

DEVELOPMENT PERMIT MCUI/86/2002

MATERIAL CHANGE OF USE - PLACE OF WORSHIP

363-367 KINGSTON ROAD, KINGSTON

Citation

This Development Permit shall be cited as **No: Mcui/86/2002** of 2002

Land

This Development Permit applies to the following land:

Street Address: 363-367 Kingston Road, Kingston

Real Property Description: Lot 77 RP 105566

Development Permit

This Development Permit is granted in accordance with the Conditions of Development.

This development permit will *take effect*, in accordance with 3.5.19 of the Integrated Planning Act, and

The *Currency Period* of this development permit will lapse in accordance with 3.5.21 of the Integrated Planning Act.

Conditions of Development

The conditions of Development for this Development Permit are as follows:

ASSESSMENT MANAGER CONDITIONS

1. SITE

1.1 The development of the site shall comply with the provision of Council's Local Laws, Local Planning Policies, Planning Scheme and Development Manual to the extent they have not been varied by this approval.

2. SITE PLANS

2.1 The development of the site shall be in accordance with the site plans submitted, Drawing No's: Sheet 1 of 5, Sheet 2 of 5, Sheet 3 of 5, Sheet 4 of 5 and Sheet 5 of 5, all dated May 2002 and prepared by S Kaitilla, except as altered by this approval.

3. HEADWORKS

3.1 A contribution for water supply headworks shall be paid to the Council in accordance with Council's Local Planning Policy No. 22 (Water Supply and Sewerage Headworks charges).

To be complied with prior to building works approval.

- 3.2 A contribution for sewerage headworks shall be paid to the Council in accordance with Council's Local Planning Policy No. 22 (Water Supply and Sewerage Headworks charges).
To be complied with prior to building works approval.

4. ROADS

- 4.1 Access to the site is to be located on Alice Street generally as shown on the approved Plans of Development, to the standards and satisfaction of the Director of Development, Health & Environment. Such access is to incorporate the construction of a two-way concrete industrial driveway slab in accordance with IPWEAQ Drawing Number R-0051.
To be complied with prior to the commencement of the use.

5. DRAINAGE

- 5.1 All site drainage shall be to the standards and satisfaction of the Director of Development, Health & Environment. Stormwater from the development must be discharged into the existing manhole at the downstream end of the existing easement. The car park/landscaping design must allow for the overland flow, and the design for overland flow of stormwater drainage along the existing easement must be approved by Council.
To be complied with prior to the commencement of the use.

6. CARPARK

- 6.1 31 off-street carparking spaces shall be provided for both customers and employees in accordance with Council's Planning Scheme. Such spaces to be laid out, paved, linemarked, signposted, drained and maintained in accordance with Council's Development Manual and current Local Planning Policy No 21 (Traffic Generating Developments).
To be complied with prior to the commencement of the use.
- 6.2 The area designated as "Future Car Park" on the plan Sheet 1 of 5, dated May 2002 and prepared by S Kaitilla, shall be constructed once a demand for on site car parking exists, as determined by Council, or if a request is made to extend the GLA of the Place of Worship.

7. GENERAL ENGINEERING CONDITIONS

- 7.1 The developer shall 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.
- 7.2 No work shall be commenced on 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.
- 7.3 The development shall comply with Council's Local Planning Policy No 21 (Traffic Generating Developments) and Australian Standard 2890.1 and 2890.2.

8. LANDSCAPE PLAN/WORKS

- 8.1 A landscape plan and documentation, prepared by a Corporate Member of the Australian Institute of Landscape Architects (or other suitably qualified and experienced professional deemed suitable by Council) shall be approved by the Director of Development, Health and Environment.
- 8.1.1 The landscape plan and documentation, showing the proposed landscape works, shall be prepared in accordance with the provisions of Council's Development Manual.
- 8.1.2 Provisions shall be made on the landscape plan for the maximum retention of existing vegetation.
To be complied with prior to building works approval.
- 8.2 Landscape works shall be provided on site in accordance with the landscape plan required by condition 8.1 above and shall include:
- 8.2.1 Carpark landscape works including landscape areas and shade trees in accordance with Section 2.11.5 of Council's Development Manual.
- 8.2.2 A landscaped area, 3 metres average width with a minimum dimension of 2 metres, along the Kingston Road and Alice Street road frontages of the site, exclusive of accessways.
- 8.2.3 Landscape areas at natural ground level except where it is proposed to import soil with suitable retaining works.
- 8.2.4 An automatic inground irrigation system.
- 8.2.5 Advanced trees of a minimum container size of 25 litres, with a minimum spacing of 4 metres and a maximum spacing of 8 metres from centres in the landscape area along the road frontages of the site.
- 8.2.6 A type 2 concrete wall, 0.15 metres minimum height, or other approved barrier erected between any landscaped area and car parking areas or driveway.
- 8.2.7 A 3 metre wide landscaped area, densely screen planted with vegetation shall be provided and maintained along the boundaries adjacent to residential properties of the site including the provision of suitable advanced trees, with a minimum container size of 25 litres with a minimum height at maturity of 6 metres.
- 8.2.8 Established maintenance for a minimum of 12 weeks following Practical Completion as outlined in Council's Development Manual.
To be complied with prior to the commencement of the use.
- 8.3 Landscape works shall be subject to ongoing maintenance to the satisfaction of the Director of Development, Health & Environment.
- 8.4 Footpath tree planting shall be provided in accordance with Council's Development Manual.
- 8.4.1 All trees shall have a minimum container size of 25 litres.

