

Enquiries: Chris Bryant
Direct Phone: 07 5433 2484
Our Ref: DA/2024/4695
Your Ref: LR2440
Date: 31 March 2025

Sameh Soliman
C/- Leanne Rolf - IB Town Planning
PO Box 501
KALLANGUR QLD 4503

Dear Applicant

Re: DEVELOPMENT APPROVAL
Planning Act 2016
Development Application No.: DA/2024/4695
Property Location: 25 Marine Parade, Redcliffe
Property Description: Lot 427 SL 1339

Please be advised that on 26 March 2025 the above development application was approved by Council's Delegate as the Assessment Manager subject to conditions.

The following type of approval has been issued:

- Material Change of Use - Development Permit for Multiple Dwelling (5 Dwellings)

The development allowed by this approval must be carried out in accordance with the attached Decision package.

In addition to this approval you may also be required to obtain a water approval from Unity Water.

Attached is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

Should you have any further queries in relation to this decision, please contact Chris Bryant as referenced above.

Yours faithfully



Chris Bryant
Senior Planner
Development Services

Enclosures: Attachment 1 - Decision Notice
Attachment 2 - Assessment Manager Conditions
Attachment 3 - Approved Plans/ Documents
Attachment 4 - Infrastructure Charges Notice
Attachment 5 - Appeal Rights

ATTACHMENT 1

Decision Notice

Decision Notice

Planning Act 2016, section 63

APPLICATION DETAILS

Development Application No.: DA/2024/4695

Applicant: Sameh Soliman

Street Address: 25 Marine Parade, Redcliffe

Real Property Description: Lot 427 SL 1339

Planning Scheme: Moreton Bay Regional Council Planning Scheme

APPROVAL DETAILS

Date of Decision: 26 March 2025

The development application was approved by Council's Delegate as the Assessment Manager subject to conditions (refer Attachment 2).

APPROVAL TYPE	Development Permit	Preliminary Approval
Material Change of Use for Multiple Dwelling (5 Dwellings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER NECESSARY PERMITS

Listed below are other permit/s that are necessary to allow the development to be carried out:

- Building Works - Development Permit (Building Act)
- Operational Works - Development Permit (Stormwater)

CURRENCY PERIOD OF APPROVAL

In accordance with section 85 of the *Planning Act 2016*, the currency period for each aspect of the development approval is as outlined below:

- Material Change of Use – 6 years from the date this approval starts to have effect.

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions under Chapter 4, section 145 of the *Planning Act 2016*.

Infrastructure Charges are applicable for this development approval.

ASSESSMENT MANAGER CONDITIONS

The conditions relevant to this development approval are listed in Attachment 2 of the Decision package.

APPROVED PLANS / DOCUMENTS

The approved plans and/or documents as listed below for this development approval are included in Attachment 3 of the Decision package.

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Site Plan	Drawing No. A-DA-01.01, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - Basement	Drawing No. A-DA-03.01, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - Ground	Drawing No. A-DA-03.02, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - First	Drawing No. A-DA-03.03, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - Typical Floor Plan (L2 to L5)	Drawing No. A-DA-03.04, Rev No. C	Elevation Architecture	12/02/2025
Floor Plan - LVL 6 (Roof Terrace)	Drawing No. A-DA-03.05, Rev No. C	Elevation Architecture	12/02/2025
Roof Plan	Drawing No. A-DA-04.01, Rev No. C	Elevation Architecture	12/02/2025
Elevations 01	Drawing No. A-DA-09.01, Rev No. C	Elevation Architecture	12/02/2025
Elevations 02	Drawing No. A-DA-09.02, Rev No. C	Elevation Architecture	12/02/2025
Sections 01	Drawing No. A-DA-10.01, Rev No. C	Elevation Architecture	12/02/2025
Artistic Impressions Views 01	Drawing No. A-DA-22.01, Rev No. C	Elevation Architecture	12/02/2025
Artistic Impressions Views 01	Drawing No. A-DA-22.02, Rev No. C	Elevation Architecture	12/02/2025
Traffic Report	1920_VIS01	Q Traffic	01/10/2024
Technical Memo - Stormwater	RC24111	Rigour Engineering	11/12/2024
Waste Management Program	-	-	December 2024

ASSESSMENT BENCHMARKS

The Assessment Benchmarks that applied to the development from the following Categorising Instruments include;

Categorising Instrument (*Planning Regulation 2017*)

State Planning Policy

- *State Planning Policy 2017*, Part E

Regional Plan

- *South East Queensland Regional Plan 2017 (ShapingSEQ)*

Schedule 10 of the Regulation

- Not applicable

Local Categorising Instrument (*Moreton Bay Regional Council Planning Scheme*)

- General Residential Zone Code (Urban Neighbourhood Precinct)
- Residential Uses Code
- Flood Hazard Overlay Code

Local Categorising Instrument (Variation Approval)

Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

Not applicable.

REASONS FOR DECISION

Subject to development conditions being imposed (refer Attachment 2), the development can comply with the applicable Assessment Benchmarks against which the application was required to be assessed. For further details, refer to the Reasons for the Decision section of the Assessment Report which is available on Council's website (via *DA Tracker*) <https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker> using the application number referenced in this Notice.

REFERRAL AGENCY CONDITIONS

There are no Referral Agencies applicable to this development approval.

APPEAL RIGHTS

Attachment 5 of the Decision package is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to the Assessment Report for the application on Council's (via *DA Tracker*) <https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker> using the application number referenced in this Notice.

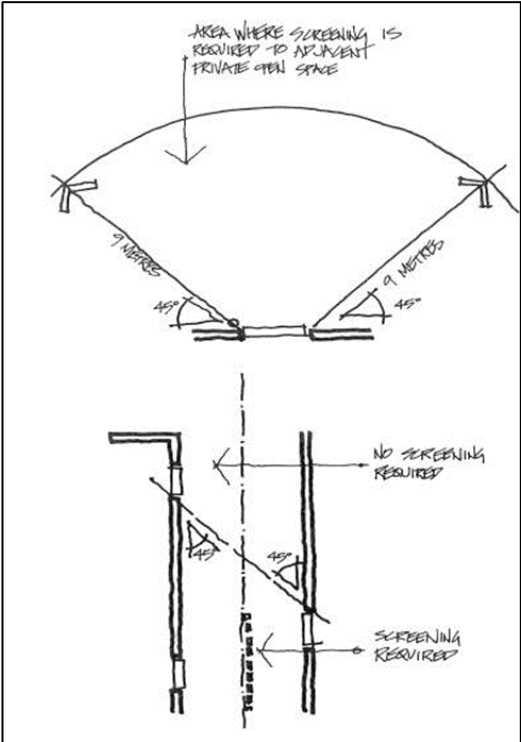
ATTACHMENT 2

Assessment Manager Conditions of Approval

CONDITION		TIMING
MATERIAL CHANGE OF USE (MULTIPLE DWELLINGS) - DEVELOPMENT PERMIT		
1.	Approved Plans and/or Documents	
A	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use or endorsement of any Community Management Statement, whichever occurs first, and to be maintained.
2.	Community Management Statement	
	Ensure that any Community Management Statement for the development reflects the following: 1. Car parking provisions; 2. Landscaping requirements; 3. Bin storage requirements and collection locations; 4. Stormwater Management requirements; 5. Acoustic fencing requirements; and 6. An obligation on the Body Corporate to apply and enforce laws to ensure common property areas are used in accordance with this development approval and users of the common property to not cause a noise nuisance to residents external to the development.	Prior to commencement of use or endorsement of any Community Management Statement, whichever occurs first, and to be maintained.
3.	Extent of Dwellings	
	Develop a maximum of five (5) dwellings on the site with each containing a minimum of three (3) bedrooms.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
4.	On-Site Car Spaces	
A	Provide onsite car parking as generally shown on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	
5.	Storage Facilities	
	Provide a minimum bulk item storage area of 8m ³ per dwelling unit, with a minimum dimension of 0.5m in all directions. Each storage area must be clearly allocated to individual units. The storage areas proposed to be located in garages (not within a defined storage space with walls and a door) are to incorporate shelving units or similar for the total cubic area contributing to the storage area. Note: Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.

CONDITION	TIMING
<p>design in accordance with the examples provided within Planning Scheme Policy - Residential design. Storage areas akin to linen cupboards, wardrobes, pantries and the like in the living areas of a unit are not acceptable.</p>	
6. Bicycle Parking Facilities	
<p>Install a minimum of one (1) secure Bicycle Parking Facility per Dwelling.</p> <p>Bicycle Parking Facilities are to have a minimum 'Bicycle Spacing Envelope' of 1800mm x 1200mm x 500mm in accordance with Australian Standard AS2890.3.</p> <p>Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic Management - Part 11: Parking.</p>	<p>Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first and to be maintained.</p>
7. Electricity Connection	
<p>Provide an underground electricity connection to the development with no use of a private property pole permitted.</p> <p>To remove any doubt, a direct above ground connection from the above ground electricity network to the building is not permitted so as to facilitate the under grounding of the above ground network in the future.</p>	<p>Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first, and to be maintained.</p>
8. Clothes Drying Facilities	
<p>Provide external clothes drying facilities that are screened from adjoining properties and the street or provide an electric clothes dryer within each dwelling unit.</p>	<p>Prior to commencement of use or endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.</p>
9. Screen Fencing	
<p>Construct a screen fence along the side and rear boundaries of the site where none already exists. Unless an alternative design is agreed to with the owner of the adjoining land, the screen fence is to be 2.0 metres in height and constructed of treated timber.</p>	<p>Prior to the commencement of the use or endorsement of any Community Management Statement whichever comes first.</p>
10. Privacy Screening	
<p>A Ensure that where any 'habitable room window' has a direct outlook to an 'other habitable room window' in another dwelling unit on the site or adjoining land, that is closer than 9 metres measured in an arc from a 45 degree angle from the plane of the wall containing the 'habitable room window' (refer to Diagram A below);</p> <ol style="list-style-type: none"> 1. the sill height of one of the windows is a minimum height of 1.5 metres above the finished floor level; or 2. fixed obscure glazing is installed in any part of the window below 1.5 metres above the finished floor level. 	<p>Prior to commencement of use or endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.</p>

CONDITION	TIMING
<p>B Ensure that where any deck, balcony or window attached to a 'dwelling unit' has a direct outlook onto the private open space of an 'other dwelling unit' on the site or adjoining land, that is closer than 9 metres measured in an arc from a 45 degree angle from the deck, balcony or for a window, the plane of the wall containing the window (refer to Diagram A below);</p> <ol style="list-style-type: none"> 1. in respect to a window attached to a 'dwelling unit', <ol style="list-style-type: none"> (i) the sill height of each window is a minimum of 1.5 metres above the finished floor level; or (ii) fixed, obscure glazing is installed in any part of any window less than 1.5 metres above the finished floor level; or 2. solid, translucent screening of durable weather resistant materials and with a maximum of 50% transparency is installed to obscure the outlook (e.g. louvered panels); or 3. in respect to a balcony balustrade, the balustrade is translucent or opaque in at least any part of the balcony balustrading between the floor level of the dwelling or balcony and a height of 1.2m; or 4. a screen, perforated panels or trellises are installed that have an overall transparency of 50% maximum, with the openings evenly dispersed across the whole of the surface area and is; <ol style="list-style-type: none"> (i) permanent and fixed into place; and (ii) constructed of durable materials; and (iii) designed and painted or coloured to blend in with the development. <p>With the only exception to the whole of the above condition being where in respect to a window, deck or balcony at ground level of the 'dwelling unit' and the private open space of an 'other dwelling unit' also at ground level, a minimum 1.5 metre high fence is sufficient.</p>	
<p>C In reference to the two previous parts of this condition, Diagram A is as follows;</p>	

CONDITION	TIMING
	
<p>11. Materials and Finishes to Driveway</p> <p>Construct the driveway and visitor parking spaces of materials and finishes to soften the visual impact of these areas in accordance with the approved Landscape Concept Plan. Where the materials and finishes are not provided in accordance with the approved Landscape Concept Plan, one or a combination of the following is to be used:</p> <ol style="list-style-type: none"> 1. Coloured aggregate; 2. Coloured asphalt; 3. Brick pavers; 4. Approved porous surfacing; and/or 5. Banding patterns in the surface design. <p>Notes:</p> <ol style="list-style-type: none"> (a) Council may approve other materials and finishes that are compatible with the objectives of this requirement. (b) Driveways and parking areas must not be surfaced with the same material, unless different colours, textures or borders are used to differentiate between them. (c) The use of a plain concrete finish for the driveways and parking areas is not acceptable. 	<p>Prior to commencement of use or endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.</p>
<p>12. Street and Unit Numbering and Building Names</p> <p>Install street numbering and mailboxes conveniently located at the road frontage of the site. Ensure street numbers and any building names are prominently displayed at the road frontage of the site, to enable identification by emergency services.</p>	<p>Prior to commencement of use or endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.</p>

