawings and documentation in accordance with the Planning Scheme Policy 5 – Infrastructure landscape drawing standards that is a coordinated and responsive landscape design.
- 3.3. Obtain a Compliance Certificate – Landscape (Works) from Council, prior to the commencement of the use, that the required landscape works have been done on site in accordance with Planning Scheme Policy 5 – Infrastructure landscape works standards consistent with the conditions of this approval and Compliance Certificate - Landscape (Documents) or if not done prior to the commencement of the use have been bonded to ensure their compliance.

Further Advice:

- *Select planting species with the criteria of low maintenance, tolerant of site conditions, predominantly native trees, shrubs and groundcovers.*
- *Provide detailed information for construction on the height, material and location of proposed existing to be retained and new fencing internally and on common boundaries.*
- *Provide typical cross-section in strategic location through any areas with a change of level to illustrate landscape treatments, drainage and garden widths / setbacks, etc.*

- *Provide a completed IDAS Form 32, Operational Works / Compliance Certificate Application fees and Landscape Drawing / Documentation to commence assessment of Compliance Certificate (documents).*
- *Provide with IDAS forms a completed Supplementary Information Sheet for Landscape Compliance Certificate application fees (documents and works)*

Parks

- 3.4. Proposed retaining walls must be wholly located within the shopping centre subject site, and not within the adjoining parkland (Homestead Park).
- 3.5. Erect protective mental fence of 1800mm in height and in accordance with AS4970-2009 Protection of Trees on Development Sites, along the boundary of the adjoining park (Homestead Park) and the subject site at the location of construction works, to prevent damage to the park.
- 3.6. Provide and maintain temporary erosion and sedimentation control fencing in accordance with the Council's adopted standards to protect the adjoining park (Homestead Park) from any potential impacts of sediment from the development site.
- 3.7. Any proposed damage or removal of existing vegetation within the adjoining parkland must be prior approved by Council in accordance with a Development Permit for Operational Works.
- 3.8. Any disturbance to the adjoining parkland must be restored and/or rehabilitated in accordance with a Development Permit for Operational Works.
- 3.9. Excavation, including trenching, must occur no closer than 3.0 metres from the trunk of any trees sought to be preserved within the adjoining park (Homestead Park).
- 3.10. Any park area caused to become unsightly or contaminated during construction works as a result of placement, deposition or discarding of rubbish, refuse or waste matter or thing onto or into the park must be restored and/or rehabilitated to the state it was in prior to the actions having occurred.
- 3.11. Do not store mechanical plant or materials within the adjoining park (Homestead Park).

Boundary Fence

- 3.12. Install a 1.8 metre high fence at the applicant's expense along the western boundary of the site adjoining Lot 154 RP 848032 **to the extent of the proposed buildings**:
 - 3.12.1. using quality materials and that if constructed using soft wood, the timber is CCA treated and 3 rails are used;
 - 3.12.2. that if there is any existing fence on the property boundary, replaces that fence and is not constructed as a second fence abutting the existing fence with a narrow gap between; and
 - 3.12.3. that unless required otherwise by other conditions of this approval or works on site, has a gap between the bottom of the fence and the finished ground level of no more than 100mm.

4. ENVIRONMENT, HEALTH AND OPERATION

Hours of Operation and Services- Supermarket

- 4.1. Ensure the hours of operation of the supermarket are between 7:00am to 10:00pm Monday to Saturday and 8:00am to 6:00pm Sunday.
- 4.2. Ensure waste collection and service activities (i.e. grease trap removal) activities associated with the operation of the use only occur between the hours of 7:00am and 6:00pm Monday to Friday.
- 4.3. Ensure all pick-up/deliveries are limited to between the hours of 7.00am and 6.00pm Monday to Saturday.
- 4.4. Refrigerated vehicle deliveries are to be restricted to 7.00am and 5.00pm Monday to Saturday and 8.00am to 5.00pm Sundays and Public Holidays.
- 4.5. Cleaning of all car parks including trolley collection is to be between the hours of 7.00am to 7.00pm Monday to Saturday and 8.00am to 6:00pm Sunday.

Hours of Operation - Specialty Shops and Food Outlet

- 4.6. Ensure the hours of operation of the specialty shops and food outlets are between 6:00am to 10:00pm Monday to Sunday, with the exception of baking operations, which can commence no earlier than 1:00am and must take place wholly within the tenancy, **and swimming pool operations, which can commence no earlier than 5:30am.**
- 4.7. Ensure all pick-up/deliveries are limited to between the hours of 7.00am and 10.00pm Monday to Saturday and 8:00am to 12:00pm (noon) Sunday.
- 4.8. Ensure waste collection and service activities (i.e. grease trap removal) activities associated with the operation of the use only occur between the hours of 7:00am and 6:00pm Monday to Friday.

Lighting Emissions

- 4.9. Provide certification to Council from a suitably qualified person that all on site lighting (particularly outdoor lighting) complies with AS4282:1997 (Control of Obtrusive Effects of Outdoor Lighting) and any requirements of the applicable planning scheme.

Refuse Storage Area

- 4.10. Provide a refuse storage area located as shown on the approved plan(s) of development (service yard). This storage area must be:
 - 4.10.1. impervious, drained and provided with a hose cock;
 - 4.10.2. enclosed so the area is able to be secured after hours;
 - 4.10.3. located in accordance with crime prevention through environmental design principles so as not to create a natural ladder;
 - 4.10.4. illuminated for night time use;
 - 4.10.5. screened from view from public land with a maximum transparency of 20%.

Acoustics - General

- 4.11. **For operations between 5.30am and 7am, the southern external façade of the learn to swim centre building is to remain closed.**
- 4.12. **Glazing on the southern façade of the learn to swim centre building must achieve a minimum R_w24 acoustic rating (indicatively 4mm float glass).**
- 4.13. **Use of the outdoor play area of the learn to swim centre is to be between the hours of 7am and 7.30pm.**
- 4.14. **Conduct a mechanical plant noise assessment of the learn to swim centre by a suitably qualified acoustic engineer once plant selections are finalised. Noise criteria compliance measurements must be conducted after the equipment is installed.**

Note: Conditions 4.11 to 4.14 (inclusive) are referenced as recommended acoustic treatments in section 7 of the Environmental Noise Assessment Report prepared by TTM, Revision 4, dated 20 February 2020.

- 4.15. Ensure that all deliveries are prearranged and there are no vehicles queuing onsite.
- 4.16. Secure and maintain all stormwater grates to prevent rattling.
- 4.17. Ensure all forklifts and delivery vehicles associated with the use have broadband reverse beepers/alarms installed and operated.
- 4.18. Conduct the activity in a manner that achieves the noise emission standards outlined in Table 3.2.1.2-(Noise emission standards for the protection of general amenity) *Logan Planning Scheme 2015 version 1.1* are met, and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*, and does not allow the unreasonable emission of noise to the environment.
- 4.19. Noise emissions from the activity including from any fixed or mobile machinery must not exceed the following levels at the site boundary.

Table 1 - Residential Amenity Noise Emission Standards

<i>Noise level at the boundary of premises</i>

Noise type	Time period	Monday to Saturday	Sunday and public holidays
Non-steady sound*	Day 7:00am – 6:00pm	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)
	Evening 6:00pm – 10:00pm	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)
	Night 10:00pm – 7:00am	$L_{Aeq,adj,T} \leq L_{A90}$ plus 0 dB(A) and $L_{Amax} \leq 60$ dB(A)	$L_{Aeq,adj,T} \leq L_{A90}$ plus 0 dB(A) and $L_{Amax} \leq 60$ dB(A)
Continuous noise*	Anytime	$L_{A90,T}$ plus 0 dB(A)	$L_{A90,T}$ plus 0 dB(A)

As defined in AS1055.1-1997 Acoustics – Description and measurement of environmental noise

- 4.20. In the event of a noise complaint regarding the operation of the activity, conduct an appropriate investigation to determine whether the operation of the activity has exceeded the noise emission standards outlined in the applicable planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*.
- 4.21. If the noise emission standards outlined in the applicable planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008* have been exceeded, prepare and submit a Transitional Environmental Program (TEP) to Council for approval within one month of the noise complaint being received. The TEP must address all relevant sections of the *Environmental Protection Act 1994*, particularly sections 331, 334 and 335. The TEP must include, but is not restricted to:
- 4.21.1. objectives of the program;
 - 4.21.2. measures to be implemented to achieve the objectives;
 - 4.21.3. appropriate performance indicators at intervals of less than 6 months; and
 - 4.21.4. provisions for monitoring and compliance recording.
- 4.22. The TEP must demonstrate how compliance with the noise emission criteria outlined above will be achieved, and include a timetabled implementation plan. Once approved, the use must operate in accordance with the approved TEP.

Acoustics - Roof mounted plant

- 4.23. Noise emissions from all roof mounted equipment must not exceed the following levels at the site boundary.

Table 1 - Residential Amenity Noise Emission Standards

Noise level at the boundary of premises			
Noise type	Time period	Monday to Saturday	Sunday and public holidays
Non-steady sound*	Day 7:00am – 6:00pm	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)
	Evening 6:00pm – 10:00pm	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)	$L_{Aeq,adj,T} \leq L_{A90}$ plus 5 dB(A)
	Night 10:00pm – 7:00am	$L_{Aeq,adj,T} \leq L_{A90}$ plus 0 dB(A) and $L_{Amax} \leq 60$ dB(A)	$L_{Aeq,adj,T} \leq L_{A90}$ plus 0 dB(A) and $L_{Amax} \leq 60$ dB(A)

Continuous noise*	Anytime	L _{A90,T} plus 0 dB(A)	L _{A90,T} plus 0 dB(A)
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As defined in AS1055.1-1997 Acoustics – Description and measurement of environmental noise

Acoustics - Fences

- 4.24. Construct an acoustic fence around the eastern-section of the child care centre boundary that are adjacent to car parking lots. The fence is to have the following minimum basic specifications:
- 4.24.1. A height of 1.8m above the finished ground level;
 - 4.24.2. A surface mass density of 12.5kg/m²; and
 - 4.24.3. Free from holes, gaps and rattle.

Mechanical Plant

- 4.25. All mechanical plant installed must be certified by a suitably qualified acoustic engineer demonstrating that the noise limits outlined in Table 3.2.1.1 of Planning Scheme Policy 3– Environment management 3.2 Emission and immission standards Logan Planning Scheme 2015 version 2.0 are complied with at all times at the site boundary.