8.4.2 Tree species shall be as approved by the Director of Development, Health & Environment.

8.4.3 Tree guards shall be installed around trees to prevent theft, vandalism or accidental damage.

To be complied with prior to the commencement of the use.

9. GENERAL CONDITIONS

9.1 The development is to be operated in accordance with the Noise Management Strategy, submitted in support of the Development Approval Application.

9.2 A 1.8 metre high colour bond screen fence shall be installed for the complete length of the property boundaries that adjoin residential development, but shall not cause existing fences on neighbouring properties to be removed.

To be complied with prior to the commencement of the use.

9.3 All advertising signage shall be in accordance with Council's Local Planning Policy No. 10 (Guidelines for the Design and Siting of on-premises signs and advertisement hoardings). No bunting or streamers are to be displayed on site.

9.4 Street numbers are to be displayed. Numerals are to be not less than 300mm in height.

To be complied with prior to the commencement of the use.

9.5 The use shall be conducted in such a manner as not to interfere with the amenity of the neighbourhood by reason of noise or otherwise.

9.6 All lighting on site shall comply with Section 11.9 (Lighting Nuisance) of Council's Planning Scheme.

9.7 The hours of operation of the Place of Worship shall generally be restricted to:

9.7.1 9:00 am to 9:00 pm - Monday-Sunday.

**LOGAN
CITY COUNCIL**



184880

MCU/86/2002.

DESIGN WIND SPEED: W33N

GENERAL NOTES/SPECIFICATIONS:

- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), ALL RELEVANT STANDARDS & THE REQUIREMENTS OF THE LOGAN CITY COUNCIL.
- ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
- FOR ALL REINFORCING CONCRETE SLAB AND FOOTINGS DETAILS REFER TO ENGINEER'S DRAWINGS AS PER SOIL REPORT AND SHALL NOT BE LESS THAN 30 mm AND ALL MATERIALS SHALL BE NEW.
- FOR TRUSSES AND ROOF FRAMING (INCLUDING TIE-DOWN) REFER TO ENGINEER'S DRAWINGS.
- PLASTERBOARD (IF ANY) SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- WET AREAS TO HAVE A FALL TO FLOOR WASTES AND CONSTRUCTION TO COMPLY WITH APPROVED METHOD, SOIL AND SILLAGE DRAINAGE TO COUNCIL SEWER OR APPROPRIATE MEANS IN ACCORDANCE WITH COUNCIL PREPARED PLANS.
- STORMWATER TO EXISTING STREET CHANNEL SYSTEM PROVIDE DAMP PROOF MEMBRANE AS REQUIRED.
- PROVIDE (IF REQUIRED) TERMITTE PROTECTION SYSTEM TO COMPLY WITH A.S. 3660.1 AND LOGAN CITY COUNCIL REQUIREMENTS INCLUDING PERFORMANCE WARRANTY.
- PROVIDE AND POSITION (IF ANY) PHOTOELECTRIC SMOKE DETECTORS AS REQUIRED.

CLIENTS:

PROPOSED BAPTIST CHURCH AT LOT 77,
363-367, KINGSTON ROAD, KINGSTON QLD
4114.

LOGAN CITY COUNCIL

RP: 105566
PARISH: MACKENZIE
COUNTY: STANLEY

DATE: MAY 2002 SCALE: AS SHOWN

Revised sketch designs

DRAWN/CHECKED BY:

S. KAITILLA - SIRK DESIGN AND BUILDING SERVICES

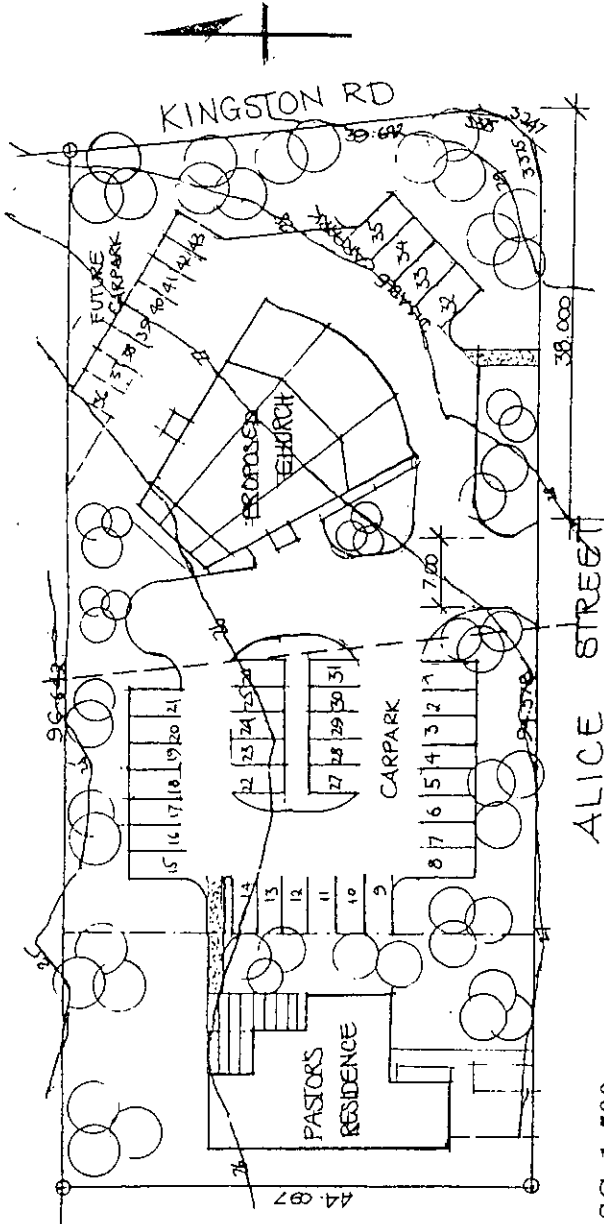
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SIRK