CONDITION		TIMING
13.	Landscaping & Fencing	
A	Provide landscaping and fencing on site as generally shown on the Approved Landscape Concept Plan and in accordance with Planning Scheme Policy - Integrated Design Appendix D - Landscaping, including but not limited to; <ol style="list-style-type: none"> 2.0 metre long (measured from the front property boundary) palisade fencing on the side (northern) boundary adjoining Lot 1 SL1339 where in accordance with the written agreement of the adjoining land owner; Planter buffer screening; Areas of deep landscaping; and Screen planting along boundaries. 	Prior to commencement of use or Council endorsement of any community management statement, whichever occurs first.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	
C	Maintain the landscaping.	At all times
14.	Vehicle Encroachment	
	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops, kerbing or similar barrier approved by the Council.	Prior to the commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first and to be maintained.
15.	Water and/or Sewerage	
A	Submit to Council a Certificate of Completion or Provisional Certificate of Completion (for the development from the Northern SEQ Distributor-Retailer Authority (Unitywater) confirming: <ol style="list-style-type: none"> a reticulated water supply network connection is available to the land; and a sewerage network connection is available to the land; and all the requirements of Unitywater have been satisfied. 	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.
B	Ensure that any Fire Booster and Water meter for the development is screened from the road frontage.	
16.	Fibre Ready Telecommunications – Multi	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline MDU Building Design Guide as amended, that: <ol style="list-style-type: none"> Includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and Has suitable space and access for the installation, maintenance and repair of all elements up to and including the Network Termination Device (NTD) and Power Supply Unit (PSU) or the likely location of a NTD and PSU for each dwelling unit; and 	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.

CONDITION		TIMING
	3. A conduit with draw string, from either the telecommunication room or riser/closet location to each NTD or the likely location of each NTD	
	<p>B Provide certification to Council from the installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (A) above has been done.</p> <p>Note: A template for certification is available from council for the purpose of this condition.</p>	
17.	On Site Services	
	<p>Unless shown otherwise on approved plans, ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are:</p> <ol style="list-style-type: none"> 1. Located in the side or rear setbacks and screened (e.g. fencing and/or landscaping) from view of adjoining neighbours, any road frontage and from any open space; or 2. Entirely underground where located in the front setback. <p>Note: Rainwater tanks are not permitted within easements.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
18.	Telecommunications Internal Wiring	
	<p>A Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide for New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the dwelling that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
	<p>B Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done.</p> <p>Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.</p>	
19.	Operational Limits	
	Limit the use of and access to the Rooftop Terrace area to between 7am and 10pm only with no access permitted at other times.	At all times.
20.	Waste Management Program	
	<p>A Implement the approved waste management plan.</p> <p>Note: This development will use a minimum 4 x 240L bins for general waste serviced one a week and 2 x 360L bins for recyclable waste serviced once a fortnight at the kerbside of Marine Parade.</p>	Prior to commencement of use or endorsement of any community management statement , whichever occurs first

CONDITION		TIMING
B	Manage waste in accordance with SC 6.22 Planning Scheme Policy - Waste unless otherwise approved in this development approval.	and for (B) and (C) to be maintained at all times.
C	Provide a bin wash down facility connected to sewer as per SC 6.22 Planning Scheme Policy - Waste.	
DEVELOPMENT ENGINEERING		
21.	Replace Existing Council Infrastructure	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of works carried out in association with the development to Council's standards.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
22.	Alterations and Relocation of Existing Services	
	Ensure any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of an entity engaged in the provision of public utility services is to be carried out with the development and at no cost to Council unless agreed to in writing by the Council.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
23.	Stormwater	
	Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken.	To be maintained at all times.
24.	Stormwater Management External	
A	Submit and have approved by Council, a development application for operational works for external stormwater infrastructure to service the development. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.
B	Construct stormwater infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development. This condition has been imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
C	Submit certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the works have been built in accordance with the approved Technical Memo - Stormwater.	
25.	Stormwater Management Internal	
A	Implement and maintain the works identified in the approved Technical Memo- Stormwater.	Prior to commencement of use or endorsement of

CONDITION	TIMING
B Construct stormwater infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development.	any community management statement, whichever occurs first and for (A) to be maintained at all times.
C Submit certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the works have been built in accordance with the approved Technical Memo- Stormwater.	
26. Construction Management Plan	
<p>A Submit and have approved by Council, a Construction Management Plan (CMP) prepared by the Principal Contractor. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following:</p> <ol style="list-style-type: none"> 1. Material delivery and storage locations 2. Waste locations and collection details 3. Construction office accommodation 4. Erosion Control 5. Contractor / tradesman vehicle parking arrangements 6. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. <p>The CMP may include a site layout drawing identifying these areas.</p> <p>The CMP needs to reflect any staging requirements.</p> <p>Notes:</p> <ol style="list-style-type: none"> (a) Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs) (b) Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable (c) Traffic control measures may need to be put in place for the duration of the construction works to control contractor / tradesman vehicle parking arrangements, this should be documented within the CMP (d) Materials unloading and loading must occur on-site unless prior written approval is given by Council. (e) All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site. 	Not less than two (2) weeks prior to commencement of works. To be maintained current at all times.
B Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.	At all times during construction of the development.
27. Acid Sulfate Soil	
A Prepare an Acid Sulfate Soil Investigation Report and if required an Acid Sulfate Soils Management Plan. The reports and analysis are to be undertaken in accordance with the	Prior to the commencement of works.

CONDITION		TIMING
	MBRC Planning Scheme and prepared by a suitably qualified person.	
B	Implement the requirements and recommendations of any Acid Sulfate Soil Management Plan. All testing and monitoring is to be undertaken in accordance with the MBRC Planning Scheme.	While site works are occurring
C	Provide certification from a suitably qualified person that all works have been undertaken in accordance with any Acid Sulfate Soil Management Plan.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
	<i>Note: Council will only accept a 'suitably qualified person' as being either a Registered Professional Engineer of Queensland (RPEQ) or Environmental/Soil Scientist with current professional membership status at a relevant organisation (e.g. ASSSI, AIG; EIANZ; GSA) and has obtained a minimum of five (5) years professional experience in the field of acid sulfate soils.</i>	
28.	Earth Retaining Structures	
A	Design all earth retaining structures within private land in accordance with Australian Standards, Building Code requirements and MBRC Planning scheme current the time of the building works application and the following: 1. The minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure that is specified in Table 3.1 of Australian Standard AS4678; 2. Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy use.	Prior to commencement of works associated with this condition.
B	Construct all earth retaining structures within private land in accordance with Australian Standards, Building Code requirements and approved plans and documents of development.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
C	Provide written certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the design, construction and materials comply with this condition.	
29.	Access, Internal Roadways, Parking and Servicing Areas	
A	Design and construct sealed (concrete or bitumen) accesses, internal roadways, parking, loading zone and servicing areas (and associated works), in accordance with the approved plans and documents of development, the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD), Australian Standards and the MBRC Planning Scheme current at the time of the building works application.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first and to be maintained at all times.

CONDITION		TIMING
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition and the approved Traffic Report.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
DEVELOPMENT ARCHITECTURE		
30.	Materials and Finishes	
	Implement the approved materials and finishes as indicated on the approved drawing A-DA-09.01 Revision C.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first and to be maintained at all times
31.	Screening of Services	
A	Submit to Council for review and approval; 1. Screening details of plant, utility and services areas once servicing methodology is confirmed. Note: Screening is to be robust and of a high quality and visual amenity. The screening proposal is to shield services and plant areas from direct view from any adjoining road, public space or neighbouring property.	Prior to any approval of Building Works by a Building Certifier unless otherwise agreed to in writing by the Council.
B	Obtain approval from Council for the amended plans in accordance with (A) above.	
C	Implement the approved plans.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first and to be maintained at all times
32.	In-built Landscape	
A	Submit to Council for review and approval details of raised planters indicating soil media depths to support mature landscaping, irrigation and maintenance methodology.	Prior to any approval of Building Works by a Building Certifier unless otherwise agreed to in writing by the Council.
B	Obtain approval from Council for the outcomes described in (A) above.	
ENVIRONMENTAL HEALTH		
33.	External Lighting	
A	Install external lighting in accordance with AS4282:2023 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with	

CONDITION		TIMING
	AS4282:2023 - (Control of the Obtrusive Effects of Outdoor Lighting).	and for (A) to be maintained at all times
34.	Pedestrian Lighting	
A	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1:2020 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first and for (A) to be maintained at all times
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1:2020 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	
35.	Acoustic Attenuation Measures	
A	Provide the acoustic attenuation measures as specified on the approved plan being more specifically an Acoustic barrier unless otherwise agreed to in writing by the adjoining land owner.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first and for (A) and (C) to be maintained at all times
B	Provide certification from a suitably qualified acoustic consultant that the above attenuation measures have been installed/implemented in accordance with the approved plan unless otherwise agreed to in writing by the adjoining land owner.	
C	Install mechanical plant and equipment including air conditioners and exhaust systems that are designed, sited and acoustically treated in order to achieve the noise limits specified in the <i>Environmental Protection Act 1994</i> .	
D	Provide certification from a suitably qualified acoustic consultant that all mechanical plant and equipment including air conditioners, exhaust systems, pumps and the like have been sited and acoustically treated to achieve the noise limits specified in the <i>Environmental Protection Act 1994</i> . Certification documents must include results of on-site noise monitoring of installed equipment.	

ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage.</p> <p>Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is <i>likely</i> to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party.</p>

ADVICES	
	<p>Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care.</p> <p>Council strongly advises that before undertaking the land use activity, you refer to the <u>cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government)</u> for further information regarding the responsibilities of the developer.</p>
2	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 10) dated 5 October 2022 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>

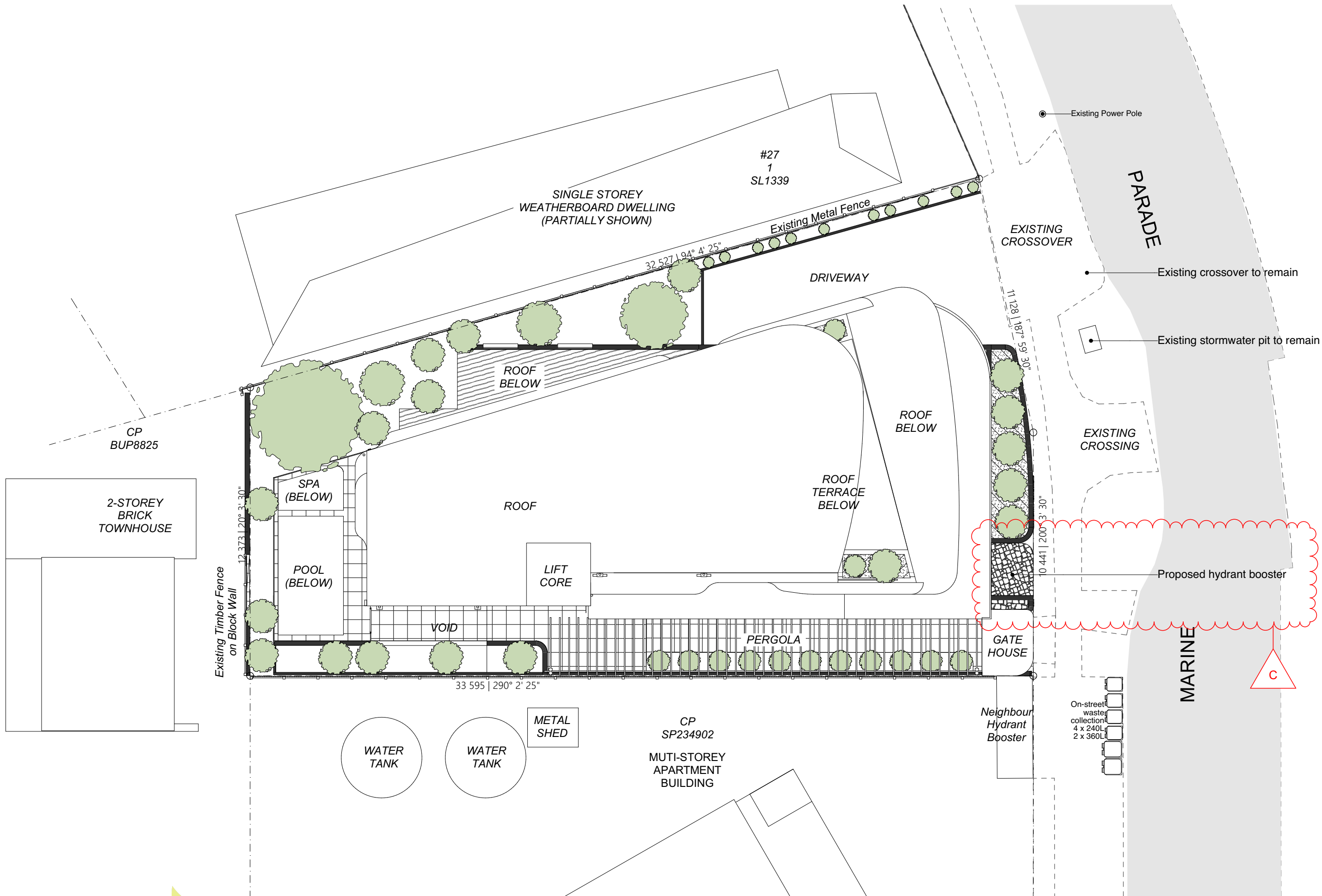
Biosecurity Act 2014 - Fire Ant Control

Significant portions of the Moreton Bay are within Fire Ant Biosecurity Zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014, individuals and businesses are responsible for ensuring that they follow the movement controls for specific organic materials to help prevent the spread of fire ants within South East Queensland's fire ant biosecurity zones. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit.