Vegetation - Replanting & Rehabilitation

- 4.26. Develop a Site Based Rehabilitation Plan (SRP) that provides a strategy for the rehabilitation and maintenance of the site in accordance with Council planning scheme policy(s). To ensure that there is no net loss in biodiversity values, at least 64 trees are to be replanted in the waterway buffer area. The SRP must comply with all other conditions of this approval and must include, but is not limited to, the following items:
- 4.26.1. site characteristics;
 - 4.26.2. revegetation locations;
 - 4.26.3. species selection;
 - 4.26.4. planting densities;
 - 4.26.5. planting methodology;
 - 4.26.6. maintenance schedules; and
 - 4.26.7. satisfaction of the following objectives;
 - 4.26.7.1. revegetation must occur in strategic locations which will enhance biodiversity outcomes, existing areas of native vegetation or fauna habitat and link or enhance wildlife corridors;
 - 4.26.7.2. provide for the direct restoration of the bed and/or banks of the waterway/wetland, and the associated vegetation;

- 4.26.7.3. species selection will be based on the regional ecosystems which naturally occur on the subject site (including canopy species);
 - 4.26.7.4. plants used are to be made up of locally derived seed stock;
 - 4.26.7.5. ensure that trees planted as part of the rehabilitation of the site are planted in a manner and in locations, which will ensure their long-term survival. In considering the precise planting locations, consider matters such as the potential height of the trees on maturity, the locations of actual and future structures, works and the usage areas;
 - 4.26.7.6. maintenance of the completed revegetation must be undertaken that will include the removal of weeds, mowing and slashing, replacement of dead or damaged trees which have been planted, as well as ongoing sediment and erosion control methods for a period of at least 12 months after planting.
- 4.27. Ensure the SRP is:
- 4.27.1. prepared and signed by a suitably qualified environmental consultant (or an alternative person determined by Council as being suitably qualified to prepare such a plan) as being in accordance with the planning scheme and this development approval;
 - 4.27.2. submitted to Council for compliance assessment under the Sustainable Planning Act 2009 prior to or concurrently with any application for operational works; and
 - 4.27.3. approved by Council.
- 4.28. Implement any approved Site Based Rehabilitation Plan at all times during construction of the development and for any maintenance period identified in the Site Based Rehabilitation Plan.
- 4.29. Ensure any revegetation required in any approved Site Based Rehabilitation Plan is completed.
- 4.30. Ensure a legible copy of the approved Site Based Rehabilitation Plan and approval conditions are available on site at all times during construction and earthworks.

Vegetation Clearing

- 4.31. Undertake vegetation clearing only within the development footprint of approved buildings and structures and their associated parking and access areas as identified on the approved plan(s) of development. No additional clearing is permitted within the waterway buffer areas nor beyond the development footprint other than in accordance with Table 8.2.2.1.1 to Table 8.2.2.1.5 of the Biodiversity areas overlay code of the planning scheme.
- 4.32. Ensure all vegetation cleared as a result of this development approval and requiring disposal is disposed of:
- 4.32.1. on the premises for landscaping and sediment and erosion control purposes (for example as mulch); and/or
 - 4.32.2. at a waste disposal facility operated by Council provided that the waste is delivered to the waste disposal facility in a manner and form which allows it to be mulched at the facility; and/or
 - 4.32.3. in such other environmentally responsible manner as meets with the written approval of the Council; and
 - 4.32.4. ensure any vegetation cleared as a result of this development approval is not burnt or incinerated except for the purpose of domestic heating inside a dwelling on the subject site.
- 4.33. Ensure compliance with AS 4970 - 2009 Protection of trees on development sites, including but not limited to the implementation of a 'Tree Protection Zone' where trees are to be retained onsite and undertake the following:
- 4.33.1. install protective fencing to prevent any damage to areas not in the approved vegetation clearing area in general accordance with Section 4.3 of AS 4970 - 2009;

- 4.33.2. provide signs identifying the 'Tree Protection Zone' on exclusion fencing that are clearly visible from all areas within the development site within 20 metres of the exclusion fencing; and
 - 4.33.3. ensure all trees to be retained within allotments are protected from harm during works on site. Ensure activities such as traffic, stockpiling and compaction are excluded from areas of retained vegetation particularly within the tree protection zones of retained trees.
- 4.34. Develop a Vegetation Clearing and Management Plan (VMP) that addresses all activities associated with construction of the development (including Building Works, Operational Works and Plumbing and Drainage Works) as they relate to existing vegetation on site. The VMP must comply with all other conditions of this approval and must include, but is not limited to, the following items:
- 4.34.1. a clear indication of all trees to be removed and retained;
 - 4.34.2. details of all operational works likely to impact on existing vegetation;
 - 4.34.3. temporary and permanent exclusion and protection fencing;
 - 4.34.4. roles and responsibilities for site contractors, the proponent, and the consultant group;
 - 4.34.5. stockpiling and reuse of cleared vegetation;
 - 4.34.6. a clearing sequencing plan showing the commencement of clearing and the direction of removal (this should be in conjunction with the Fauna Management Plan to allow the appropriate flushing of fauna to surrounding safe haven areas);
 - 4.34.7. ongoing weed management;
 - 4.34.8. a detailed ongoing rehabilitation and maintenance plan including the restoration and enhancement of disturbed areas in the post construction phase and processes to maximise survival opportunities for areas of retained vegetation and newly rehabilitated areas; and
 - 4.34.9. specific details on the removal of potential habitat trees.
- 4.35. The VMP must be:
- 4.35.1. prepared and signed by a suitably qualified environmental consultant (or an alternative person determined by Council as being suitably qualified to prepare such a plan) as being in accordance with the planning scheme and this development approval; and
 - 4.35.2. submitted to Council for compliance assessment under the *Sustainable Planning Act 2009* prior to or concurrently with any application for operational works; and
 - 4.35.3. approved by Council.
- 4.36. Implement any approved Vegetation Clearing and Management Plan at all times during construction of the development.
- 4.37. Ensure a legible copy of the approved Vegetation Clearing and Management Plan and approval conditions are available on site at all times during construction and earthworks.

Fauna Management

- 4.38. Ensure all potential habitat trees that are to be removed are checked for wildlife prior to removal. Where native vertebrate animals are found, clearing must cease and a Wildlife Spotter (Department of Environment and Heritage Protection approved) contacted. All native vertebrate animals located within, on and amongst plants or areas of plants proposed to be harmed in accordance with this approval are only to be managed under the guidance of a Wildlife Spotter (Department of Environment and Heritage Protection) approved.

5. ENGINEERING

General - Engineering standard - Obtain Permit

- 5.1. Obtain an operational works permit for Roadworks, stormwater quantity and quality, access, parking, earthworks, erosion and sediment control, electrical reticulation, sewer and water.

General - Engineering standard

- 5.2. Construct all works generally in accordance with the approved plan(s) of development and in accordance with the Council's adopted standards.
- 5.3. The applicant is responsible for protecting nearby property owners from dust pollution arising from the construction and maintenance of the works required by this approval and must comply with any lawful instruction from the Council if in his opinion a dust nuisance exists.

Advice Note:

This approval does not include the sewer house drain/s for proposed lot/s/development. The applicant is required to obtain a plumbing and drainage permit prior to commencement of any works on internal sewer (house drains) and water reticulation.

The movement of commercial soil, extracted or waste soil, mulch, grass clippings, branches, commercial and non-commercial pot plants, baled hay and straw, within a Fire Ant Restricted Area must be undertaken in accordance with movement controls for those materials. Movement controls for high-risk materials are documented on the Department of Agriculture, Fisheries and Forestry web site. For further advice about movement controls, identification and treatment of fire ants, refer to the DAFF web site (www.daff.qld.gov.au) or phone the DAFF Call Centre on 13 25 23.

When water restrictions are in place within the City of Logan, use of reticulated water for construction purposes is not permitted except for landscaping in accordance with the South East Queensland water restrictions.

General - RPEQ Certification

- 5.4. Submit to Council certification from a Registered Professional Engineer of Queensland (RPEQ-Civil) that all engineering works authorised by this development approval and any related approval issued by Council as defined in Section 341(7) of the *Sustainable Planning Act 2009* have been designed and constructed in accordance with the requirements of the development approval(s).

General – Submission of As Constructed drawings

- 5.5. Submit to Council 'As Constructed' drawings in accordance with Part 5 of Planning Scheme Policy 5 - Infrastructure, including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the Council's adopted standard(s).
- 5.6. Ensure that the asset register is in editable spreadsheet format comprising assets with design life, geographical, geometrical attributes consistent with the as-constructed drawings.

Rectification

- 5.7. Be responsible for the full cost of any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

Stormwater Quality

- 5.8. Submit to Council for approval a final Detailed Stormwater Quality Management Plan (DSQMP) including all stormwater infrastructure, relevant landscaping and engineering designs as a part of any operational works application. The final detailed stormwater management plan and designs are to be in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (WSUD TDG), the Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands (C&E guidelines) and IPWEAQ Standard Drawings numbers WSUD-001 to WSUD-012 and must include:
 - 5.8.1. a copy (on CD and also emailed to EAP@logan.qld.gov.au) of MUSIC modelling, undertaken in accordance with the MUSIC User Manual and MUSIC Modelling Guidelines, that demonstrates that the proposed treatment train achieves Council's load based reduction water quality objectives;

- 5.8.2. detailed calculations for each treatment measure and completed copies of the applicable Design Calculation Summary checklists from the WSUD TDG;
- 5.8.3. a completed copy of the relevant design assessment checklist from the WSUD TDG for each treatment measure certified by the stormwater quality system designer;
- 5.8.4. details of how the bioretention basin will be protected during the construction and building phases of the development based on one of the four methods outlined in the C&E guidelines. Identify which method will be adopted and include a copy of the relevant step-by-step sequence and sign-off forms as an appendix to the report; and
- 5.8.5. an Operational Management and Maintenance Plan (OMMP) as a separable section of the DSQMP to provide an outline of the proposed long term operational management and maintenance requirements of the proposed stormwater system on the site. The OMMP must include a plan showing the location of the individual components of the system.

Stormwater Quality: Sediment & Erosion Control

- 5.9. An operational works permit is required to address Erosion and Sediment Control
- 5.10. Provide to Council an Erosion and Sediment Control Plan designed in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2008) prior to the commencement of any works on site or prior to the submission to Council of any application for operational works, whichever occurs first. Install, monitor and amend where necessary the erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm.

Stormwater Quantity - Connection

- 5.11. Connect the development to the existing stormwater system at no cost to Council.

Stormwater Quantity - Design

- 5.12. An operational works permit is required to address Stormwater Quantity design.
- 5.13. Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the applicable section of the planning scheme. Where there is any inconsistency, the planning scheme takes precedence.
- 5.14. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- 5.15. Ensure that all stormwater drainage through parkland is via underground pipes unless it is via a lawful waterway or approved otherwise by Council in writing.
- 5.16. Design and construct stormwater drainage to ensure that the development will achieve 'no worsening' as described in the Queensland Urban Drainage Manual (QUDM) and not:
 - 5.16.1. make material changes to the pre-development overland flows and/or peak flow; or
 - 5.16.2. increase the pre-development, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves and the like. This must be based on design storms of Q2, Q5, Q10, Q20, Q50 and Q100.
- 5.17. Submit to Council a stormwater design, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for a major storm recurrence interval of 100 years. The design must have a minimum freeboard determined in accordance with the requirements of:
 - 5.17.1. Table 9.03.1 of the Queensland Urban Drainage Manual (QUDM) for overland flow paths; and
 - 5.17.2. Table 5.06.1 of the Queensland Urban Drainage Manual (QUDM) for detention basins and an underground drainage network designed to cater for the minor storm recurrence interval of 10 years.

Stormwater Quantity - Lawful Point of Discharge

- 5.18. Lawful point of discharge for the development is Sandy Gully.