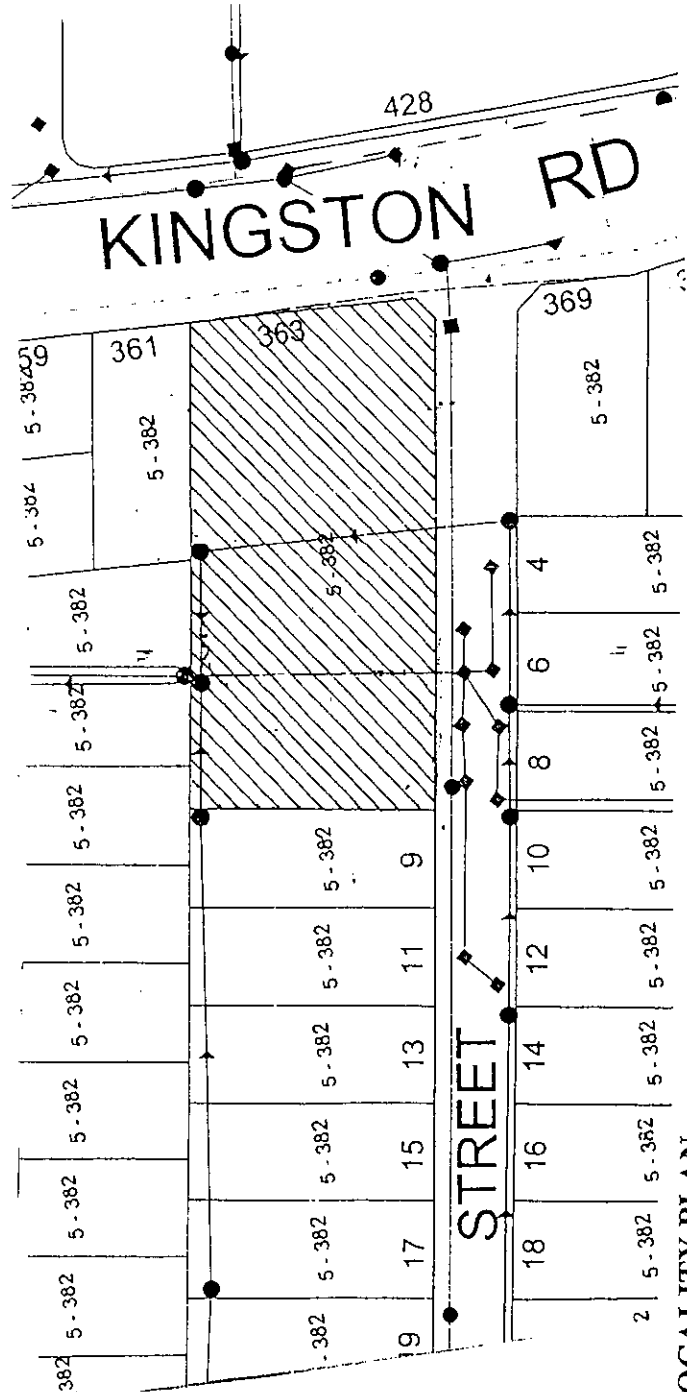
BN 7037818

ABN 19766219227

Mob: 04 1335 3282. Tel/Fax: (07) 3804 1769



SITE PLAN SC. 1:500



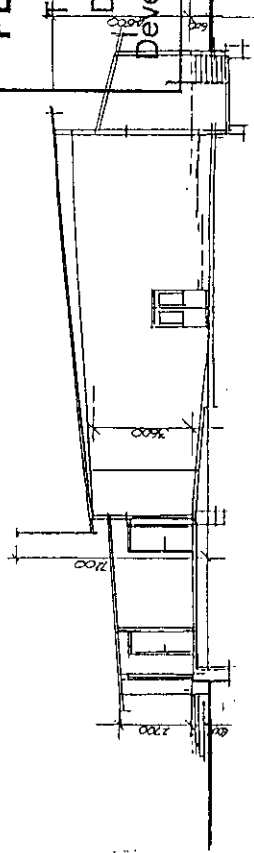
LOCALITY PLAN

**APPROVED
PLAN OF DEVELOPMENT**

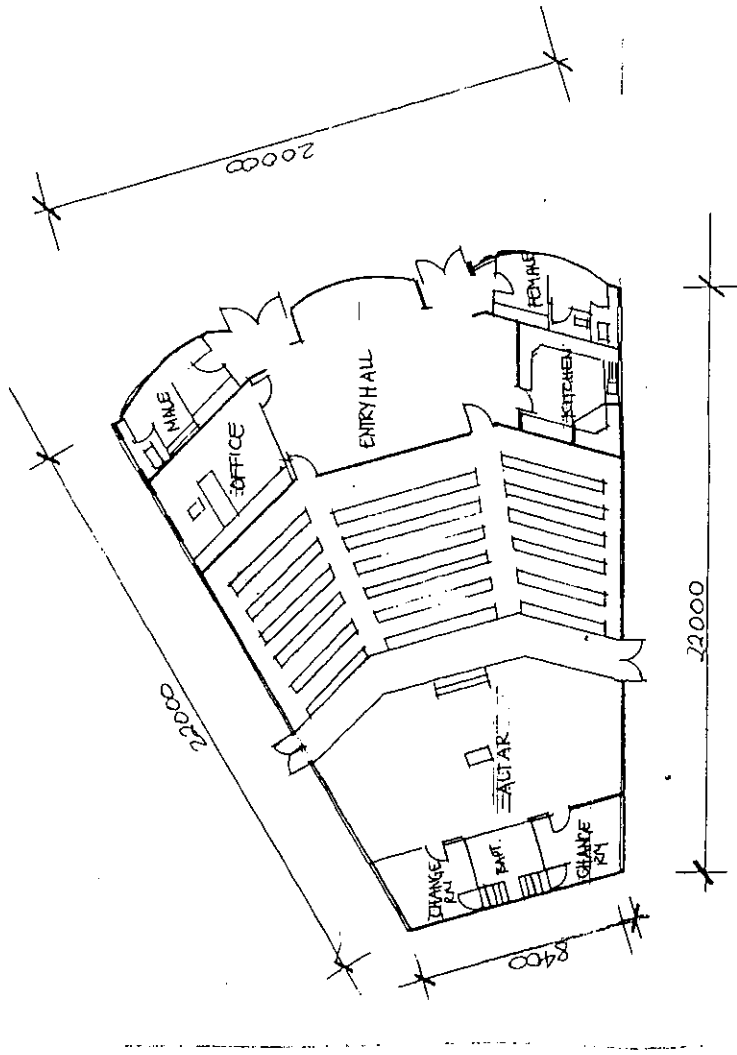
This is the Approved Plan of
Development referred to in
Development Permit MCU/186/2002

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PLAN OF DEVELOPMENT**

This is the Approved Plan of
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TYPICAL CROSS SECTION SC 1:200



FLOOR PLAN SC 1:200

DESIGN WIND SPEED: W33N

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- DOWN TRUSSES AND ROOF FRAMING (INCLUDING THE PLASTERBOARD (IF ANY)) SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- WET AREAS TO HAVE A