More information is available on <https://www.fireants.org.au/treat/business-and-industry/movement-controls>

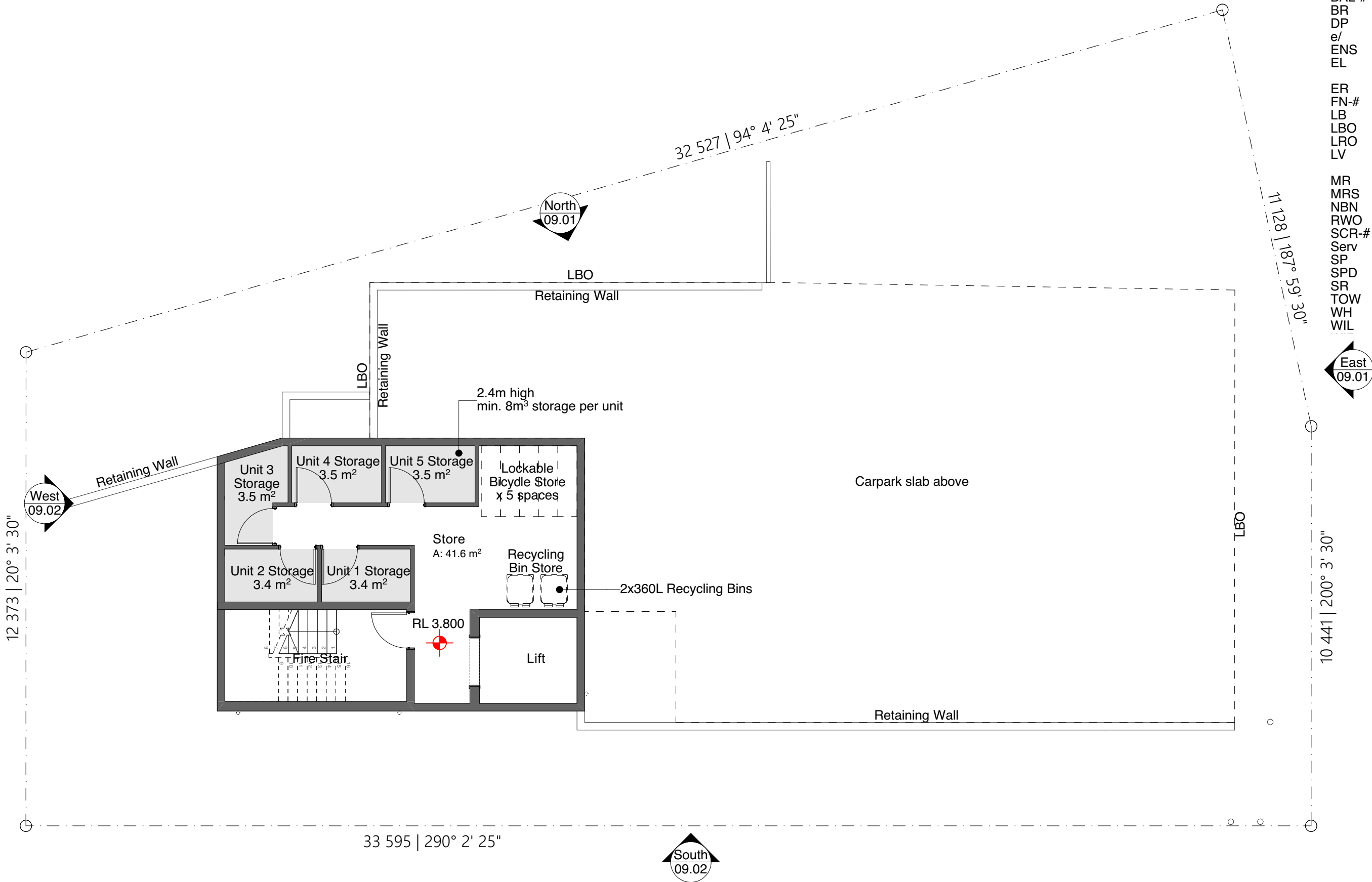
ATTACHMENT 3

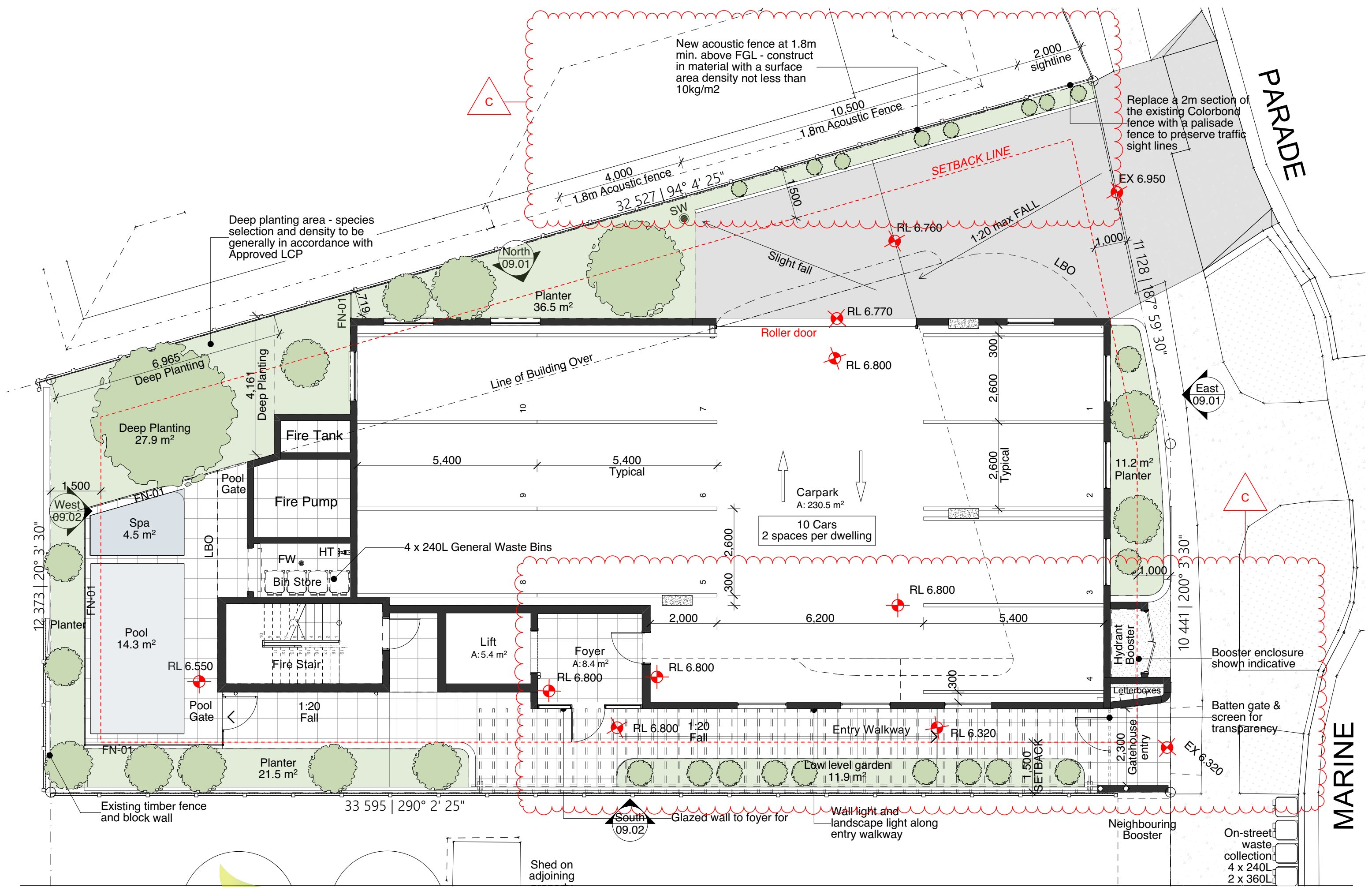
Approved Plans / Documents



FLOOR PLAN LEGEND

- AC Air Conditioning Riser
- BAL-# Balustrade Type
- BR Bike Rack
- DP Downpipe
- e/ denotes Existing
- ENS Ensuite
- EL Exhaust Louvre
- ER Electrical Riser
- FN-# Fence Type
- LB Letterbox
- LBO Line of Building Over
- LRO Line of Roof Over
- LV Louvre
- MR Mechanical Riser
- MRS Metal Roof Sheet
- NBN NBN/Data Riser
- RWO RainWater Outlet
- SCR-# Screen Type
- Serv Services Risers
- SP Spitter
- SPD Spoon Drain
- SR Service Riser
- TOW Top Of Wall
- WH Window Hood
- WIL Walk-in Linen





SCHEDULE OF ACCOMODATION			
Level	Name	Number of Beds	Area (sqm)
First Floor			
	Unit 1 (Level 1)	3 Bedroom Apartment	170
Third Floor			
	Unit 3 (Level 3)	3 Bedroom Apartment	170
Fourth Floor			
	Unit 4 (Level 4)	3 Bedroom Apartment	170
Fifth Floor			
	Unit 5 (Level 5)	3 Bedroom Apartment	170