- 5.19. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

Stormwater Quantity – Stormwater Management On site (Operational Works approval required)

- 5.20. An operational works permit is required for Stormwater Quantity Management.
- 5.21. Submit to Council for approval, as a part of an application for operational works, a final detailed stormwater management plan, designed in accordance with QUDM and Council's planning scheme and policies.

Flooding - Local

- 5.22. Works are to be carried out generally in accordance with approved Flood Impact Assessment and plan(s) of development.

Roadworks – Frontage works

- 5.23. An operational works permit is required for the following roadworks/frontage works.
- 5.24. Design and construct the road along the Bushman Drive frontage of the site as an urban collector single carriageway road and more specifically include:
- 5.24.1. concrete barrier kerb and channel on a 4.0 metre alignment, subsequent to any road reserve widening required by this approval, from the road reserve boundary and associated stormwater;
 - 5.24.2. maintain a minimum width of 3.2 metres for the full length of all traffic lanes, including turning lanes, unless otherwise approved as part of an Operational Works application;
 - 5.24.3. a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course up to a minimum of 1.0 metre beyond the road centreline unless:
 - 5.24.3.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 5.24.3.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage; it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
 - 5.24.4. tapers to existing road pavement;
 - 5.24.5. line marking and signage should be in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 5.24.6. street lighting to Council standards; and
 - 5.24.7. the installation of disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawings 8-00314, 8-00315 or 8-00316.

Roadworks – T-intersections and turning lanes

- 5.25. An operational works permit is required for the following T-intersections and turning lanes.
- 5.26. Design and construct the Site Access on Homestead Drive with an Urban Channelised Right Turn (CHR) and an Urban Auxiliary Short Left Turn (AUL(S)) treatment on Homestead Drive, as defined in the Austroads Guide to Road Design, Part 4A - Unsignalised and Signalised Intersections.
- 5.27. Design and construct the Eastern Site Access on Bushman Drive with an Urban Channelised Right Turn (CHR or CHR(S)) and an Urban Auxiliary Left Turn (AUL or AUL(S)) treatment on Bushman Drive, as defined in the Austroads Guide to Road Design, Part 4A - Unsignalised and Signalised Intersections.

- 5.28. Design and construct the Western Site Access on Bushman Drive with an Urban Channelised Right Turn (CHR or CHR(S)) and a Basic Left Turn (BAL) treatment on Bushman Drive, as defined in the Austroads Guide to Road Design, Part 4A - Unsignalised and Signalised Intersections.
- 5.29. Provide line marking & signing in accordance with the Manual of Uniform Traffic Control Devices. This should include signs to indicate the location of the Service Vehicle Access.
- 5.30. Provide street lighting in accordance with Council standards.
- 5.31. Provide kerb and channel and stormwater drainage in accordance with Council standards and the requirements of the Queensland Urban Drainage Manual.
- 5.32. All costs associated with the service relocations required are to be borne by the developer.

Road – Sight distance

- 5.33. Ensure sight distances at the proposed driveways (entrance/exit) to the site, as shown on the approved plan(s) of development, comply with AUSTROADS Guide to Road Design, Part 4 - Intersections and Crossings General and Part 4A – Unsignalised and Signalised Intersections.

Vehicle Access – New Crossovers (Commercial and Industrial)

- 5.34. An operational works permit is required for the new crossovers.
- 5.35. The reinforced concrete driveway crossover/s between the kerb and channel and the property boundary must be inspected by Council's Technical Officers prior to concrete pour.

Advice Note:

An inspection compliance fee is applicable and must be paid prior to the inspection by Council's Technical Officers, as per Council's Register of Cost-Recovery Fees current at the time of payment (Refer to council's website: <http://www.logan.qld.gov.au>)

- 5.36. Construct a reinforced concrete industrial crossovers between the property boundary and the edge of the road pavement, having a minimum width of 7.0 metres, in accordance with IPWEAQ Drawing No. INPUT R-051.
- 5.37. Construct any new crossover in the location(s) shown on the approved plan(s) and in accordance with the following:
 - 5.37.1. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (eg. power pole, telecommunications pit), road infrastructure (eg. street sign, bus stop, street tree, etc); and
 - 5.37.2. the edge of the crossover is not to be within 12 metres (measured from the cadastral boundary) of an intersection of roads.

Vehicle Access – Redundant Crossovers

- 5.38. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the same standard as existing (or proposed) immediately adjacent along the frontage.

Pedestrian Access – general

- 5.39. Construct a reinforced concrete pathway having a minimum width of 2.0 metres along the full frontage of the development along Bushman Drive, including the Child Care Centre site.

Parking – directional signage

- 5.40. An operational works permit is not required for line marking and signage.
- 5.41. Line mark the car park aisles and driveways within the development with directional arrows on the pavement consistent with the directions shown on the approved plan of development, Ground Floor Plan, dated 08/11/2018, prepared by mode, a minimum distance of every 20 metres and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.
- 5.42. Prior to commencement of use, submit to Council certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ), confirming that the linemarking and signage for the

development have been provided in accordance with the requirements of the Conditions of the development permit.

Parking and Access - General

- 5.43. An operational works permit is required for parking and access.
- 5.44. Provide car parking spaces, including disabled car parking spaces, on the site in accordance with the approved plan of development, Ground Floor Plan, dated ~~08/11/2018~~ **13/02/2020**, prepared by mode.
- 5.45. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - *Parking Facilities - Off Street Car Parking* except where stated otherwise in the planning scheme.
- 5.46. All car parking spaces must be laid out, paved, line marked, signposted, drained and maintained in accordance with the planning scheme and Australian Standard 2890.1 and Australian Standard 2890.2
- 5.47. Design all disabled car parking spaces in accordance with Australian Standard AS 2890.6.
- 5.48. Ensure access to car parking spaces, bicycle spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- 5.49. Tandem car parking spaces are to be restricted and signed posted for staff vehicles only.

Parking and Access - Servicing

- 5.50. An operational works permit is required for parking and access.
- 5.51. Provide loading bay facilities for a Medium Rigid Vehicle, ~~a Heavy Rigid Vehicle~~ and an Articulated Vehicle in the locations generally shown on the approved plan(s) of development that are designed in accordance with Australian Standard 2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the planning scheme.
- 5.52. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of for a Medium Rigid Vehicle, a Heavy Rigid Vehicle and an Articulated Vehicle to ensure that these vehicles are able to enter and exit the site in a forward direction.
- 5.53. Demonstrate turning movements for a Medium Rigid Vehicle, a Heavy Rigid Vehicle and an Articulated Vehicle on any drawing(s) or plan(s) submitted to the Council as a part of an application for operational works.
- 5.54. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

Electricity and Telecommunications - General

- 5.55. An operational works permit is required for Electricity and Telecommunications.
- 5.56. Design and provide underground electricity supply and telecommunications to the development in accordance with the Planning Scheme Policy 5 - Infrastructure and the Energex - Underground Distribution Construction Manual.
- 5.57. Remove all redundant electrical and telecommunications connections and reinstate the land.
- 5.58. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.
- 5.59. Prior to commencement of use, submit to Council an Energex certificate of supply and written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development and where staged, written confirmation is required for each stage of the development.
- 5.60. Prior to commencement of use, Submit to Council written confirmation from a telecommunications carrier that an agreement has been made for the supply of telecommunications to the development and where staged, written confirmation is required for each stage of the development.

- 5.61. Do not install any electrical transformers or telephone control pillars within existing or proposed park unless otherwise approved by Council in writing.
- 5.62. Do not install property poles or flying fox overhead connections.

Electricity and Telecommunications – Street Lighting

- 5.63. If street lighting is required, an operational works permit must be obtained.
- 5.64. Design and install any required street, path or public lighting in accordance with AS/NZ 1158.
- 5.65. Install a street and path light system on all roads within and bounding the site and on all footpaths/bikeways constructed as part of the development at no cost to Council. The street and path light system must be designed in accordance with the 'Crime Prevention through Environmental Design: Guidelines for Queensland' produced by the Queensland Government and unless otherwise approved by Council in writing, be powered using underground power.
- 5.66. Install street lighting in all road reserves on the same side of the road that accommodates any footpath or bikeway.

Electricity and Telecommunications – Road Crossing

- 5.67. Construct electrical and telecommunications conduits where required under any existing road to service the development by thrust boring.

Earthworks – Carrying out Earthworks

- 5.68. An operational works permit is required for earthworks.
- 5.69. Provide details of all batter treatments proposed.
- 5.70. Carry out earthworks in accordance with AS3798-2007 – Guidelines on earthworks for commercial and residential developments.
- 5.71. Supervise bulk earthworks to Level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS 3798-2007.
- 5.72. Do not place earth fill adjacent or in proximity to any site boundary unless:
 - 5.72.1. the fill is retained on the boundary with approval from Council in accordance with the Planning Scheme; and
 - 5.72.2. adjoining properties are not adversely affected with respect to a loss of privacy and safety (caused by the ability for example to look over boundary fences) and changes in the natural drainage pattern as a result of the works.
- 5.73. Do not place earth fill on any existing adjoining parkland or land required by Council as parkland unless otherwise approved by Council in writing.

Earthworks – Retaining structures

- 5.74. An operational works permit is required for retaining structures.
- 5.75. Submit detailed drawings of all proposed retaining walls. Details to be provided must including and not be limited to the following information:
 - 5.75.1. Identify all retaining wall locations and types on a layout plan (including any retaining walls that may be associated with buildings);
 - 5.75.2. Show details of any treatments proposed to the creek/park area along the bottom of the proposed retaining walls;
 - 5.75.3. Show distances/clearance of the retaining walls to any property boundaries and/or existing infrastructure;
 - 5.75.4. Levels at the top and toe of the retaining walls;
 - 5.75.5. Existing and proposed ground levels;
 - 5.75.6. Footing and backfill designs and details;

- 5.75.7. Details of the proposed drainage (how the drainage/ag pipe behind the proposed wall will function and connect to a suitable outlet or drainage system);
- 5.75.8. Design details and calculations of the retaining walls (depth of footings, slope stability, undermining, safety, depth of flooding/effects of any submersion in water etc); and
- 5.75.9. Certification that the wall is designed in accordance the conditions of this approval and Planning scheme policy 5 – Infrastructure.

Advice Note:

As a part of the design of the retaining wall, please consider the type of fencing and/or buildings proposed for the top of the wall and how the associated footings/post brackets can be incorporated.

- 5.76. Design and construct all retaining walls and associated footings:
 - 5.76.1. in accordance with Australian Standard 4678 - 2002 Earth Retaining Structures;
 - 5.76.2. without encroachment onto adjoining properties or public land;
 - 5.76.3. with the retaining wall wholly located within a single allotment;
 - 5.76.4. to not cause any adverse effect on the stability and integrity of the neighbouring buildings, properties, utility services and infrastructures;
 - 5.76.5. to achieve a long term factor of safety greater than 1.5;
 - 5.76.6. confirming that the retaining structure has a design life of not less than 60 years; and
 - 5.76.7. in accordance with Planning Scheme Policy 5 - Infrastructure.
- 5.77. Ensure the inspection of the retaining structure(s) by a Registered Professional Engineer Queensland (RPEQ) at the following stages:
 - 5.77.1. Footing stage (including excavation and reinforcement); and
 - 5.77.2. At the time of installing drainage behind the wall (including geo-fabric, backfill, perforated pipe and connection of the perforated pipe to the stormwater system).
- 5.78. Do not construct retaining walls between any:
 - 5.78.1. existing or proposed parkland; and
 - 5.78.2. existing or proposed road reserve;
 unless otherwise approved by Council in writing.