FALL TO FLOOR WASTES AND CONSTRUCTION TO COMPLY WITH APPROVED METHOD, SOIL AND SURFACE DRAINAGE TO COUNCIL SEWER OR APPROPRIATE MEANS IN ACCORDANCE WITH COUNCIL PREPARED PLANS.
- STORMWATER TO EXISTING STREET CHANNEL SYSTEM. PROVIDE DAMP PROOF MEMBRANE AS REQUIRED.
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LOGAN CITY COUNCIL

RP: 105566
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COUNTY: STANLEY

DATE: MAY 2002 SCALE: AS SHOWN

Revised sketch designs

DRAWN/CHECKED BY:

S. KAJITILLA - SIRK DESIGN AND BUILDING SERVICES

SHEET: 2 OF 5

SIRK

ABN 19766219227 BN 7037818
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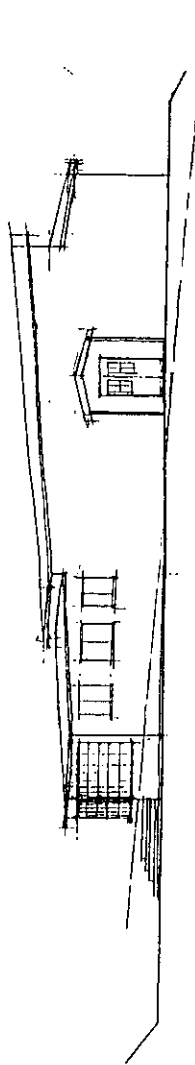
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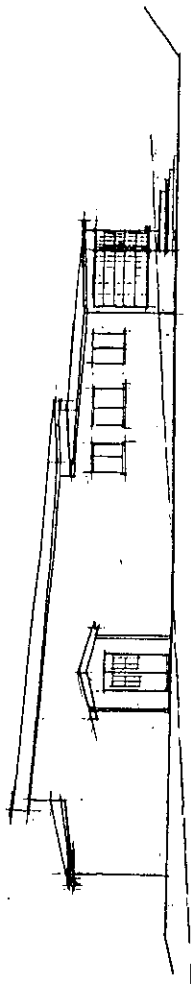
SHEET: 3 OF 5