FLOOR PLAN LEGEND

- AC

BAL-#

BR

DP

e/

ENS

EL

ER

FN-#

LB

LBO

LRO

LV

MR

MRS

NBN

RWO

SCR-#

Serv

SP

SPD

SR

TOW

WH

WIL
- Air Conditioning Riser

Balustrade Type

Bike Rack

Downpipe

denotes Existing

Ensuite

Exhaust Louvre

- Refer to mechanical d

Electrical Riser

Fence Type

Letterbox

Line of Building Over

Line of Roof Over

Louvre

- Refer to Mechanical d

Mechanical Riser

Metal Roof Sheet

NBN/Data Riser

RainWater Outlet

Screen Type

Services Risers

Spitter

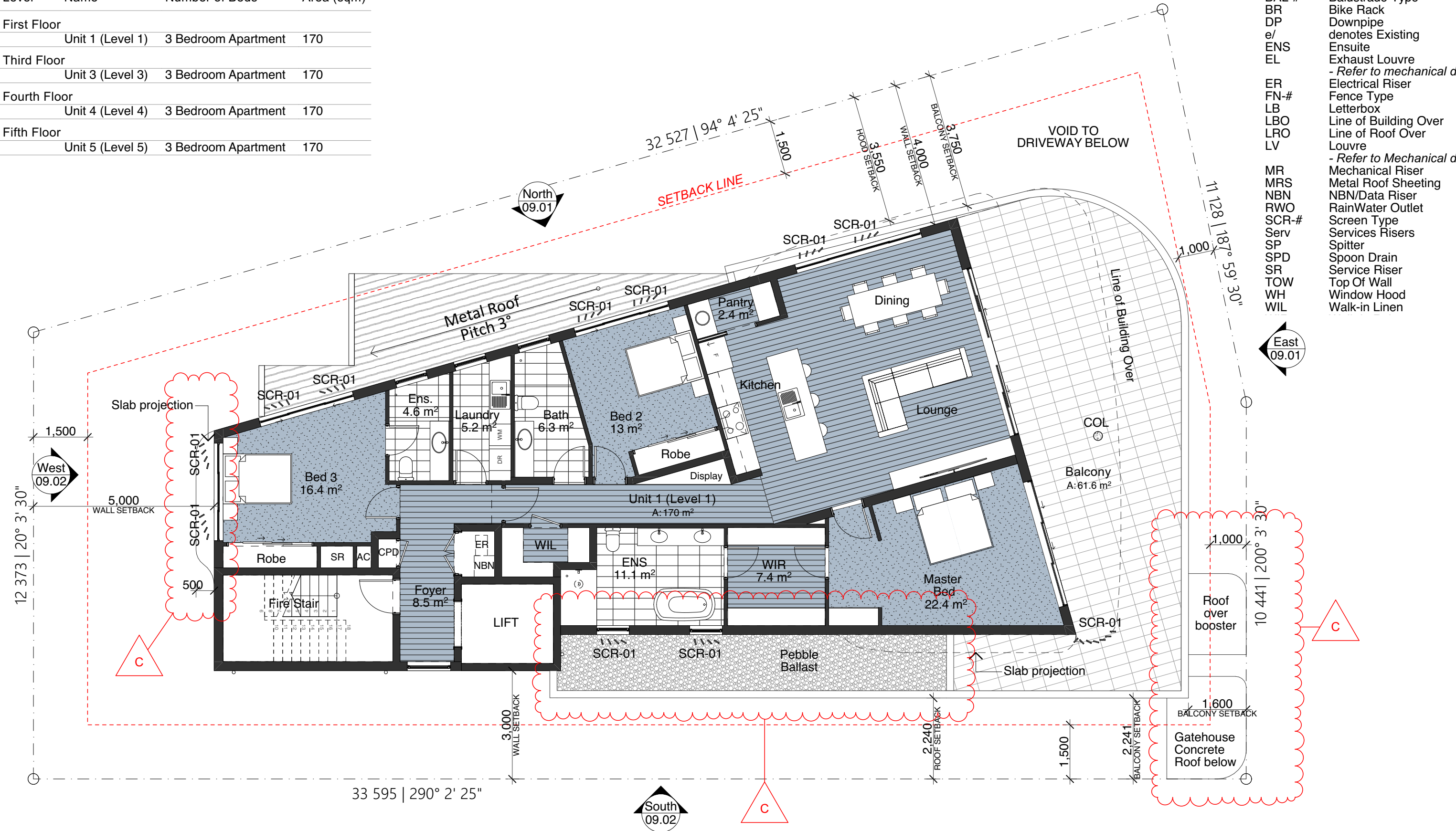
Spoon Drain

Service Riser

Top Of Wall

Window Hood

Walk-in Linen



SCHEDULE OF ACCOMODATION			
Level	Name	Number of Beds	Area (sqm)
First Floor			
	Unit 1 (Level 1)	3 Bedroom Apartment	170
Third Floor			
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Fifth Floor			
	Unit 5 (Level 5)	3 Bedroom Apartment	170

FLOOR PLAN LEGEND

- AC

BAL-#

BR

DP

e/

ENS

EL

ER

FN-#

LB

LBO

LRO

LV

MR

MRS

NBN

RWO

SCR-#

Serv

SP

SPD

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Fence Type

Letterbox

Line of Building Over

Line of Roof Over

Louvre

- Refer to Mechanical d

Mechanical Riser

Metal Roof Sheetin

NBN/Data Riser

RainWater Outlet

Screen Type

Services Risers

Spitter

Spoon Drain

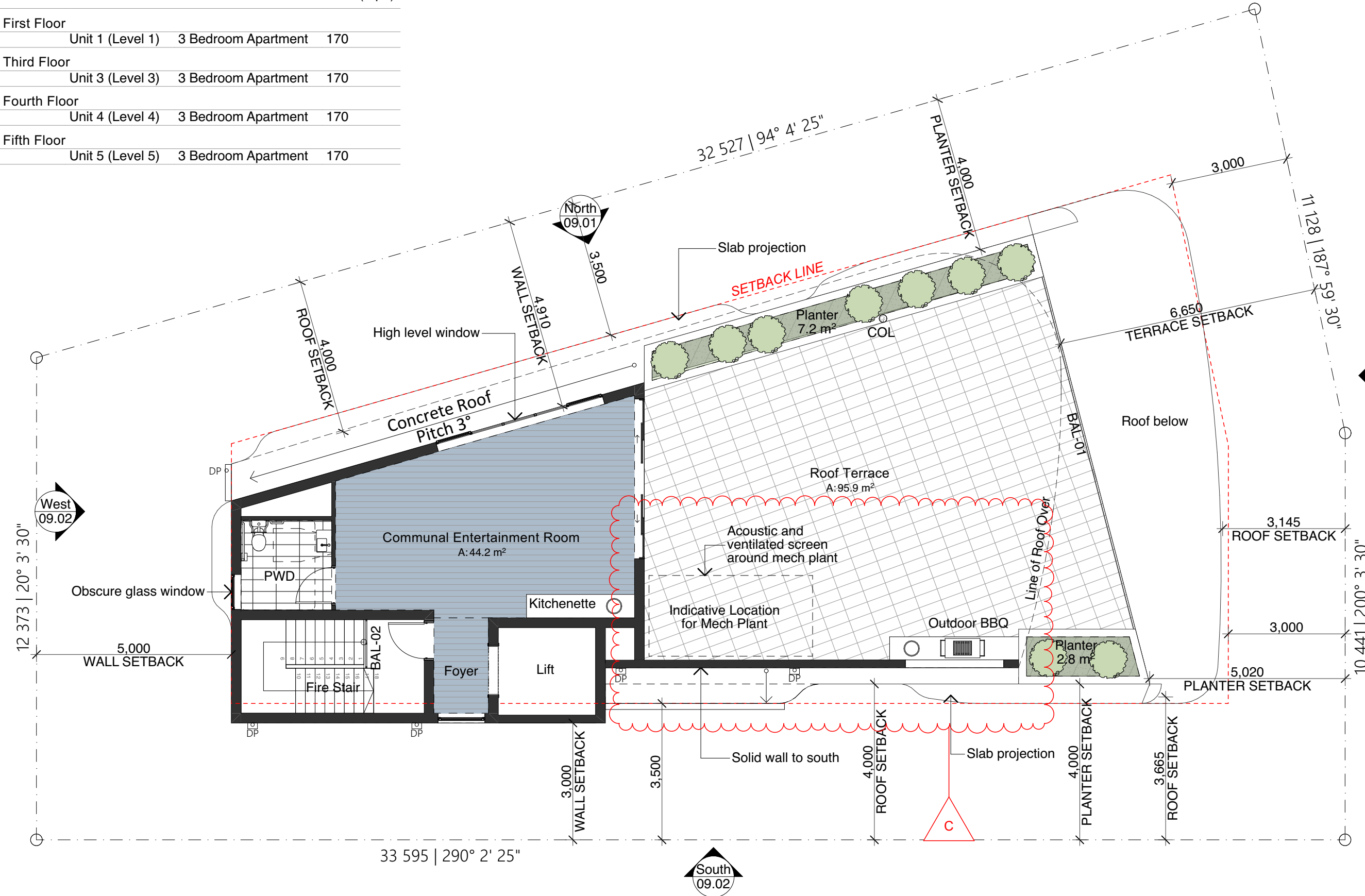
Service Riser

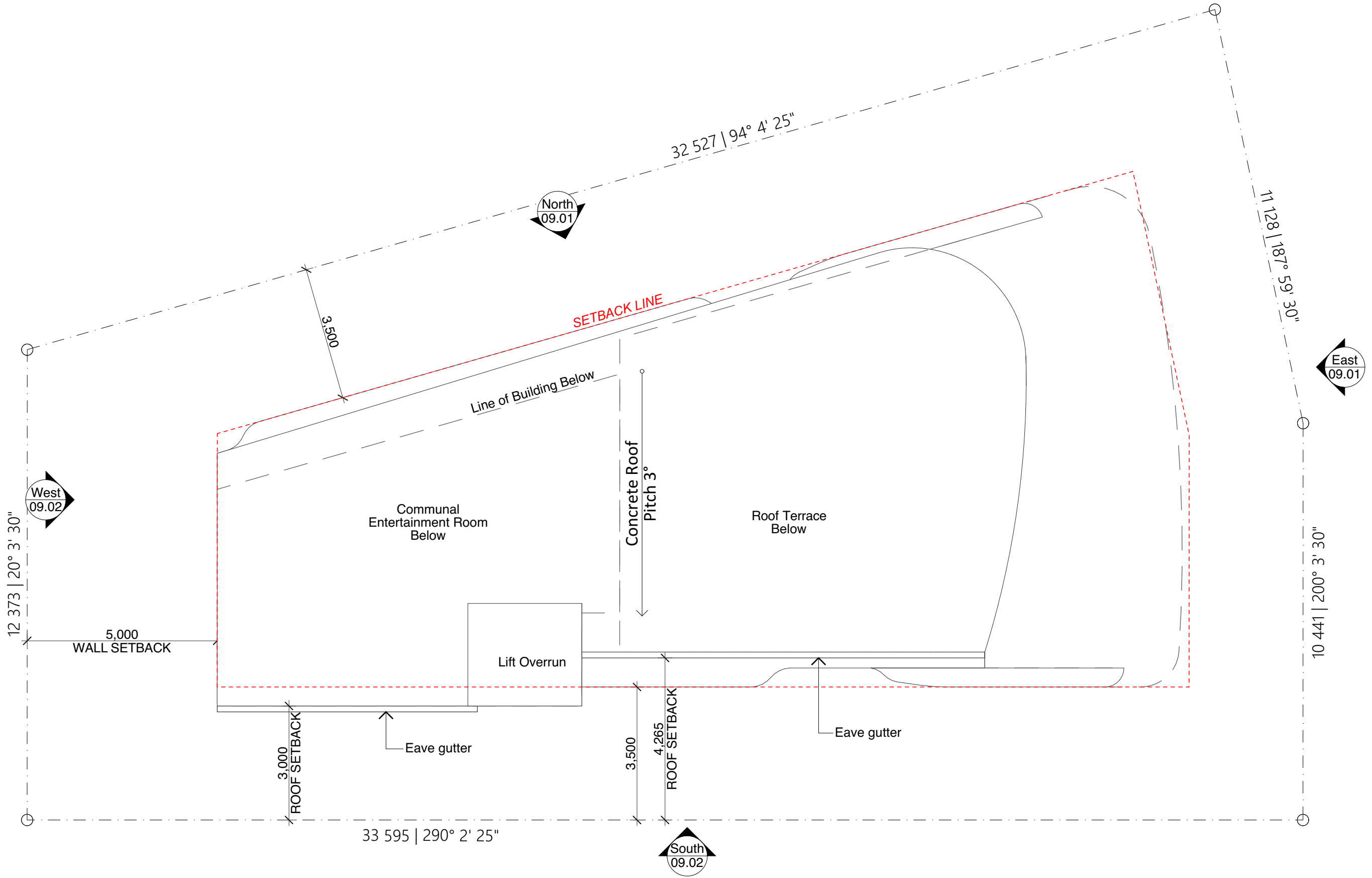
Top Of Wall


Window Hood

Walk-in Linen


Walk-in Robe









EXTERNAL PAINT 01
EP-01
Dulux Natural White




EXTERNAL PAINT 02
EP-02
Dulux Ecru Quarter




EXTERNAL PAINT 03
EP-03
Dulux Prairie Dust



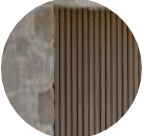
EXTERNAL PAINT 03
EP-04
Dulux Cinnamon Chain




EXTERNAL PAINT 03
EP-05
Dulux Teahouse




EXTERNAL FINISH 01
EF-01
Profiled Precast Panel




STONE FINISH 01
ST-01
Sandstone Colour
Stone Cladding



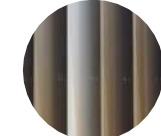
BALUSTRADE
BAL-01
Clear glass balustrade
Metal cap and spigots




FENCE 01
Powdercoated Batten
Fence in Black




LOUVRE
Louvre Powdercoat to
Match Wall Colour




SCREEN 01
SCR-01
Vertical Louvre Screen
Powdercoated Finish
(Indicative - Combination of
Silver Wattle & White
- satin finish)