FURTHER ADVICE TO APPLICANT

Infrastructure Charges

Infrastructure charges for the Transport, Parks, Stormwater, Water and Wastewater networks are no longer levied as a condition of development within the development approval. Infrastructure charges for these networks are now levied under the *Sustainable Planning Act 2009* by way of an **Infrastructure Charges Notice (ICN)**, which accompanies this development approval (unless incorporated into an agreed Infrastructure Agreement).

In relation to the application, the applicant is further advised:

1. The relevant period for this approval is in accordance with Section 341 of the *Sustainable Planning Act 2009*.
2. Authorised persons of the Council may enter the premises the subject of this approval at any reasonable time to ascertain whether the above conditions have been complied with (and/or whether the above requirements have been carried out).
3. All site works and earthworks must be carried out in accordance with the Standard Drawings and policies in the assessable Planning Scheme.
4. Commencement of works which will ultimately revert to Council or on adjacent roads or drainage schemes until Council has been advised in writing, of the name of the responsible contractor and that the contractor has received from Council a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*.

The applicant and owner be further advised:-

It is the owner's and occupants responsibility under the *Environmental Protection Act 1994* to advise the Chief Executive of the Environmental Protection Agency, of any Notifiable Activity conducted on the site or contamination or suspected contamination which may cause a hazard to human health or the environment within 30 days of becoming aware of the operation of a Notifiable Activity on the site or of any contamination or suspected contamination. The Chief Executive, pursuant to the Act, is empowered to require that the development complies with the provisions of the Act, including the preparation of site investigation reports and if necessary the remediation of the site at the owners expense.

Under the *Plumbing and Drainage Act 2002*, regulated work requires a complete 'Compliance assessment application for plumbing, drainage and on-site sewerage work' Form 1, to be lodged and a compliance permit issued by Council's Plumbing Services section prior to commencement of any plumbing and drainage work.

Regulated work can be defined as plumbing and drainage work that will not become a service provider's asset. Examples are where:

- House drainage and/or water service is to be installed along an access driveway/easement to rear lots
- Existing dwellings require house drains and/or water services to be connected to new wastewater (sewer) and/or new water meters

In the case of a **Dual Occupancy**, a separate wastewater (sewer) connection, roof water and water meter connection must be provided for each unit within their own designated area.

You are also advised that it is the developer's responsibility to ensure that all development should proceed in accordance with the Duty of Care Guidelines under the *Aboriginal Cultural Heritage Act 2003*, Penalties apply where the duty of care is breached.

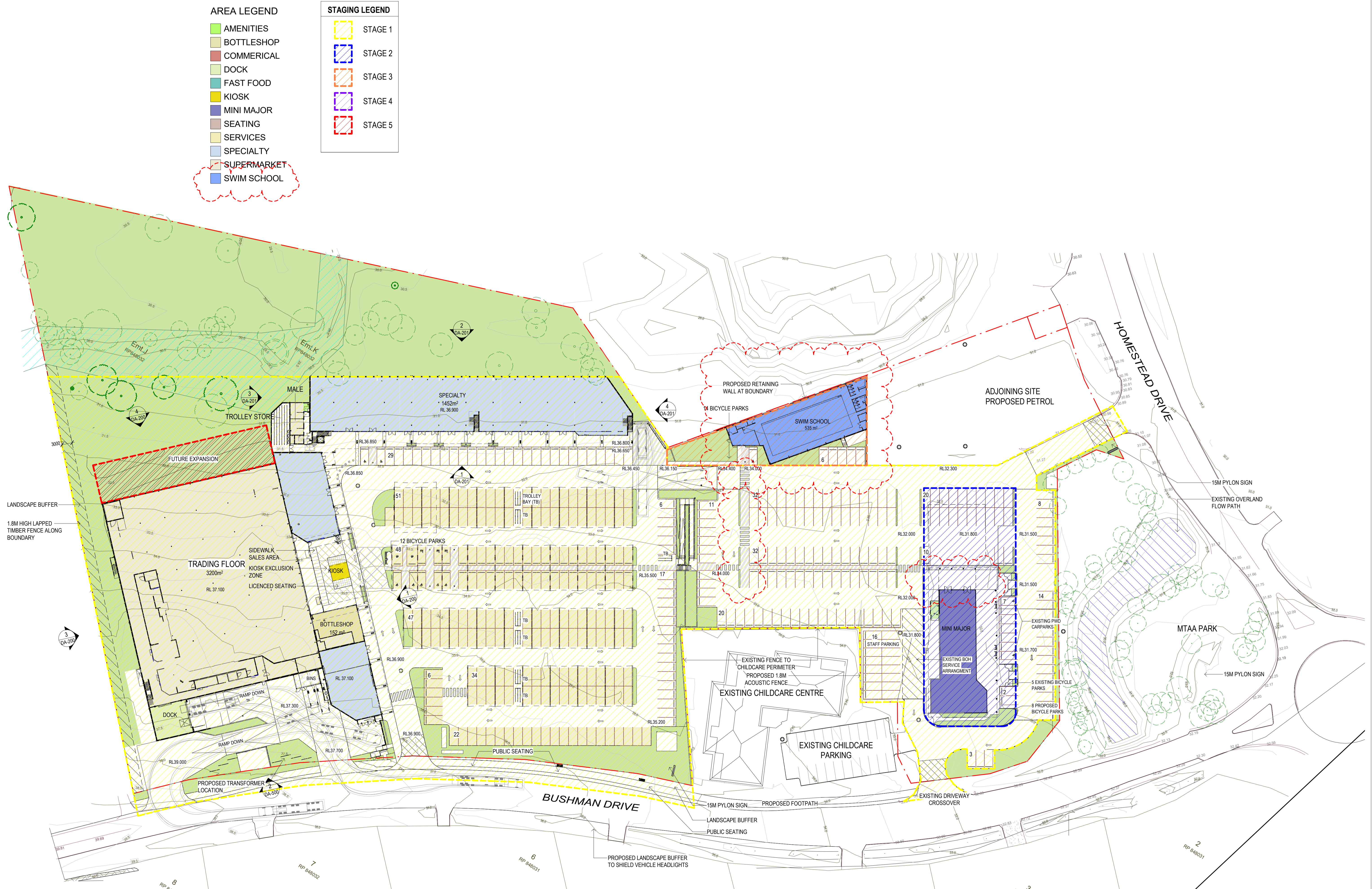
For further information in regards to the provisions of the *Aboriginal Cultural Heritage Act 2003*, please contact the Cultural Heritage Coordination Unit, Department of Natural Resources and Water on (07)3238 3838.

AREA LEGEND

- AMENITIES
- BOTTLESHOP
- COMMERCIAL
- DOCK
- FAST FOOD
- KIOSK
- MINI MAJOR
- SEATING
- SERVICES
- SPECIALTY
- SUPERMARKET
- SWIM SCHOOL

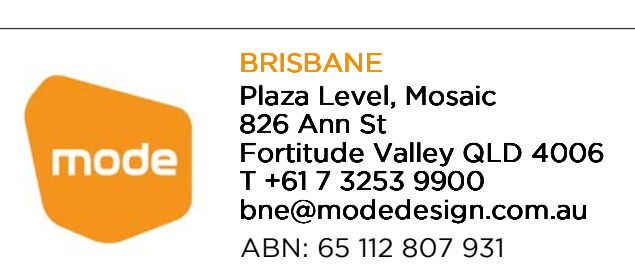
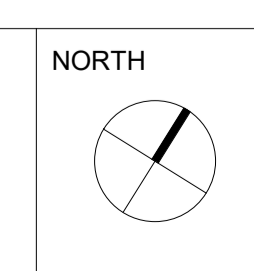
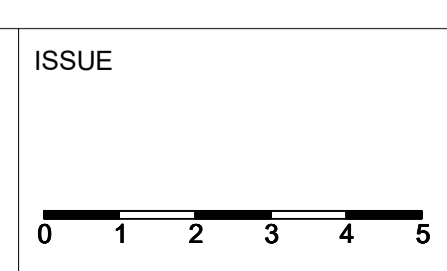
STAGING LEGEND

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5



REV	DESCRIPTION	AUTH	CHK	DATE
A	FOR INFORMATION	HK	SM	07/01/19
B	DA UPDATE	HK	SM	13/02/20

• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.



PROJECT

FLAGSTONE VILLAGE CENTRE

Bushman Drive, Flagstone, QLD, 4344

DRAWING TITLE

STAGING PLAN

FIRST ISSUE	SCALE @ A1	
01/07/19	1 : 500	
DRAWN	CHECKED	
CL	SM	
PROJECT No	DRAWING No	REVISION
18135	DA-099	B

AREA LEGEND

- AMENITIES
- BOTTLESHOP
- COMMERCIAL
- DOCK
- FAST FOOD
- KIOSK
- MINI MAJOR
- SEATING
- SERVICES
- SPECIALTY
- SUPERMARKET
- SWIM SCHOOL

LEGEND

- KIOSK EXCLUSION ZONE
- LICENCED SEATING AREA
- SIDEWALK SALES ZONE

OVERALL SITE AREA SCHEDULE

SITE AREA	35,693m ²
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REAL PROPERTY DESCRIPTION:

Lot 3 & CP on SP210928
Lot 6 on SP146553

DEVELOPMENT SCHEDULE - TOTAL GLA

TYPE	Approved DA (m ²)	Proposed Area (m ²)
SUPERMARKET EXPANSION	600m ²	600m ²
SUPERMARKET	3400m ²	3400m ²
SPECIALTY SHOPS	1822m ²	2101m ²
LIQUOR	150m ²	150m ²
FAST FOOD	400m ²	- m ²
SWIM SCHOOL	- m ²	535m ²
MINI MAJOR'S	400m ²	438m ²
COMMERCIAL	400m ²	1450m ²
TOTAL GLA	7172m²	8674m²

DEVELOPMENT SCHEDULE - TOTAL GFA

TYPE	Approved DA (m ²)	Proposed Area (m ²)
AMENITIES	126m ²	100m ²
FAST FOOD	419m ²	- m ²
SWIM SCHOOL	- m ²	546m ²
COMMERCIAL	418m ²	1475m ²
LIQUOR	154m ²	154m ²
MINI MAJOR	694m ²	449m ²
SPECIALTY SHOPS	1660m ²	2132m ²
SUPERMARKET	3367m ²	3342m ²
SUPERMARKET EXPANSION	611m ²	611m ²
SUPERMARKET MEZZANINE	210m ²	198m ²
TOTAL GFA	7659m²	9007m²