SIRK

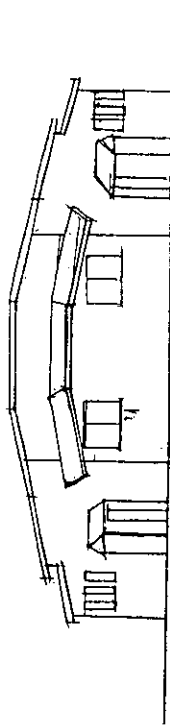
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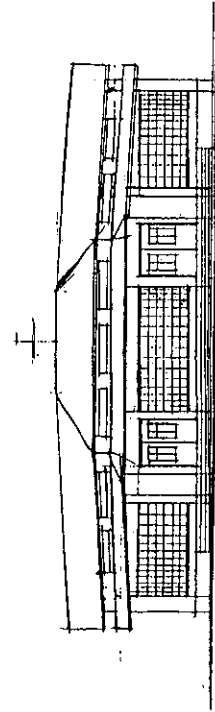
SIDE ELEVATION SC. 1:200



SIDE ELEVATION SC. 1:200



REAR ELEVATION SC. 1:200

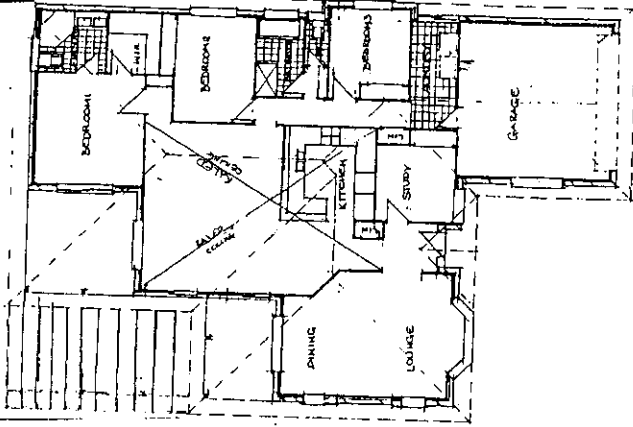


FRONT ELEVATION SC. 1:200

APPROVED
PLAN OF DEVELOPMENT
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FLOOR PLAN SC 1:200

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COUNTY: STANLEY

DATE: MAY 2002 SCALE: AS SHOWN

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S. KAIFILLA - SIRK DESIGN AND BUILDING SERVICES

SHEET: 4 OF 5

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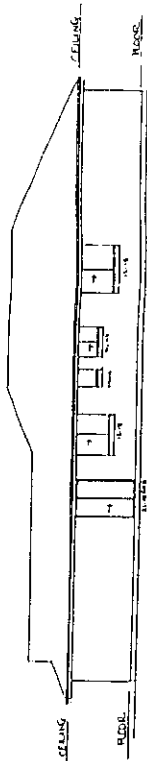
S. KAITILLA - SIRK DESIGN AND BUILDING SERVICES

SHEET: 5 OF 5

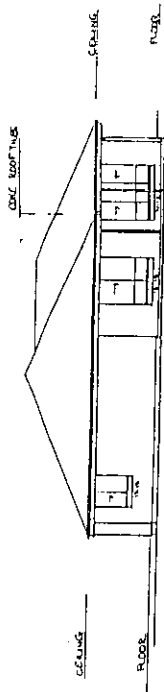
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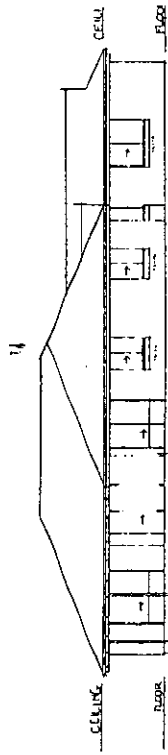
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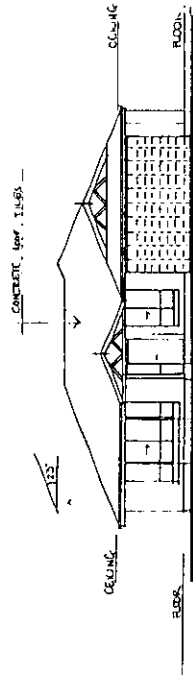
SIDE ELEVATION SC 1:200



REAR ELEVATION SC 1:200



SIDE ELEVATION SC 1:200



FRONT ELEVATION SC 1:200

APPROVED
PLAN OF DEVELOPMENT
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APPENDIX A: NOISE MANAGEMENT STRATEGY

Noise Source	Management Plan	
Construction	Construction Phase	The aim will be to minimise the impact of construction noise to neighbouring properties.
	Management Techniques	<p>Construction times shall be:</p> <ul style="list-style-type: none"> • Monday –Friday: 7:00am to 6:00pm • Week-ends: 7:00am to 2:00pm <p>However, should construction work be envisaged outside these times, then noise levels at the neighbouring properties shall not exceed background noise levels of 10 dB (A).</p>
	Performance Indicators	<p>Construction noise shall not be audible within any habitable room at the neighbouring property before and after the specified times.</p> <p>Generally, the typical minimum daytime background noise level in the residential areas is 35 dB (A). It is anticipated therefore that noise levels shall not exceed 45 dB (A) outside normal working hours.</p>
Normal Church Operation	Sundays	The hours for church service are from 9:00am to 12:00noon. These are the times when intrusive noise is expected to be somewhat beyond acceptable levels. The Noise Management Committee will ensure that no unacceptably loud noises emanate from the proposed grounds. Children shall not be allowed to play or run around the church grounds.
	Week-Days	<p>It is possible that on special occasions, some church activities may take place on weekdays.</p> <p>Again, as on Sundays, the Noise Management Committee shall ensure that no acceptable behaviour or noise takes place.</p>
	Compliance and Reporting	<p>The Noise Management Committee shall undertake to oversee that no other activities take place on the proposed church grounds outside these hours or without its expressed permission. No picnic or recreational areas have been proposed to take place within these premises.</p> <p>Any noise complaints from the neighbouring properties shall be dealt with immediately. Appropriate attempts shall be made to resolve any dispute that may arise with neighbours.</p>
	Corrective Action	<p>It is the responsibility of the Noise Management Committee to ensure that all noise control measures are complied with and noise complaints are dealt with promptly and effectively.</p> <p>Properly constructed and maintained boundary fences provide effective shielding mechanism in the path of intrusive noise. It is, also, the responsibility of the Noise Management Committee to ensure the maintenance of all proposed sound barriers, including fences.</p>