POWDERCOAT FINISH
PC-01
Dulux Powdercoat
White Satin



SOFFIT
Timber Look Soffit

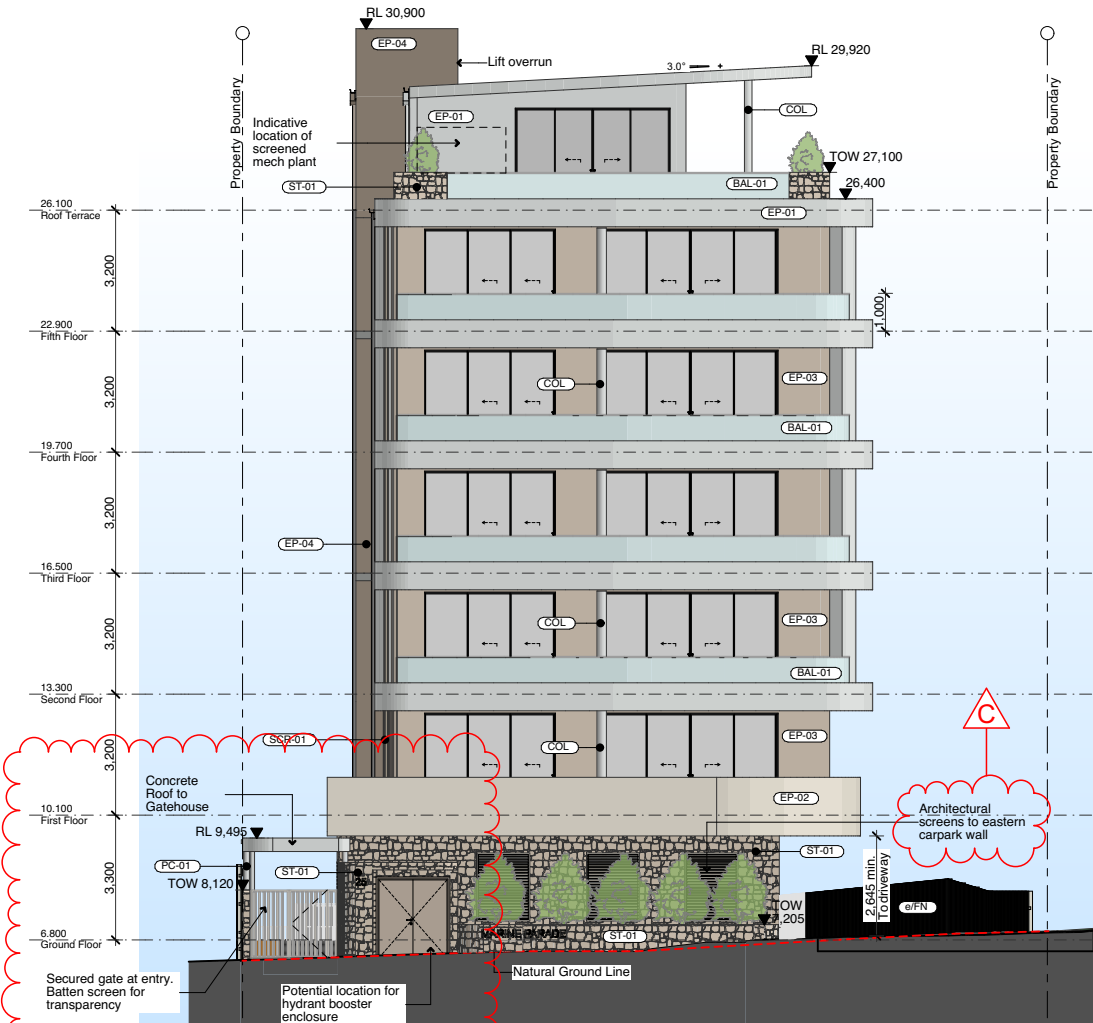


CONCRETE FINISH
Smooth concrete finish
(Roof & columns)

ELEVATION & SECTION LEGEND

BAL-#	Balustrade Type
DP	Downpipe
e/	denotes Existing
EF-#	External Finish
EP-#	External Paint Finish
FN-#	Fence Type
MRS	Metal Roof Sheetting
PC-#	Powdercoat Finish
SCR-#	Screen Type
SP	Spitter
SPD	Spoon Drain
TOW	Top Of Wall

- NOTES
1. Provide insulation and building paper to all external walls.
 2. Refer to specification for full product details and warranties.
 3. Refer to Civil drawings for all correct ground RLs.
 4. Refer to schedules for material information.




East Elevation

Scale 1:200




North Elevation


Scale 1:200




EXTERNAL PAINT 01
EP-01
Dulux Natural White



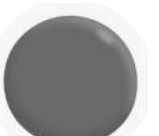
EXTERNAL PAINT 02
EP-02
Dulux Ecru Quarter




EXTERNAL PAINT 03
EP-03
Dulux Prairie Dust



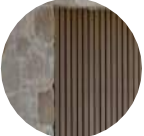
EXTERNAL PAINT 03
EP-04
Dulux Cinnamon Chain




EXTERNAL PAINT 03
EP-05
Dulux Teahouse




EXTERNAL FINISH 01
EF-01
Profiled Precast Panel




STONE FINISH 01
ST-01
Sandstone Colour
Stone Cladding



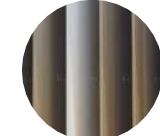
BALUSTRADE
BAL-01
Clear glass balustrade
Metal cap and spigots




FENCE 01
Powdercoated Batten
Fence in Black




LOUVRE
Louvre Powdercoat to
Match Wall Colour




SCREEN 01
SCR-01
Vertical Louvre Screen
Powdercoated Finish
(Indicative - Combination of
Silver Wattle & White
- satin finish)



POWDERCOAT FINISH
PC-01
Dulux Powdercoat
White Satin



SOFFIT
Timber Look Soffit

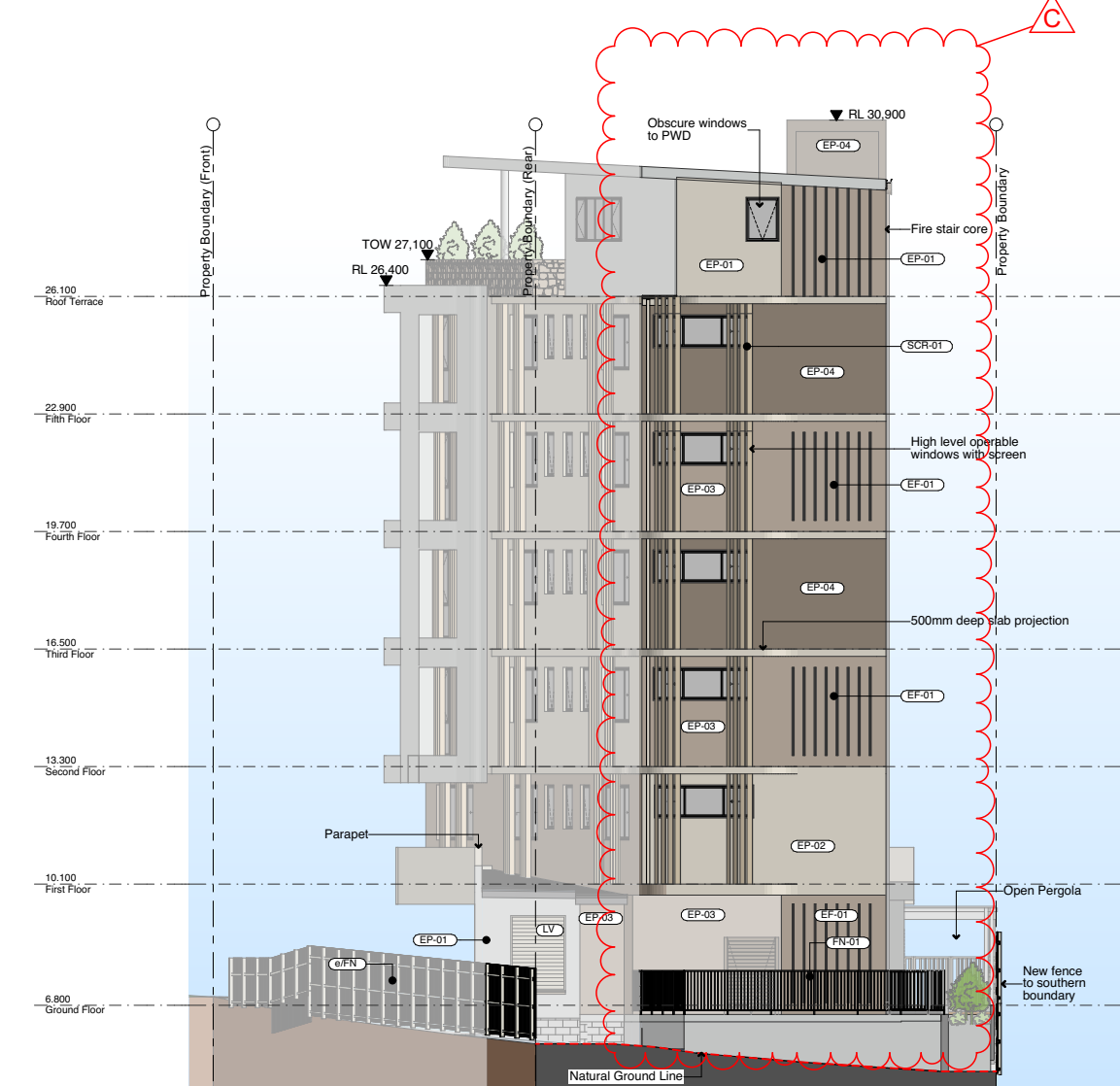


CONCRETE FINISH
Smooth concrete finish
(Roof & columns)

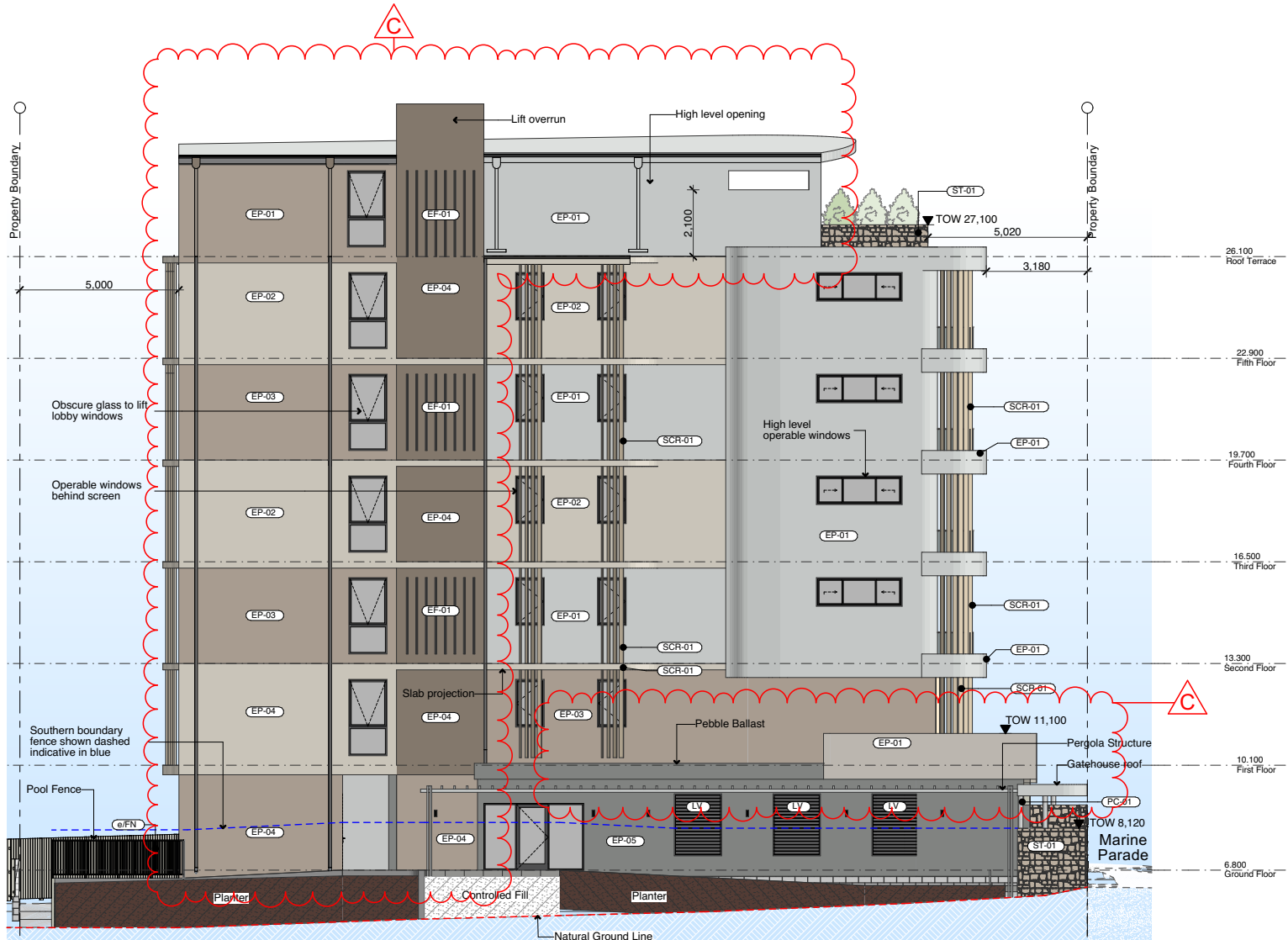
ELEVATION & SECTION LEGEND

BAL-#	Balustrade Type
DP	Downpipe
e/	denotes Existing
EF-#	External Finish
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FN-#	Fence Type
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PC-#	Powdercoat Finish
SCR-#	Screen Type
SP	Spitter
SPD	Spoon Drain
TOW	Top Of Wall

- NOTES
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 4. Refer to schedules for material information.