PARKING SCHEDULE

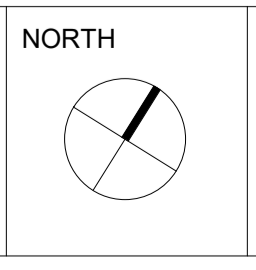
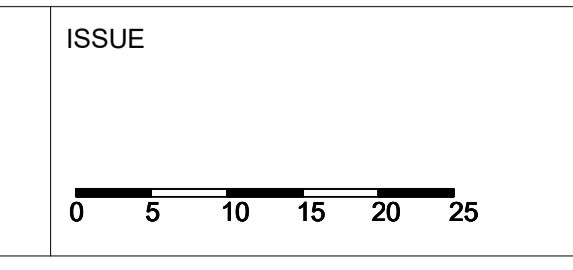
TYPE	SIZE	Approved DA	Proposed
PARENTS WITH PRAMS	2400x5400mm	5	3
DISABLED PARKING	2400x5400mm	9	10
STAFF PARKING	2500x5400mm	30	16
CUSTOMER PARKING	2700x5400mm	372	409
SUPERMARKET PICKUP	3000x5400mm	0	2
TOTAL		416	443

DA CARPARK RATIO ACHIEVED 5.40/100m²
PROPOSED NEW CARPARK RATIO ACHIEVED 4.91/100m²



REV	DESCRIPTION	AUTH	CHK	DATE
8	DA UPDATE	HK	SM	09/10/2018
9	DA MINOR AMENDMENT	HK	SM	19/10/2018
10	UPDATE	HK	SM	26/10/2018
11	MINI MAJOR UPDATE	HK	SM	06/11/2018
12	UPDATE	AW	SM	08/11/2018
13	DA UPDATE	HK	SM	13/02/20

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PROJECT

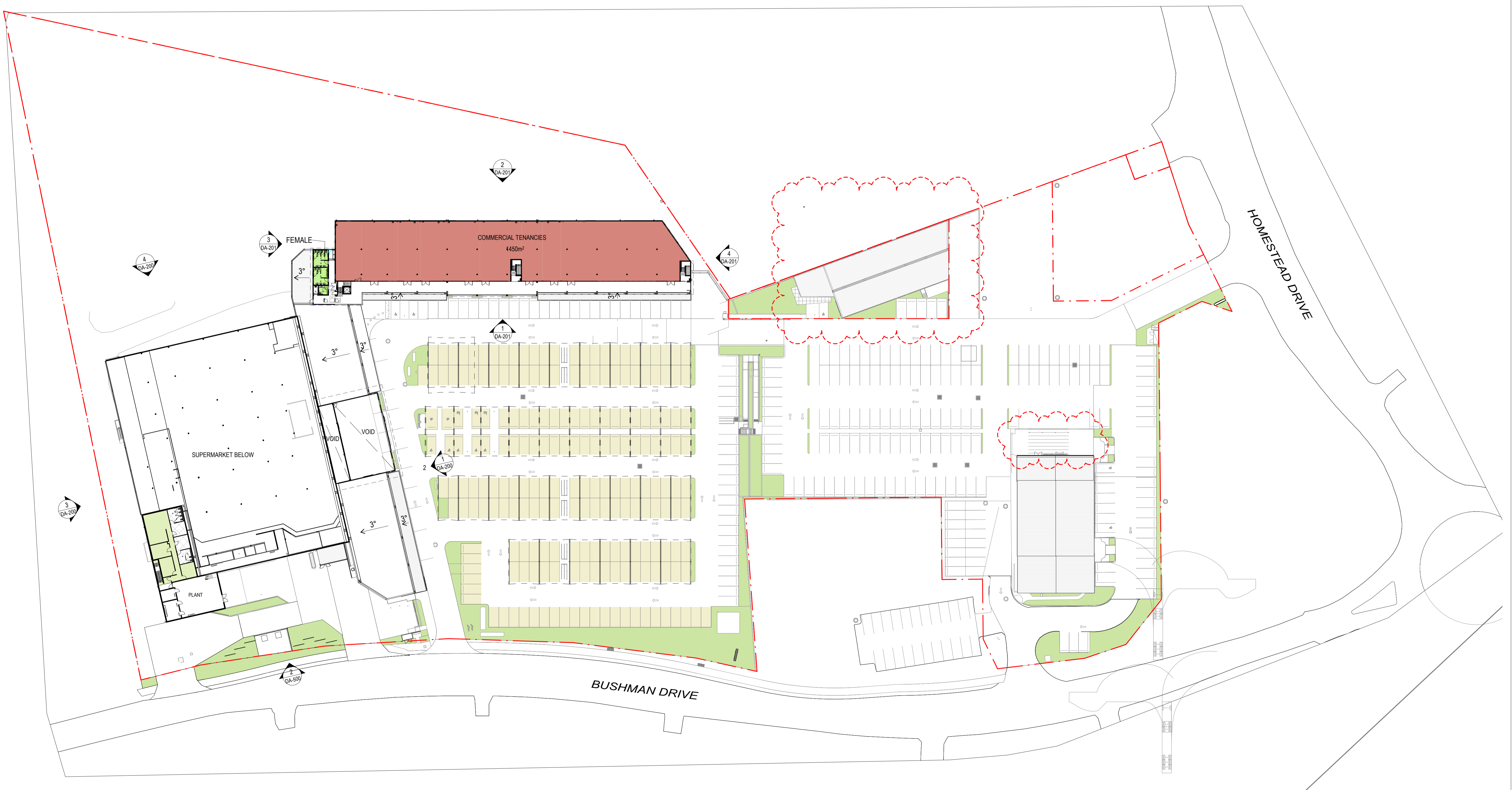
FLAGSTONE VILLAGE CENTRE

Bushman Drive, Flagstone, QLD, 4344

DRAWING TITLE

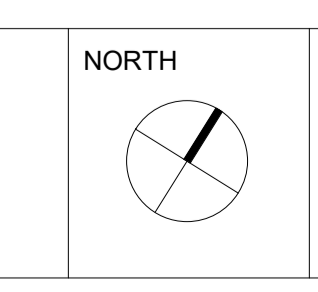
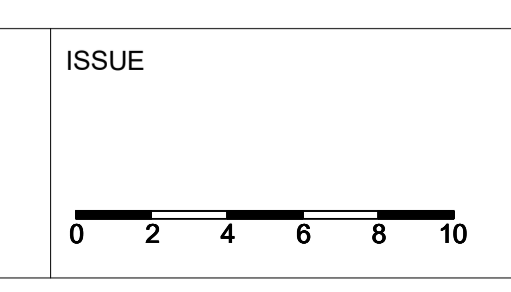
GROUND FLOOR PLAN

FIRST ISSUE 03/09/2018	SCALE @ A1 1 : 500
DRAWN HK	CHECKED SM
PROJECT No 18135	DRAWING No DA-100
	REVISION 13



REV	DESCRIPTION	AUTH	CHK	DATE
4	FOR INFORMATION	HK	SM	25/09/2018
5	DA MINOR AMENDMENT	HK	SM	27/09/2018
6	DA UPDATE	HK	SM	09/10/2018
7	DA MINOR AMENDMENT	HK	SM	19/10/2018
8	MINI MAJOR UPDATE	HK	SM	06/11/2018
9	DA UPDATE	HK	SM	13/02/20

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PROJECT

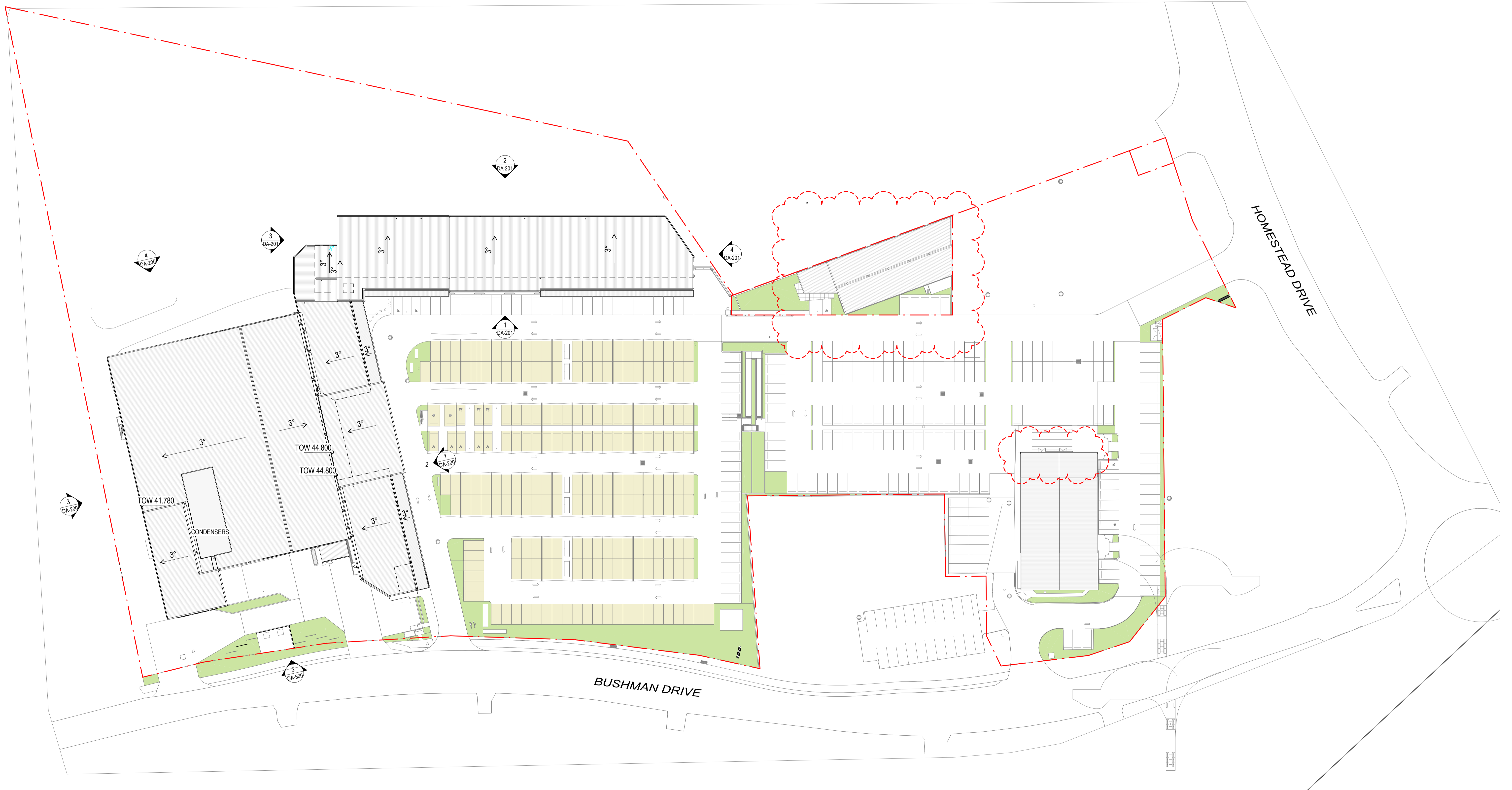
FLAGSTONE VILLAGE CENTRE

Bushman Drive, Flagstone, QLD, 4344

DRAWING TITLE

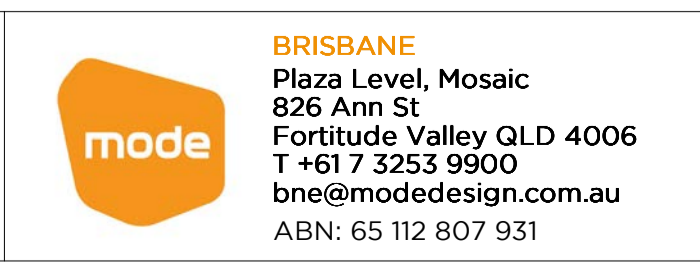
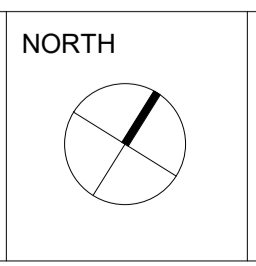
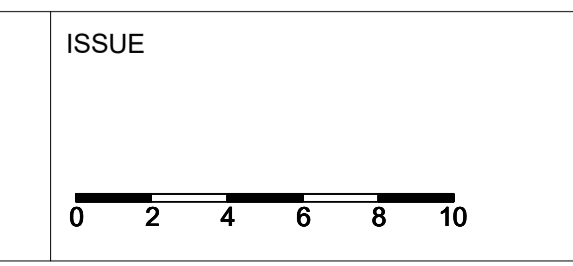
LEVEL 01 PLAN