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MCU1/86/2002

File 284258 (P1)

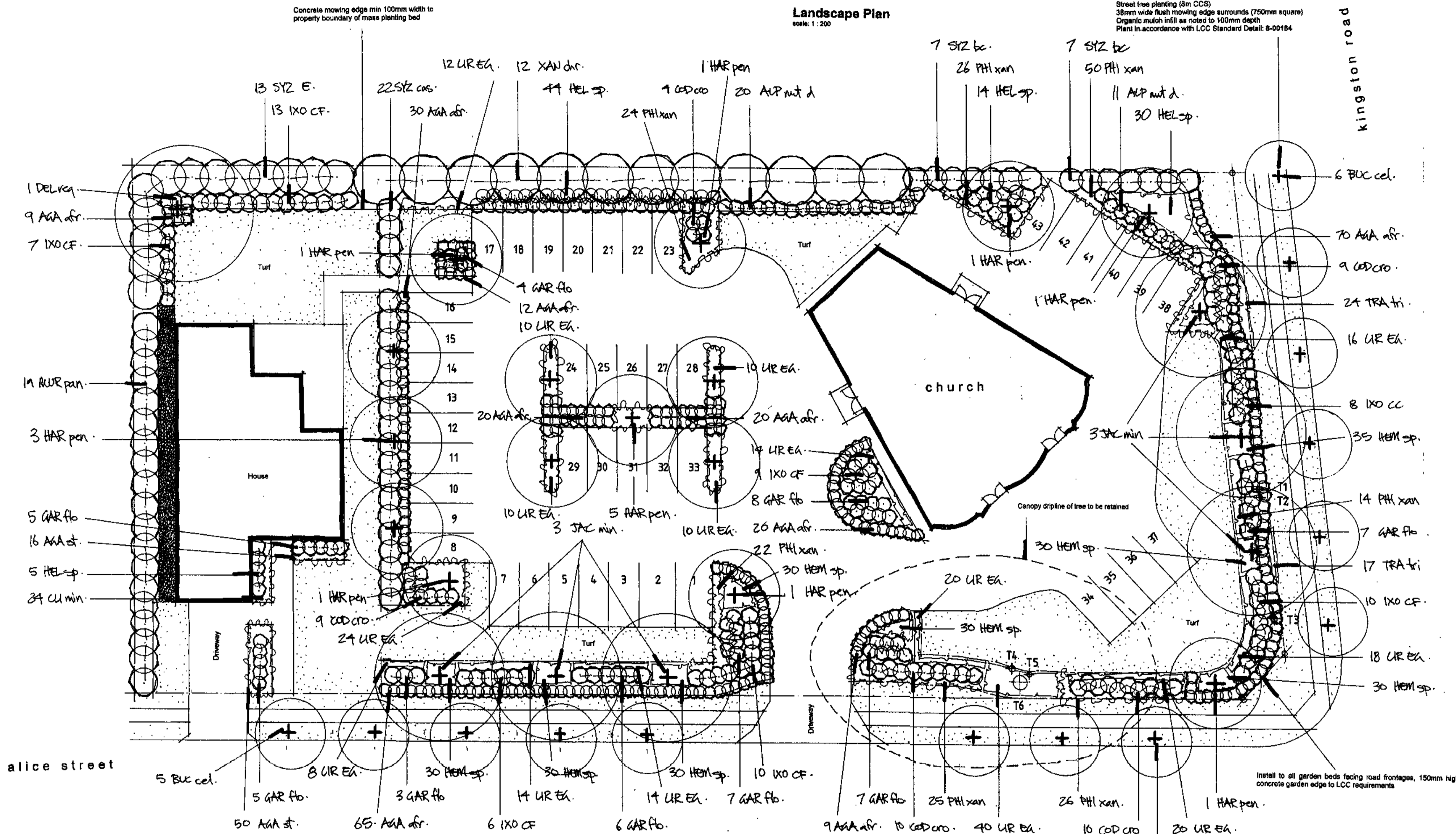
363-367 Kingston Rd
Kingston.

Place of Worship

"Landscaping Plans."