West Elevation
Scale 1:200



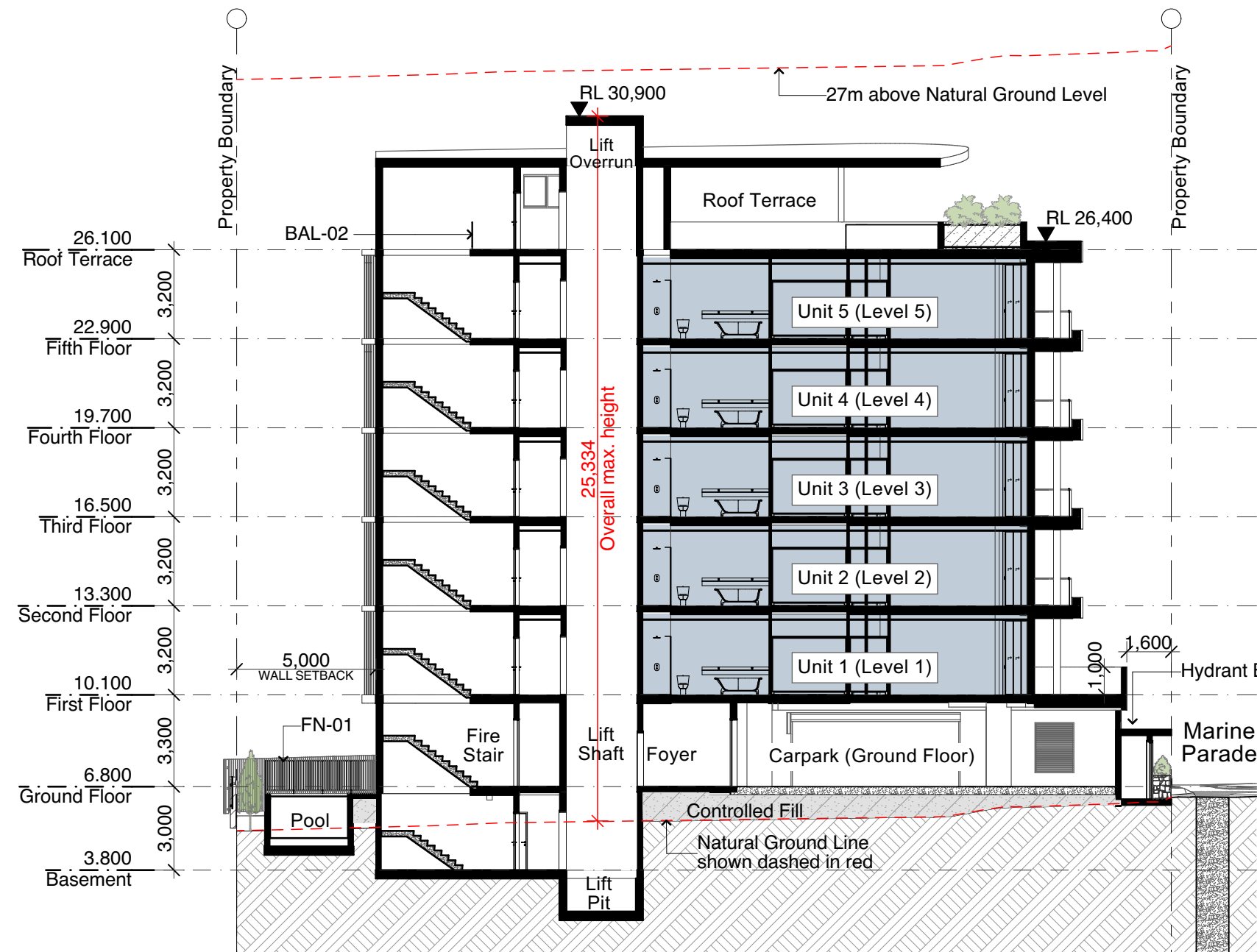
South Elevation
Scale 1:200

ELEVATION & SECTION LEGEND

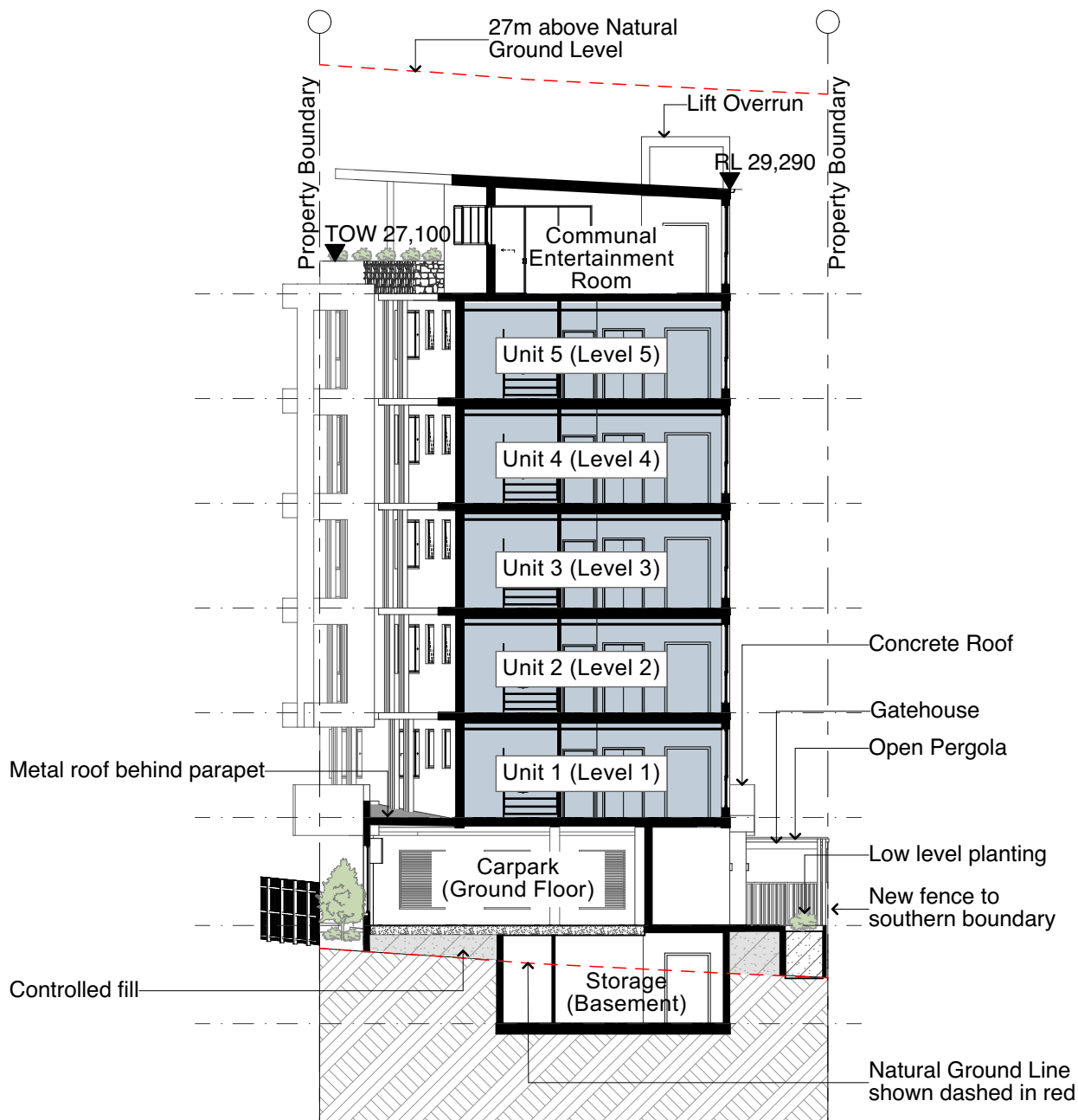
BAL-#	Balustrade Type
DP	Downpipe
e/	denotes Existing
EF-#	External Finish
EP-#	External Paint Finish
FN-#	Fence Type
MRS	Metal Roof Sheetting
PC-#	Powdercoat Finish
SCR-#	Screen Type
SP	Spitter
SPD	Spoon Drain
TOW	Top Of Wall

NOTES

1. Provide insulation and building paper to all external walls.
2. Refer to specification for full product details and warranties.
3. Refer to Civil drawings for all correct ground RLs.
4. Refer to schedules for material information.



1 Section A
Scale 1:200



2 Section B
Scale 1:200

Revision		
A	Preliminary DA Drawings	23/09/2024
B	Updated for DA RFI	13/12/2024
C	Updated for DA RFI	12/02/2025

Project	
Marine Parade Multi - Residential Development	
25 Marine Parade Redcliffe	

Stage	
Concept Design	
Status	
NOT FOR CONSTRUCTION	

Architect	
GA	
Project No.	
1395-01	
Drawn	
GA, AP	
Scale	
1:200, 1:100 at A3	



○ Marine Parade Elevation View 01



○ Marine Parade Elevation View 02



○ North-East Perspective 01



○ North-East Aerial Perspective



○ South-East Perspective View



○ Pedestrian Entry Perspective View



○ Balcony Perspective 01



○ Balcony Perspective 02

Multi-unit Residential Development, 25 Marine Parade, Redcliffe

Traffic Report

Revision A
1 October 2024

Our Ref: 1920_VIS01

Prepared for: Vision 1 Architects

Prepared by: Richard Quinn
Director, Q Traffic
BE Civil, MIEAust, RPEQ



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Appendices

APPENDIX A

Proposed Development Plans

APPENDIX B

Vehicle Tracking Diagram – Site Access

APPENDIX C

Vehicle Tracking Diagram – Car Park

APPENDIX D

Diagram – Sight Distance to/from Zebra Crossing (with Refuse Collection Vehicle collecting bins kerbside)

Q Traffic has prepared this report solely for the benefit and use of its Client for the sole purpose of lodging a development application. This report takes into account the particular instructions and requirements of the client. In preparing this report we assume that all information and documents provided to us by the client or their consultants were complete, accurate and current. Q Traffic will not be liable for any conclusion drawn resulting from omission or lack of full disclosure by the client or its consultants.

This report may not be relied upon by a third party. Q Traffic does not and shall not assume any responsibility or liability whatsoever to any third party arising from the use, reliance upon, or any decision made regarding the contents of this report.

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Our Ref: 1920_VIS01
 1 October 2024



Approved Subject to Conditions of Decision Notice DA/2024/46926/03/2024

1.0 Introduction

Q Traffic was engaged to undertake a Traffic Impact Assessment of a proposed multi-unit residential development comprising five (5) dwelling units to be located on the site at 25 Marine Parade, Redcliffe.

The site is located in the Moreton Bay City Council Local Government Area, and the proposal has been assessed considering the relevant Council controls.

This report provides relevant background information regarding the proposal, and documents the results and findings of our investigations addressing the following key traffic design elements and issues:

- Vehicular site access arrangements;
- On-site parking provision for cars and bicycles;
- Design of on-site vehicular parking areas;
- Service vehicle and refuse collection arrangements; and
- The traffic impacts anticipated as a result of the development.

2.0 Context

2.1 Subject Site

The site is located on the site at 25 Marine Parade, Redcliffe, on the western side of the road opposite Suttons Beach, between Ella Street (to the north) and Macdonnell Road (to the south). Described as Lot 427 on SL1339, the site has a total area of approximately 554m², and currently accommodates a single residential dwelling which is accessed via a crossover adjacent to the northern site boundary.

Figure 2.1a and **Figure 2.1b** below show the location of the subject site, and the site itself.