FIRST ISSUE 03/09/2018	SCALE @ A1 1 : 500
DRAWN Author	CHECKED Checker
PROJECT No 18135	DRAWING No DA-101
	REVISION 9



REV	DESCRIPTION	AUTH	CHK	DATE
4	FOR INFORMATION	HK	SM	25/09/2018
5	DA MINOR AMENDMENT	HK	SM	27/09/2018
6	DA UPDATE	HK	SM	09/10/2018
7	DA MINOR AMENDMENT	HK	SM	19/10/2018
8	MINI MAJOR UPDATE	HK	SM	06/11/2018
9	DA UPDATE	HK	SM	13/02/20

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PROJECT
FLAGSTONE VILLAGE CENTRE
 Bushman Drive, Flagstone, QLD, 4344

DRAWING TITLE
ROOF PLAN

FIRST ISSUE 03/09/2018	SCALE @ A1 1 : 500
DRAWN Author	CHECKED Checker
PROJECT No 18135	DRAWING No DA-102
	REVISION 9

LEGEND - DEMOLITION

 ZONE OF EXISTING BUILDINGS TO BE DEMOLISHED

 RED DASHED LINES INDICATE AREAS / ITEMS TO BE DEMOLISHED

NOTE:

- ALL VEGETATION AFFECTED BY THE PROPOSED DEVELOPMENT TO BE DEMOLISHED
- EXISTING SERVICES TO BE CARRIED & DEMOLISHED
- ALL STRUCTURES ON SITE INCLUDING SHEDS/TEN TENTS, CHURCH, SHEDS, HOUSES & ALL RESIDENTIAL DRIVEWAYS TO BE DEMOLISHED

REAL PROPERTY DESCRIPTION:
 Lot 1, 1 & 2 of CP 1548803
 Lot 8 of SP 158052
 Lot 10, 10B, 10C, 10D of SP 158052



DECISION NOTICE
 The Approved Plan of Development for Development Approval
MCUI/36/2015
 subject to changes in the conditions of approval and these not being a
 Negotiated Decision Notice, other Notice or Court consent order that
 changes the development approval

023

1 DEMOLITION PLAN
 1 of 2

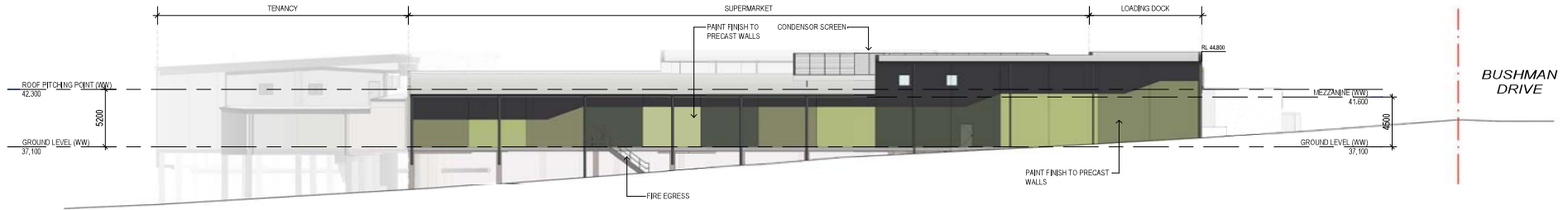


<p>DATE: 15/08/2015 DRAWN BY: J. HARRIS CHECKED BY: M. HARRIS PROJECT: MCUI/36/2015</p>	<p>SCALE: 1:100 SHEET: 1 OF 2 PROJECT: MCUI/36/2015</p>
<p>ThomsonAdsett architecture urban design interiors 120 Robertson Street Fortitude Valley Phone: (07) 3842 9999 PO Box 2155 Fax: (07) 3822 0201 Fortitude Valley QLD 4006 Email: info@thomsonadsett.com www.thomsonadsett.com</p>	
<p>DEVELOPMENT APPLICATION FLAGSTONE VILLAGE NEIGHBOURHOOD CENTRE BUSHMAN DRIVE, FLAGSTONE</p>	
<p>DATE: 15/08/2015 DRAWN BY: J. HARRIS CHECKED BY: M. HARRIS PROJECT: MCUI/36/2015</p>	
<p>10351 10351 DA.03 P.2</p>	

PRELIMINARY



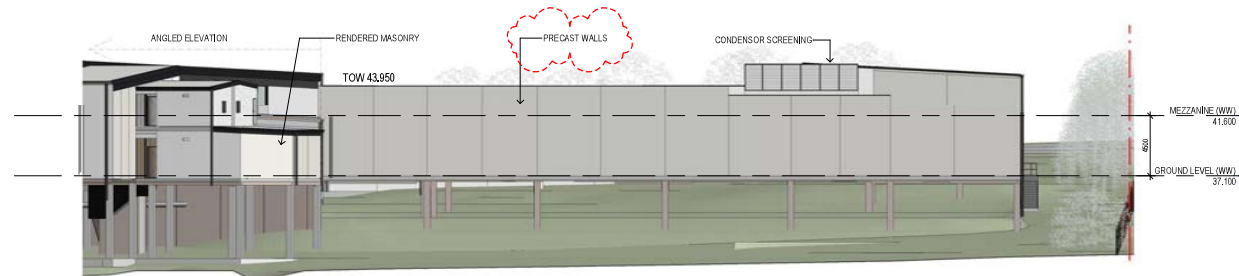
1 ELEVATION BLDG 1 - NORTH
DA-099 Scale: 1: 200



3 ELEVATION BLDG 1 - SOUTH
DA-099 Scale: 1: 200



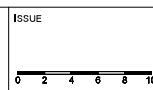
2 ELEVATION BLDG 1 - EAST
DA-500 Scale: 1: 200



4 ELEVATION BLDG 1 - WEST
DA-099 Scale: 1: 200

REV	DESCRIPTION	AUTH	CHK	DATE
8	ELEVATION UPDATE	HK	SM	31/05/19
9	ELEVATION UPDATE	AW	SM	13/06/19
10	ELEVATION UPDATE	CL	SM	03/10/19
11	ELEVATION UPDATE	CL	SM	10/10/19
12	ELEVATION UPDATE	AW	SM	24/10/19
13	DA ELEVATION UPDATE	AW	SM	06/11/19

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NORTH

CLIENT



BRISBANE
 Plaza Level, Mosaic
 625 Ann St
 Fortitude Valley QLD 4006
 T +61 7 3253 9900
 bne@modedesign.com.au
 ABN: 65 112 807 931

PROJECT
FLAGSTONE VILLAGE CENTRE
 Bushman Drive, Flagstone, QLD, 4344

DRAWING TITLE
ELEVATIONS

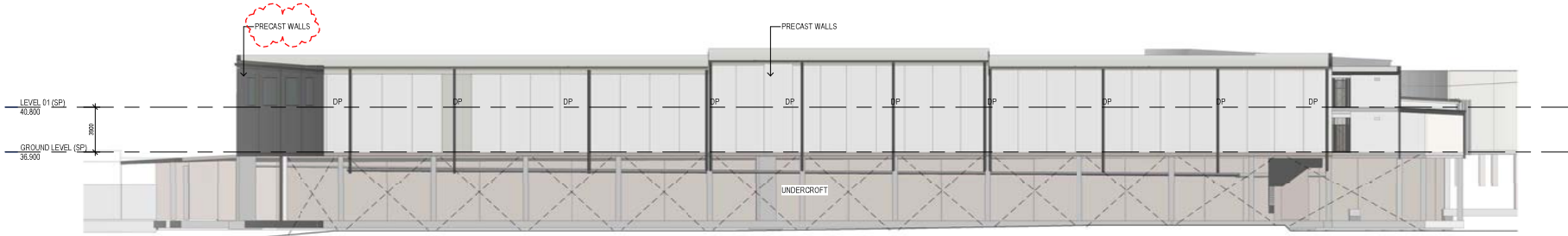
FIRST ISSUE
 13/09/2018
 DRAWN
 HK
 PROJECT No
 18135

SCALE @ A1
 1: 200
 CHECKED
 SM
 DRAWING No
 DA-200

REVISION
 13



1 ELEVATION BLDG 2 - EAST
DA-499 Scale: 1:200



2 ELEVATION BLDG 2 - WEST
DA-499 Scale: 1:200



3 ELEVATION BLDG 2 - SOUTH
DA-499 Scale: 1:200

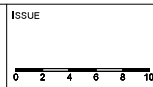


4 ELEVATION BLDG 2 - NORTH
DA-499 Scale: 1:200

LEGEND	
KEY	DISCRIPTION
DP	DOWNPIPE
PJ	PRECAST PANEL JOINT

REV	DESCRIPTION	AUTH	CHK	DATE
4	DA MINOR AMENDMENT	HK	SM	19/10/2018
5	ELEVATION UPDATE	HK	SM	19/03/19
6	ELEVATION UPDATE	HK	SM	31/05/19
7	ELEVATION UPDATE	AW	SM	13/06/19
8	ELEVATION UPDATE	CL	SM	14/10/19
9	DA ELEVATION UPDATE	AW	SM	06/11/19

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NORTH

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625 Ann St
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bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT

FLAGSTONE VILLAGE CENTRE

Bushman Drive, Flagstone, QLD, 4344

DRAWING TITLE

ELEVATIONS

FIRST ISSUE

13/09/2018

DRAWN

HK

PROJECT No

18135

SCALE @ A1

1:200

CHECKED

SM

DRAWING No

DA-201

REVISION

9

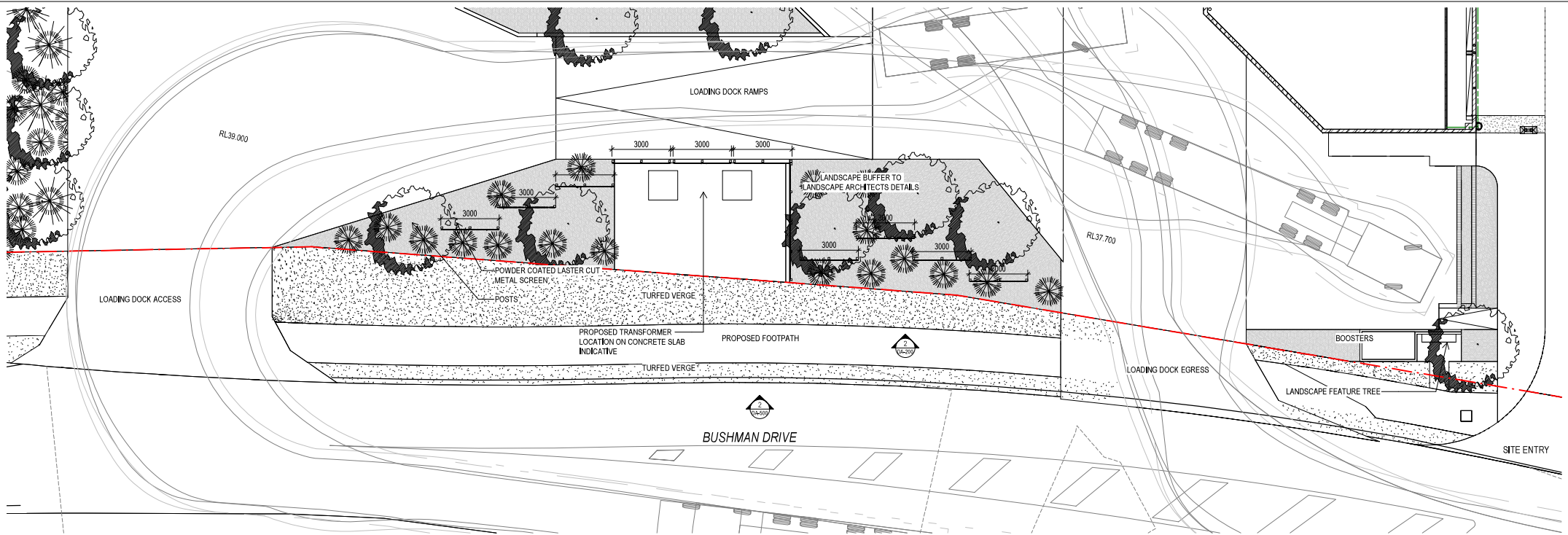
06/11/2019 10:17:21 AM

Perspective 1 - Amended in red 19/11/19

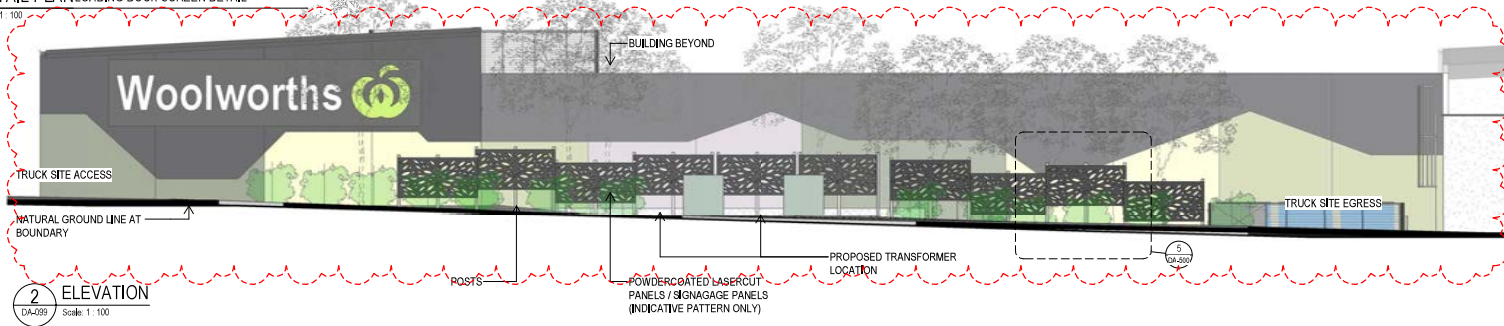


Perspective 2 - Amended in red 19/11/19

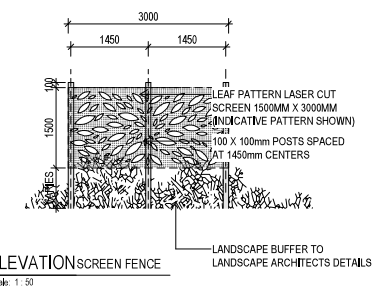




1 DETAIL PLAN LOADING DOCK SCREEN DETAIL
Scale: 1:100



2 ELEVATION
Scale: 1:100



5 ELEVATION SCREEN FENCE
Scale: 1:50



REV	DESCRIPTION	AUTH	CHK	DATE
1	ELEVATION UPDATE	HK	SM	13/12/18
2	UPDATE	CL	SM	20/12/18
3	ELEVATION UPDATE	HK	SM	19/03/19
4	ELEVATION UPDATE	HK	SM	21/05/19
5	ELEVATION UPDATE	CL	SM	14/10/19

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ISSUE	NORTH	CLIENT
0 1 2 3 4 5		

STOCKWELL

30 mode
BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

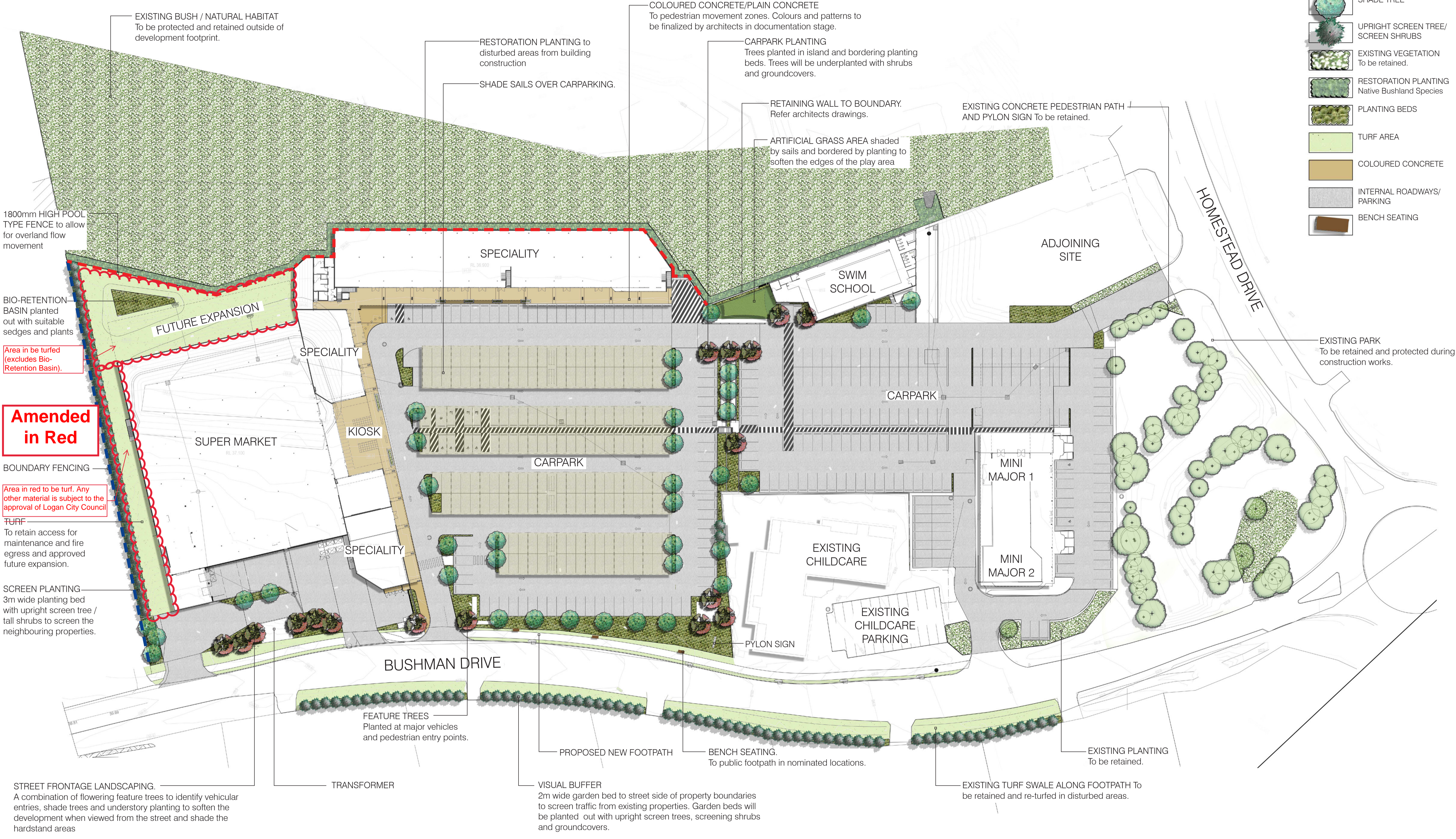
PROJECT
FLAGSTONE VILLAGE CENTRE
Bushman Drive, Flagstone, QLD, 4344

DRAWING TITLE
SCREEN DETAIL

FIRST ISSUE	SCALE @ A1
12/13/18	As indicated
DRAWN HK	CHECKED SM
PROJECT No 18135	DRAWING No DA-500
	REVISION 5

14/10/2019 4:51:00 PM

LEGEND	
	EXISTING TREE To be retained
	FEATURE TREE
	SHADE TREE
	UPRIGHT SCREEN TREE/ SCREEN SHRUBS
	EXISTING VEGETATION To be retained.
	RESTORATION PLANTING Native Bushland Species
	PLANTING BEDS
	TURF AREA
	COLOURED CONCRETE
	INTERNAL ROADWAYS/ PARKING
	BENCH SEATING



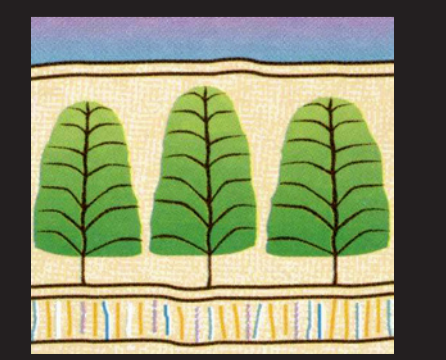
FLAGSTONE CENTRAL - LANDSCAPE CONCEPT

CLIENT STOCKWELL
 SCALE 1:500 @ A1
 DATE FEBRUARY 2020
 DRAWING 2018.118 SK01
 ISSUE [D]