Landscape Plan
scale: 1:200

Street tree planting (8m CCS)
38mm wide flush mowing edge surrounds (750mm square)
Organic mulch infill as noted to 100mm depth
Plant in accordance with LCC Standard Detail: 8-00184



Plant List

Project: 363 - 367 Kingston Road, Kingston

plant code	Botanical name	quantity	container size	stake
Tree				
BUC cel	Buckinghamia celestina	14	25Lts	x
DEL reg	Delonix regia	1	45Lts	x
HAR pan	Harpullia pendula	15	25Lts	x
JAC min	Jacaranda mimosaefolia	6	45Lts	x
Shrubs				
AGA afr	Agave africanus	271	200mm	
ALP mut d	Alpinia mutica dwarf	31	200mm	
COD cro	Codiaeum variegatum	42	200mm	
GAR flo	Gardenia florida	52	200mm	
HEL sp	Heliconia psittacorum 'Parakeet'	93	200mm	
HEM sp	Hemerocallis hybrid	245	200mm	
IXO CF	Ixora Chinensis 'Corel Fire'	63	200mm	
MUR pan	Murraya paniculata 'axotica'	18	200mm	
PHI xan	Philodendron sellowii 'Xanadu'	187	200mm	
SYZ E	Syzygium australe 'Eille'	13	200mm	
SYZ bc	Syzygium australe 'Bush Christmas'	14	200mm	
SYZ cas	Syzygium australe 'Cascade'	22	200mm	
XAN chr	Xanthostemon chrysanthus	12	300mm	
Groundcovers				
AGA st	Agavepathus 'Snowstream'	50	140mm	
CLI min	Clivia miniata	24	140mm	
LIR EG	Liriope 'Evergreen Giant'	240	140mm	
TRA tri	Trachelospermum Tricolor	41	140mm	

Donald Irving AAILA BSC
Landscape Architecture Vegetation Analysis
17 Lawnton St DAISY HILL Q 4127 Ph: (07) 3208 5574



mobile: 0405 889 243
po box 324 bulimba q 4171
home studio: 3801 1886

client
romanian baptist church

project
place of worship

location
lot 77
363 - 367 Kingston road
Kingston

title
landscape plan

date DECEMBER 2002 job no. 0200248

North sheet 1 of 1

issue A

scale 1:200

Street tree placement notes

Logan City Council - 10 93 (Development Manual Extract)

All street tree planting is to be:

- Not within 2.5m of either side of a footpath crossing including concrete driveways, bikeways or pathways.
- Not within 2.5m in either longitudinal direction of a car parking bay; trees placed perpendicular to the bay and not obstruct the footpath or services, are permitted.
- Not within 1.5m of either side of an existing or possible future pedestrian crossing.
- Not on footpaths under 3m.
- Not within 2.5m of electricity or telephone poles or pillars.
- Not within 8m of streetlights.
- Not within 4m in any direction, from high voltage transmission lines.
- Spaced between 4 - 8m apart, 8m spacing may be adjusted to satisfy the alignment requirements upon approval by the Superintendent.
- Located so as not to obstruct pedestrian or vehicular traffic, create a traffic hazard or cause damage to trees.
- In accordance with LCC's District Street Tree Species.
- A minimum 25Lts container sizes.
- Double staked as shown on the planting detail (Refer notes, also LCC Standard Detail 8-00184).
- Street Tree Placement Notes to take precedence over diagrammatic representation.

- NOTE:**
- Spacing of planting shown on the plan may need to be varied on site in accordance with Street Tree Placement notes above (eg: to avoid street lighting fixtures - unknown at the time of preparation of this plan).
 - Before purchasing street trees, confirm that the trees satisfy the following conditions:
 - That the selected specimens be of good root structure (ie: not pot bound)
 - All specimens must pass the *Bernley Test* (ie: if the tree trunk can be moved within the rootball, the tree must be rejected. Selected specimens, when moved by rocking the trunk are to be firm within the pot, thus causing the whole pot to move firmly with the tree)
 - Only specimens with single and strong central trunks are to be selected.

Legend

- Existing trees
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Proposed turf
- Gravel - river washed pebbles
- Property boundary
- Concrete mowing edge - 100mm wide

Landscape specification

Project: 363 - 367 Kingston Road, Kingston

LEVELS

Finish organic mulch surfaces 25 - 38mm above adjacent paving surfaces and/or edging. Finish lawn surfaces flush with adjacent paving surfaces and/or edging. Ensure adequate falls in finished surface levels away from building to drainage collection points (eg: field inlets etc.)

SUBSOIL DRAINAGE

Ensure adequate subsoil drainage by installing suitable agricultural drainage systems where necessary, and especially in areas subjected to site excavation works.

LAWN

SUBGRADE PREPARATION: Cultivate subgrade surface by thoroughly ripping to a minimum depth of 150mm before spreading topsoil.

TOPSOIL: Spread good quality sandy loam topsoil which conforms to AS4419 to a minimum depth of 100mm. Remove stones exceeding 25mm and any weeds, rubbish or deleterious materials.

TURFING: Use *Wintergreen Couch*. Rehydrate any damaged turf to footpath adjacent to the subject site.

FERTILIZER: Before laying turf, use *NPK 14:15:10* or similar to manufacturer's specification.

PLANTING BEDS

SUBGRADE PREPARATION: Cultivate subgrade surface by thoroughly ripping to a minimum depth of 150mm before spreading topsoil.

TOPSOIL: Spread *Envirogreen Premium Garden Blend* (or equivalent topsoil mix to AS4419) to a minimum depth of 300mm. Remove stones exceeding 25mm and any weeds, rubbish or deleterious materials.