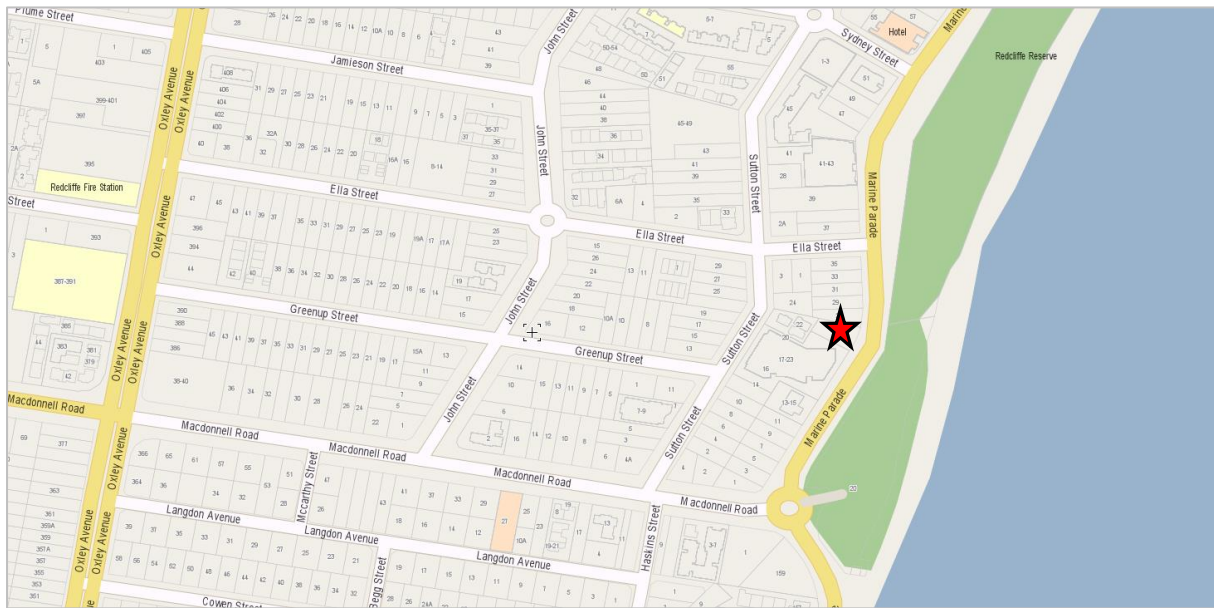


Figure 2.1a: Site Location

Source: <https://www.street-directory.com.au/qld/brisbane>



Figure 2.1b: Subject Site

Source: Queensland Globe

2.2 Planning Context

The site has been designated as having a land use category of Urban Footprint under the South East Queensland Regional Plan 2023. Under the Strategic Framework of the Moreton Bay Regional Council (MBRC) Planning Scheme the site is located within the Urban Neighbourhood Place Type. The site is located in the General Residential Zone, Urban Neighbourhood Precinct under the MBRC Planning Scheme.

2.3 Local Road Network

The subject site has frontage to Marine Parade, which is designated as a District Collector Road under Council's Road Hierarchy. It extends in a generally north-south direction along the Redcliffe Peninsula foreshore, connecting from Anzac Avenue at its northern end to Macdonnell Road at its southern end.

Marine Parade has a two-lane, two-way cross-section as shown in **Figure 2.3a** and **Figure 2.3b** below. It is posted at 40km/hr in proximity to the site, with kerbside parking generally permitted within parked bays clear of intersections, pedestrian crossings, and property access driveways.

There is a raised zebra crossing with kerb build-outs fronting the subject site, as shown in **Figure 2.3a** below.



Figure 2.3a: Looking north along Marine Parade



Figure 2.3b: Looking south along Marine Parade

3.0 Proposal

This application seeks approval for a multi-unit residential development comprising five (5) dwelling units to be located on the subject site. Architectural plans showing the proposed development are included as **Appendix A**, with an extract of the site plan and ground floor plan provided in the figures below.

As shown in these plans, parking for 10 vehicles is proposed on the ground level. This parking area is to be accessed via the existing site access driveway which is positioned adjacent to the northern site boundary (to the north of the existing raised zebra crossing on Marine Parade).

The traffic elements of the development have been designed taking into consideration the requirements of Council's Planning Scheme and the relevant Australian Standards, as discussed in the following sections.

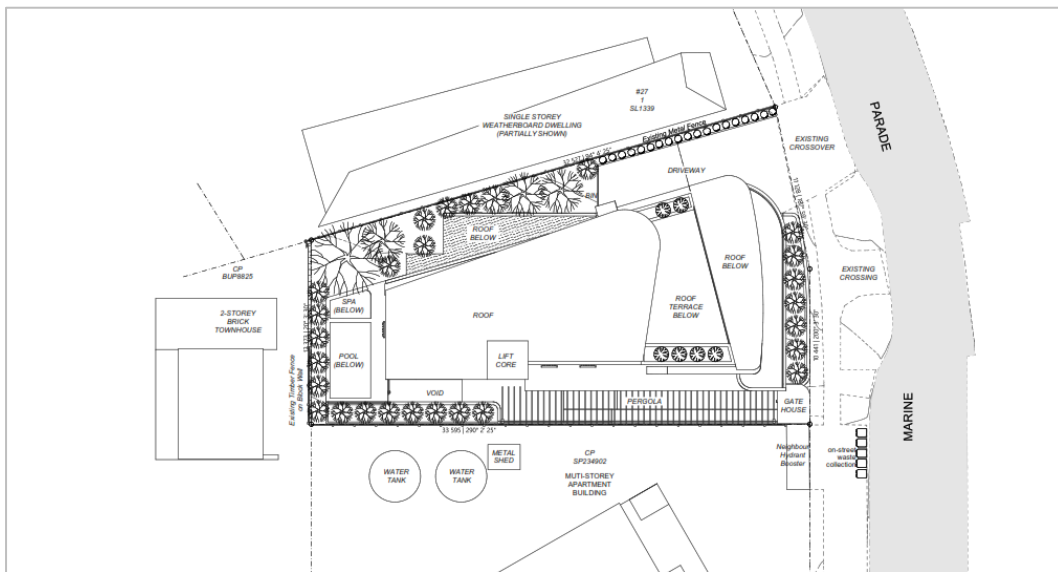


Figure 3a: Extract from Site Plan

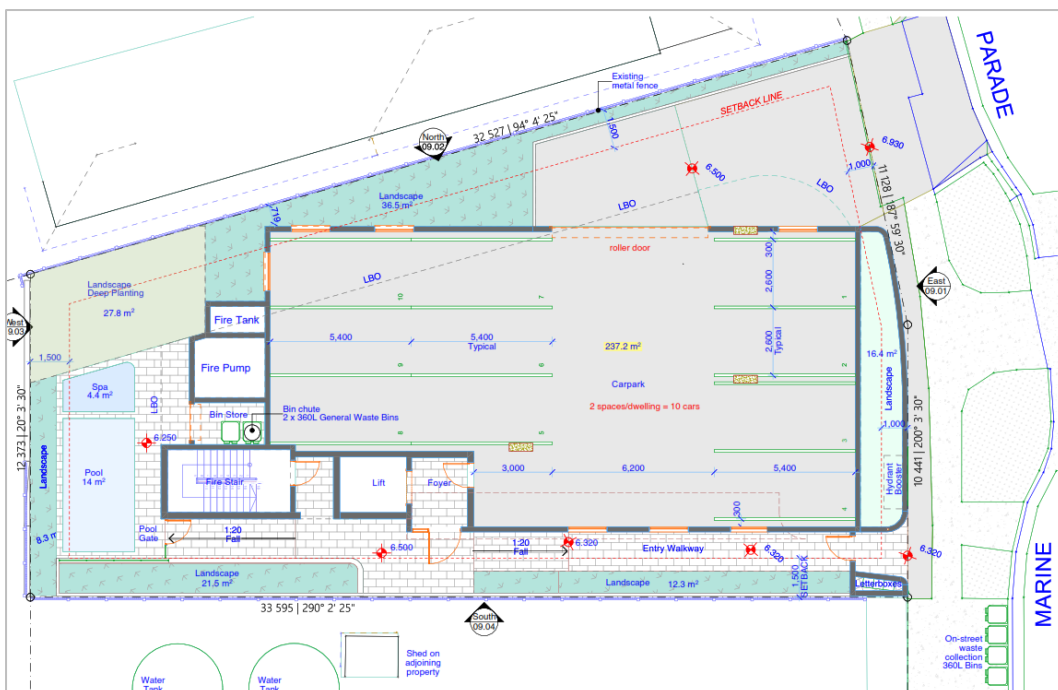


Figure 3b: Extract from Ground Floor Plan

3.1 Vehicle Access

3.1.1 Location and Geometric Design

As previously noted, vehicular access to the site is to be retained via the existing site access driveway which is positioned adjacent to the northern site boundary, as shown in **Figure 3.1.1** below. Given the site constraints (i.e. the limited frontage distance and the raised zebra crossing on Marine Parade positioned midway along the frontage), this is considered to be the most desirable option for vehicular access to the site.



Figure 3.1.1: Existing Site Access Driveway

Source: Google Maps

The existing driveway is approximately 6m wide at the property boundary, with this width to be continued into the site to accommodate two-way passenger vehicle traffic, as shown in the vehicle tracking diagram included as **Appendix B**. In the unlikely / infrequent event that a vehicle seeks to enter the site whilst another vehicle is exiting the site, there would be adequate driveway area for an exiting vehicle to prop, to allow an entering vehicle to pass (i.e. priority for entering traffic, to minimise any potential for impact upon the operation of Marine Parade). It is recommended that signage be installed instructing exiting traffic give way to entering traffic. This requirement could reasonably be included as a condition of the approval, with the detail of signage to be refined at detailed design stage.

3.1.2 Sight Distances

Given the vertical and horizontal alignment of Marine Parade, and the kerbside parking restrictions in proximity to the site access driveway, sight distances to/from the driveway will exceed the minimum requirement stipulated in AS2890.1 for a 40km/hr posted speed (i.e. 35m minimum Stopping Sight Distance). This however relies upon the landscaping within the road reserve being maintained below driver eye height (i.e. approximately 1m), which it is assumed it will be (by Council) to maintain visibility at the zebra crossing. It should however be noted that traffic will typically be travelling along Marine Parade past the site at a speed of much lower than 40km/hr due to the presence of the raised zebra crossing, therefore the sight distance requirement would theoretically be lower than the 35m recommended in AS2890.1 for the 40km/hr (posted) speed.

The site access driveway is positioned approximately 5m to the north of the zebra crossing. This proximity will ensure clear visibility between traffic exiting the site, and pedestrians on or approaching the crossing, subject to the landscaping within the road reserve being maintained below driver eye height (i.e. approximately 1m), as noted above. Given this clear visibility and the limited traffic speed and low volume of traffic turning to/from the site, the sight distances and

separation between the access driveway and the zebra crossing are considered to be supportable from a traffic engineering perspective. Furthermore, it is important to note that drivers entering / exiting the site will generally be residents i.e. familiar users who are aware of the presence of the zebra crossing.

As required under the provisions of AS2890.1, a 2.0m wide x 2.5m deep sight triangle is required inside the property boundary, adjacent to the exit side of the driveway, to provide adequate visibility between pedestrians approaching the driveway on the Marine Parade footpath, and vehicles exiting the site. In order to achieve this requirement, the following detailed design refinements are recommended:

- Conversion of the front 2m section of the side boundary fence from solid (Colorbond) steel fencing to palisade fencing, consistent with the type used along the frontage of the adjacent property, as shown in **Figure 3.1.1** above; and
- Planting of low landscaping only (<500mm) along the side boundary adjacent to the exit side of the driveway, for a distance of 2.5m from the frontage boundary.

Subject to the above, the proposed vehicular site access arrangements are considered to be acceptable and in accordance with Council's TAPS Planning Scheme Policy requirements.

3.1.3 Queuing

The car parking area will be a secure parking area for residents only, with all parking spaces allocated to specific units. Access to the secure parking area would be via remote control, with more than adequate entering queue storage for a passenger vehicle inside the frontage boundary.

A first principles approach has been applied using simple queuing theory, to determine the likely queue of entering vehicles based upon the average number of arrivals during the critical (PM) peak hour, and the average service rate (i.e. time taken for garage door to open and a vehicle to access the parking area). The results of this queuing theory assessment are outlined following.

Simple queuing theory (Single server queue with random arrivals and service times)

Reference: Traffic Engineering Practice Fourth Edition, KW Ogden & DW Bennett, Monash University 1989 Ch 6.2

Where R = utilisation factor = average arrival rate / average service rate

This formula gives probability of there being more than N items in the queuing system:

$$N = \ln(1 - \Pr(n < N)) / \ln R - 1$$

Service Rate

The service rate (i.e. the time taken for the garage door to open and the vehicle to enter the car park) has conservatively been assumed to be 60 seconds. This equates to a service rate per parking space of 60vph (i.e. 3600 seconds / 60 seconds).