JEREMY FERRIER
 LANDSCAPE ARCHITECT

P: 07 3844 0700
 E: jeremy@jeremyferrier.com.au



PLANT PALETTE

FEATURE TREE



BACKHOUSIA
citriodora



BRACHYCHINTON
acerifolius



GREVILLEA
baileyana



XANTHOSTEMON
chrysanthus

SHADE TREE



BUCKINGHAMIA
celsissima



CUPANIOPSIS
anacardioides



HARPULLIA
pendula



TRISTANIOPSIS
laurina



WATERHOUSEA
floribunda

UPRIGHT TREES



CALLISTEMON
salignus



ELAEOCARPUS
eumundi



ELAEOCARPUS
reticulatus



GREVILLEA
banksii



SYZYGium
species

SHRUBS



ALPINEA
caerulea



BANKSIA
robur



CALLISTEMON
species



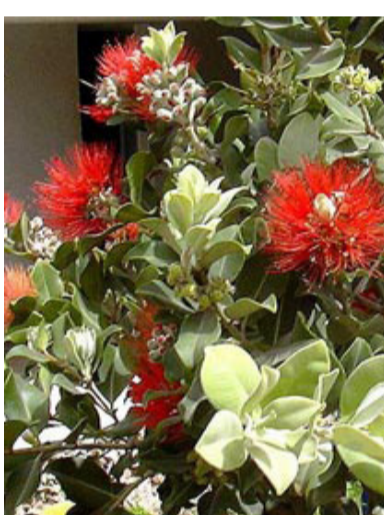
IXORA
species



LEPTOSPERMUM
Pink Cascade



MELALEUCA
Claret Tops



METROSIDEROS
thomasi



PHILODENDRON
'Xanadu'



RHAPIS
excelsa



SYZYGium
species



WESTRINGIA
fruticosa

CLUMPING



CAREX
appressa



CORDYLINE
Ruby



DIANELLA
brevipedunculata



DIETES
bicolor



DORIANTES
excelsa



FICINIA
nodosa



JUNCUS
usitatus



LIRIOPE
species



LOMANDRA
hystrix



STRELITZIA
reginae

GROUNDCOVERS



CASUARINA
Cousin It



CISSUS
antarctica



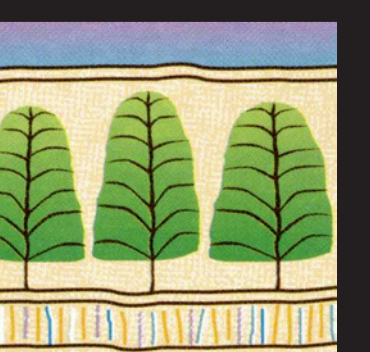
GAZANIA
rigens

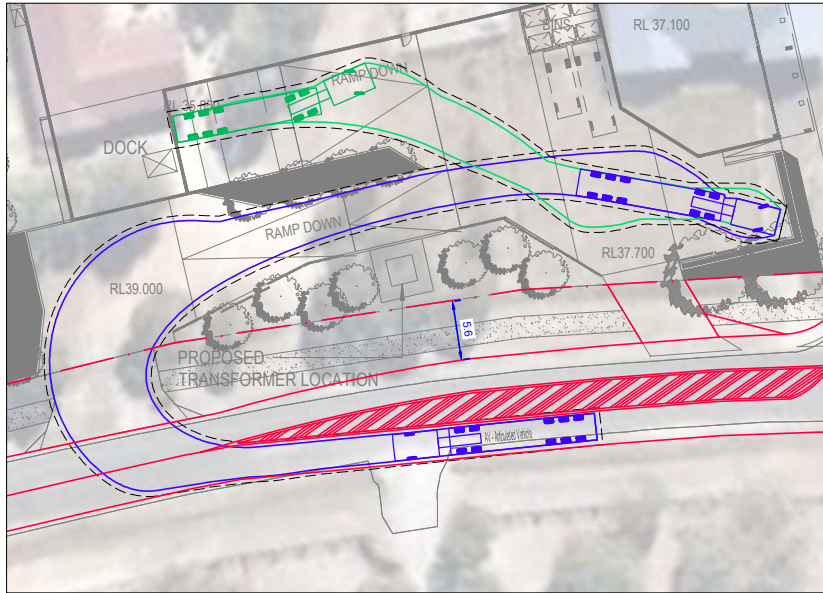


MYOPORUM
species

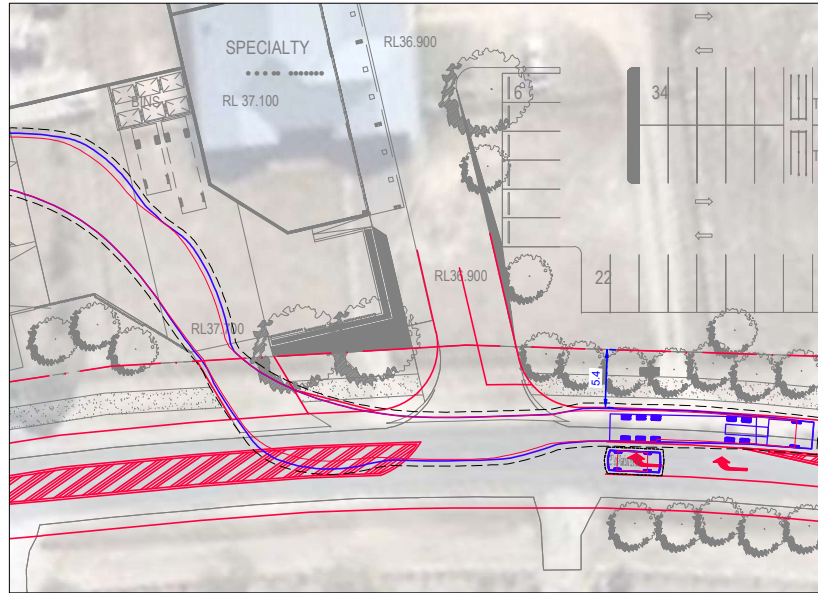


TRACHELOSPERMUM
jasminoides

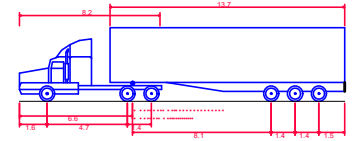




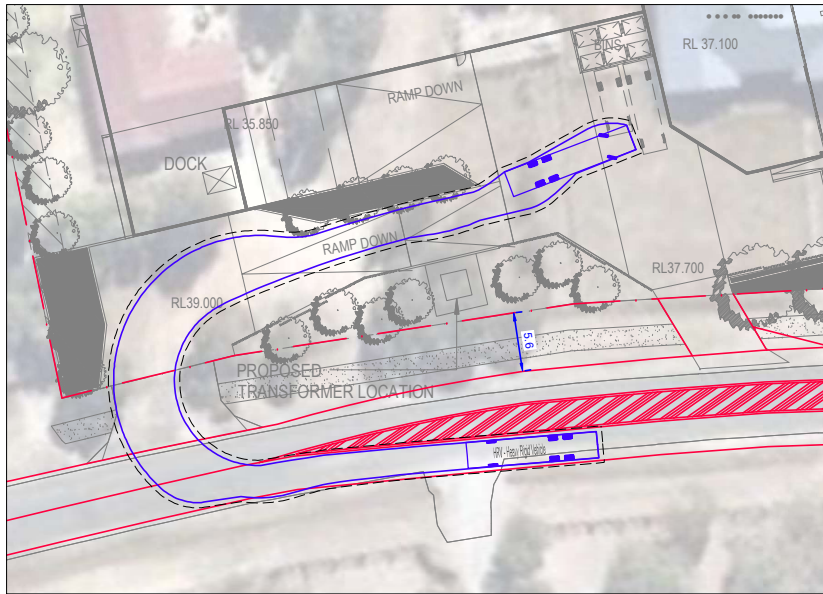
AV - LOADING BAY ENTRY



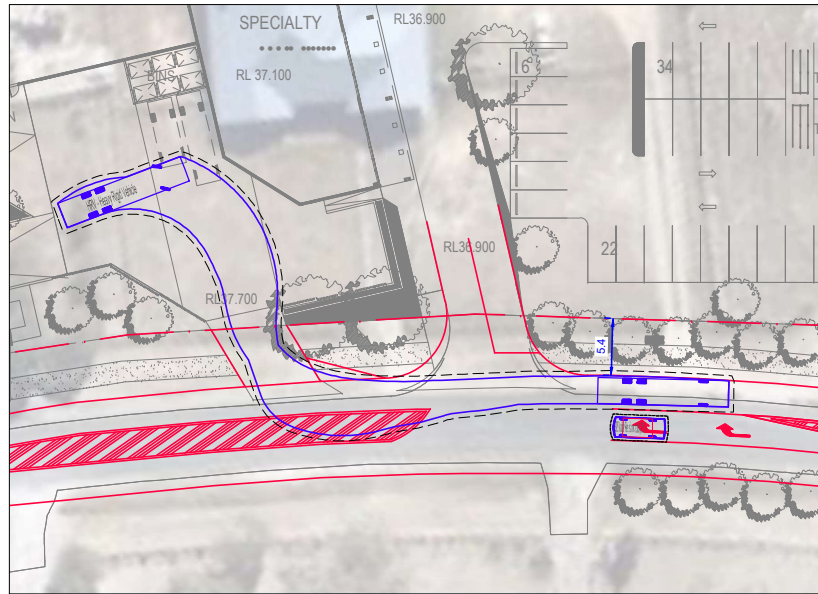
AV - LOADING BAY EXIT



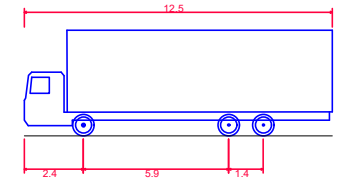
AV - Articulated Vehicle
 Overall Length 19.000m
 Overall Width 2.500m
 Overall Body Height 4.301m
 Min Body Ground Clearance 0.418m
 Track Width 2.500m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 12.500m
 Clearance Envelope 0.500m



HRV - LOADING BAY ENTRY



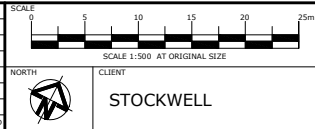
HRV - LOADING BAY EXIT



HRV - Heavy Rigid Vehicle
 Overall Length 12.500m
 Overall Width 2.500m
 Overall Body Height 4.300m
 Min Body Ground Clearance 0.417m
 Track Width 2.500m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 12.500m
 Clearance Envelope 0.500m

m:\synergy\projects\18gct0145\flagstone_village_bushman_drive_flagstone_retail3_plans\181210_bbl18gct0145_rev.g.dwg

18	14-12-18	UPDATED PLANS	BB	BB	RV1
17	11-12-18	UPDATED PLANS	BB	BB	RV1
16	29-11-18	UPDATED PLANS	BB	BB	RV1
15	09-11-18	UPDATED PLANS	BB	BB	RV1
14	02-11-18	UPDATED PLANS	LD	KP	RV1
13	25-10-18	UPDATED PLANS	LD	KP	RV1
12	25-09-18	ORIGINAL ISSUE	LD	BB	BB
REV.	DATE	ORIGINAL ISSUE	DRAWN	CHECKED	APPROVED



TTM CONSULTING PTY LTD
 ABN 65 010 868 621
 41A Quay Street, Sanctuary Cove, QLD, 4212
 P.O. BOX 930, Sanctuary Cove, QLD, 4212
 T: (07) 5514 8000 F: (07) 5514 8144
 E: ttmgc@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT	FLAGSTONE VILLAGE SHOPPING CENTRE, BUSMAN DRIVE
DRAWING TITLE	LOADING BAY ENTRY & EXIT - SWEEP PATH ANALYSIS DESIGN VEHICLE - AV & HRV

PROJECT NUMBER	18GCT0145	ORIGINAL SIZE	A3
DRAWING NUMBER	18GCT0145-01	REVISION	G
DATE	14 Dec 2018	SHEET	1 OF 7