FERTILIZER: Use a "complete" slow release fertilizer in pellet form to manufacturer's specification (eg: *Agriform NPK 20:4:3:4*).

ORGANIC MULCH: Spread 25-50mm hoop pine mulch (free or similar spread entirely over planting bed areas to a minimum depth of 100mm).

PLANTING: As indicated on plan.

Excavate a hole to twice the diameter of the root ball and minimum 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm and loosen sides of hole if compacted. Only use plants with the following characteristics:

- Large, healthy roots systems with no evidence of root cut, restriction or damage.
- Vigorous, well established, free from disease and pests, and of good form expected of the species/variety.
- Climatized and suitable for planting in the conditions of the site.

Ensure the top of the root ball is level with the finished surface of the surrounding soil. Remove all mulch in contact with stems of plants.

GENERAL

IRRIGATION

Install an automatic fixed position low pressure sprinkler irrigation system to all planting beds to LCC approval.

All garden beds and turfed areas to common areas to be watered using an automatic irrigation system to give an even and complete coverage equivalent to 25mm of rain per week. The system is to be designed and constructed by a contractor experienced in the installation of underground irrigation systems for landscape works.

At the toping point from the water main to irrigation system a backflow prevention device (RPZ valve or double check valve as required to AS3500) shall be installed and approved for connection to the Logan City Council water reticulation system. The contractor shall make all applications to the Council for connections, and be responsible for the cost of inspections and approvals.

At areas where irrigation pipes are to be run under roadway 100mm rigid PVC conduits or similar approved to be installed by the builder and shall be laid 450-600mm beneath the roadway and 250-450mm under pedestrian paths.

All installation of the irrigation system must be performed by the contractor in accordance with AS3500.

PLANT ESTABLISHMENT PERIOD

Allow a twelve (12) week Plant Establishment Period from Practical Completion:

- Maintain adequate watering regime
- Remove weed growth from all mulched areas
- Replenish mulch material where necessary
- Replace decaying plant material
- Rehydrate stakes, ties and marker stakes where necessary

Plant specification

Project: 363 - 367 Kingston Road, Kingston

PLANT NUMBERS

Plant numbers on the drawing shall take preference over planting numbers in the Plant Schedule.

PLANT SIZES

Plant sizes indicated in the schedule are a minimum requirement.

SUBSTITUTIONS

Plant substitutions are not to be made unless approved by writing by the Landscape Architect.

LABELS

Label at least one plant of each species or a variety in a group with a durable plastic tag.

STAKES AND TIES

Proposed plants should be such that staking will not be required. However if prevailing winds are such that damage to plant or potential poor species form will result stake only the necessary tree species. Use hardwood, straight, and pointed at one end. Drive stake into ground to minimum one third of their length, avoiding damage to the root system. Stake sizes to be minimum 38 x 38 x 1200mm stakes per plant. Ties shall be 50mm hessian webbing stapled to the stake. One tie at half the height of the main stem, others as necessary to stabilise the plant.

Existing trees

Project: 363 - 367 Kingston Road, Kingston

Tree code	Tree species	Canopy width	DBH	Condition	Retention
T1	Eucalyptus spp.	8m dia	300mm	Poor tree form	remove
T2	Eucalyptus spp.	8m dia	280mm	Poor tree form	remove
T3	Eucalyptus spp.	4m dia	250mm	Poor tree form	remove
T4	Callistemon spp.	5m dia	250mm	Small, Poor condition	remove
T5	Eucalyptus spp.	5m dia	240mm	Small, Poor condition	remove
T6	Eucalyptus torrelliana	30m dia	1500mm	Very large tree, good health	retain

LOGAN CITY COUNCIL
RECEIVED
AT DEVELOPMENT ASSESSMENT COUNTER
TIME: (A.M./P.M.)
DATE: 27 5 03
REC. OFFICER: [Signature]

Enquiry Phone: Ms Chelsea Akers (3826 5117)
Please Quote File: 284258(P1)
Document Reference: 2197309/AkersC:AkersC

3 June 2003

Andrew Gold Landscape Architect
PO Box 324
BULIMBA QLD 4171

Attention: Mr Andrew Gold

Dear Sir

MCUI/86/2002 APPROVAL OF LANDSCAPE PLAN WITH COUNCIL ENDORSEMENTS

Council has assessed the 'Landscape Plan', sheet '1 of 1' issue 'A', prepared by Donald Irving Landscape Architecture Vegetation Analysis, in association with Andrew Gold Landscape Architect, for the abovementioned development. Please be advised that the plan is acceptable for approval, subject to the following Council endorsements:

1. Street tree specimens which have been tip-pruned will be rejected.
2. Tree guards to street trees in accordance with condition 8.4.3 of the development permit. Contact Council" Parks Depot on 3826 5338 to discuss street tree cage specifications.
3. Organic mulch surfaces are to finish 25-38mm below the adjacent surface levels.
4. Ground covers to areas endorsed on the plan.

A copy of the approved landscape plan with Council endorsements has been included for your records. Please note that the landscape works are to be constructed on site in accordance with the approved landscape plan, including all Council endorsements.

A copy of the approved landscape plan and associated approval letter is also being sent to Mr Donald Irving.

If you have any queries, or wish to discuss this matter further, please do not hesitate to contact the abovementioned officer.

Yours faithfully

for G R Kellar
CHIEF EXECUTIVE OFFICER