Arrival Rate

As discussed in Section 4.0 of this report, the development is expected to generate in the order of four (4) vehicle trips in the peak hours. Assuming a distribution of 70% arrivals in the critical PM peak hour leads to a forecast arrival rate of 3vph.

Utilisation Factor

The utilisation factor (R) is calculated as arrival rate / service rate = $3 / 60 = 0.05$.

Number of Vehicles in Queue

Based upon the table over page, and assuming the utilisation factor (R) = 0.05 as calculated above, the estimated 95th percentile queue of entering traffic is 0 vehicles.

Number of items in queue for given utilisation ratio and probabilities										
	Number in queue for given probability (%) that number is not exceeded									
Utilisation fac	50	55	60	65	70	75	80	85	90	95
0.05	0	0	0	0	0	0	0	0	0	0
0.06	0	0	0	0	0	0	0	0	0	1
0.07	0	0	0	0	0	0	0	0	0	1
0.08	0	0	0	0	0	0	0	0	0	1
0.09	0	0	0	0	0	0	0	0	0	1
0.10	0	0	0	0	0	0	0	0	0	1
0.11	0	0	0	0	0	0	0	0	1	1
0.12	0	0	0	0	0	0	0	0	1	1
0.13	0	0	0	0	0	0	0	0	1	1
0.14	0	0	0	0	0	0	0	0	1	1
0.15	0	0	0	0	0	0	0	0	1	1
0.16	0	0	0	0	0	0	0	1	1	1
0.17	0	0	0	0	0	0	0	1	1	1
0.18	0	0	0	0	0	0	0	1	1	1
0.19	0	0	0	0	0	0	0	1	1	1
0.20	0	0	0	0	0	0	1	1	1	1
0.21	0	0	0	0	0	0	1	1	1	1
0.22	0	0	0	0	0	0	1	1	1	1
0.23	0	0	0	0	0	0	1	1	1	2
0.24	0	0	0	0	0	0	1	1	1	2
0.25	0	0	0	0	0	1	1	1	1	2
0.26	0	0	0	0	0	1	1	1	1	2
0.27	0	0	0	0	0	1	1	1	1	2
0.28	0	0	0	0	0	1	1	1	1	2
0.29	0	0	0	0	0	1	1	1	1	2
0.30	0	0	0	0	1	1	1	1	1	2

The results of the queuing analyses suggest that there will be no entering queue for at least 95% of the time during the critical (PM) peak period, with the potential for a 'queue' of one (1) entering vehicle for less than 5% of the time during the critical (PM) peak period. That is, the entering 'queue' is not expected to exceed one (1) vehicle, at any time.

Noting that there is a distance of over 6m between the frontage property boundary and the proposed garage door, this entering 'queue' of up to one (1) vehicle would be accommodated. Accordingly, the proposed queue storage provisions are considered to be adequate and therefore supportable from a traffic engineering perspective.

In summary, the proposed site access arrangements are considered to be acceptable and generally in accordance with Council's requirements, as well as the requirements of the relevant Australian Standards.

3.2 Car Parking Provision

As previously noted, the site is located in the General Residential Zone, Urban Neighbourhood Precinct under the MBRC Planning Scheme. Reference has therefore been made to Table 9.3.4.2 in the Residential Uses Code in Council's Planning Scheme for the applicable car parking requirements, which are as follows for residential – permanent/long term uses:

- Minimum: 1 car parking space per dwelling
- Maximum: NA

A total of five (5) dwellings are proposed, therefore a minimum of five (5) car parking spaces are required under the planning scheme requirements.

As shown in the plans included as **Appendix A**, a total of 10 car parking spaces are proposed (i.e. two (2) spaces per unit). The proposed level of on-site car parking therefore exceeds the requirements of Council's Planning Scheme, and is considered to be appropriate given the scale and nature of the proposed development.

3.3 Parking Layout and Geometric Design

The car parking area will be a secure parking area for residents, with all parking spaces allocated to specific units. Access to the secure parking area would be via remote control.

The parking layout has been designed in accordance with the requirements of the relevant Australian Standards, as summarised following:

- Parking spaces are 2.6m wide and 5.4m long, which exceeds the minimum dimensional requirements stipulated in AS2890.1 for low turnover (resident) car parking;
- The parking aisle is 6.2m in width, which exceeds the minimum dimensional requirement stipulated in AS2890.1 for low turnover (resident) car parking;
- Clearances of 300mm are provided between parking spaces and vertical obstructions located within the parking space clearance zone (as shown in Figure 5.2 of AS2890.1), in order to facilitate vehicular access to/from the parking space, and pedestrian access to/from the vehicle; and
- Whilst no terminated aisle extension is proposed at the end of the car park, a generous parking aisle width of over 9m is proposed for manoeuvring to/from the end parking space. As shown in the vehicle tracking diagram included as **Appendix C**, the design would facilitate acceptable manoeuvring to/from the end parking space for a B85 design vehicle.

In summary, the proposed car parking arrangements are efficient and legible, and generally in accordance with the requirements of the relevant standards and guidelines.

3.4 Servicing and Refuse Collection

Given the proposed development is a small multi-unit residential development within only five (5) units, the demand for service vehicles would be limited. With the exception of the occasional removalist / delivery vehicle, the only servicing requirement for larger vehicles, would be regular refuse collection.

It was advised by Council at the pre-lodgement meeting that on-site refuse collection was not the preferred option given the need for a refuse collection vehicle to reverse onto or off the site. Given the classification of the frontage road, and the presence of the zebra crossing fronting the site, Council advised that reversing of refuse collection vehicles to/from the site should be avoided for safety reasons. Accordingly, the refuse collection solution proposed involves the use of wheelie bins, to be collected kerbside on Marine Parade.

Council's Waste Policy stipulates the following waste generation rates for residential dwellings:

- General Waste: 120L/dwelling/week
- Recycling: 60L/dwelling/week

The application of the above waste generation rates to the proposed development (five (5) units) suggests the following waste volumes would be generated:

- General Waste: 600L/week
- Recycling: 600L/fortnight

On the basis of the above, it is proposed that two (2) x 360L wheelie bins for general waste (i.e. 620L capacity) and two (2) x 360L wheelie bins for recycling (i.e. 620L capacity) be provided.

As shown in the plans included as **Appendix A**, the design makes provision for the two (2) x 360L wheelie bins for general waste to be stored on the ground level, with a bin chute proposed to dispose of waste directly from the upper levels into the general waste bin. The two (2) x 360L wheelie bins for recycling would be stored on the basement level, with residents to take the lift to the basement level to dispose of recycling.

A site manager would be responsible for transferring bins from the store areas to the street prior collection, and returning the bins from the street to the store areas following collection. The site manager would also be responsible for swapping the general waste bins when the bin under the chute is full.

As shown in **Figure 3.4a** below, due to the road conditions fronting the site (i.e. the zebra crossing and kerb build-out) as well as the existing landscaping between the kerb and the pedestrian footpath), there is limited kerbside space for positioning bins kerbside for collection. In accordance with the direction provided by Council at the pre-lodgement meeting, it is therefore proposed that the four (4) bins be positioned just south of the extension of the common boundary between the subject site and the development to the south.

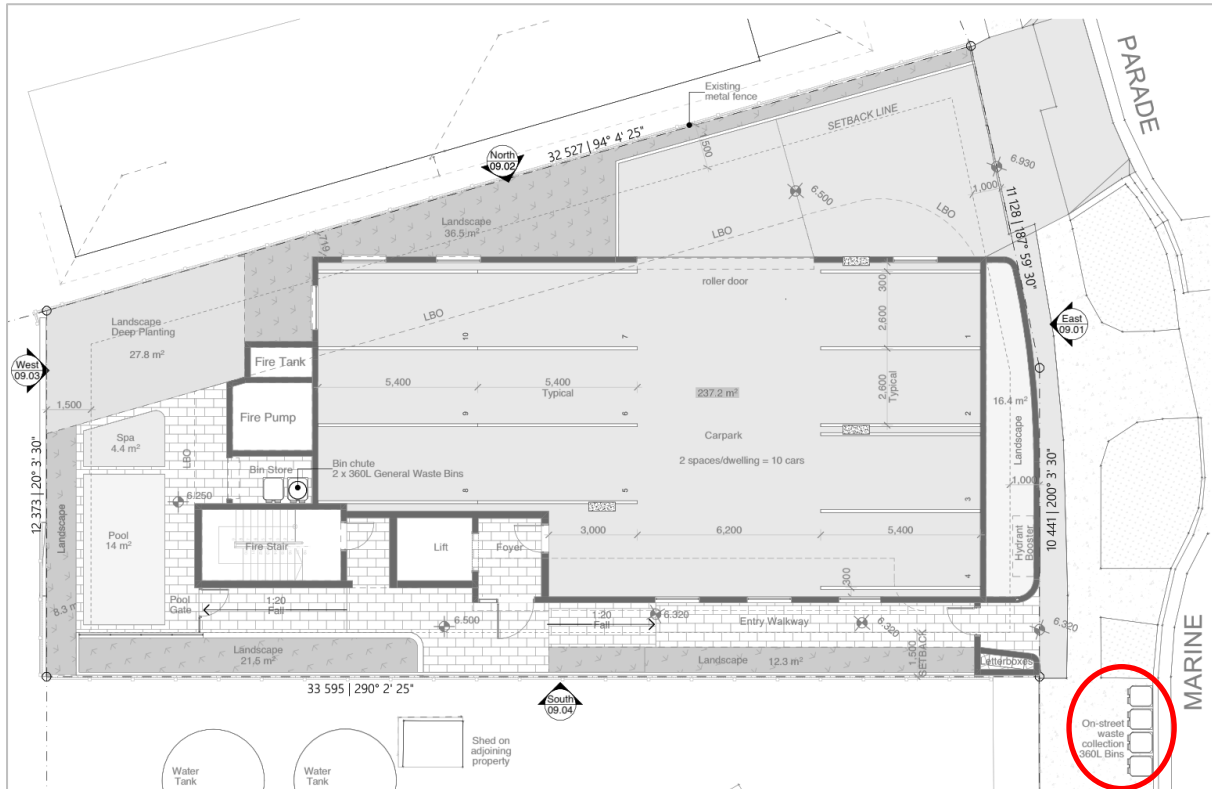


Figure 3.4a: Proposed Location of Bins for Kerbside Collection

As shown in **Figure 3.4b** below, there is hardstand area fronting the fire hydrant booster which could comfortably accommodate four (4) x 360L wheelie bins, clear of the pedestrian footpath.



Figure 3.4b: Proposed Location of Bins for Kerbside Collection

As assessment has been undertaken to confirm sight distances to/from the zebra crossing, during the short duration of kerbside bin collection. The results of this assessment are included as **Appendix D**, and reveal that approximately 14m stopping sight distance would be available from an approaching vehicle, to a pedestrian standing 1.6m back from the crossing, as recommended in Section 3.3 of Austroads Guide to Road Design Part 4A.

Assuming a vehicle approach speed of 20km/hr (given the raised crossing), a reaction time of 1.5 seconds, and a coefficient of deceleration of 0.36, the stopping sight distance (SSD) requirement would be 12.7m. As such, the available sight distance (14m) would exceed the SSD requirement, and is considered acceptable on this basis.

Finally, it is important to note that the refuse collection vehicle/s would be standing kerbside for a duration of only up to approximately 30 – 60 seconds, once per week. Accordingly, the likelihood of a pedestrian seeking to cross the zebra crossing specifically in the eastbound direction, during this short period, is very low.

In summary, the proposed servicing and refuse collection arrangements are considered to be acceptable and supportable given the scale and nature of the proposed use, and importantly, are consistent with the advice provided by Council during pre-lodgement discussions.

3.5 Bicycle Parking Provision

Reference has been made to PO7 in the Residential Uses Code in Council's Planning Scheme for the applicable bicycle parking requirements, which are as follows for residential dwellings:

- Minimum: 1 bicycle parking space per dwelling

A total of five (5) dwellings are proposed, therefore a minimum of five (5) bicycle parking spaces are required under the planning scheme requirements.

As shown in the plans included as **Appendix A**, a dedicated area within the basement level is proposed for storage of up to five (5) bicycles. Alternatively, or in addition, bicycles could be stored on wall-mounted hooks over the nose of parked vehicles around the perimeter of the ground floor car parking area, as shown in the example image provided as **Figure 3.5** below.

In summary, the proposed level of on-site bicycle parking meets the requirements of Council's Planning Scheme, and is considered to be appropriate to service the development.

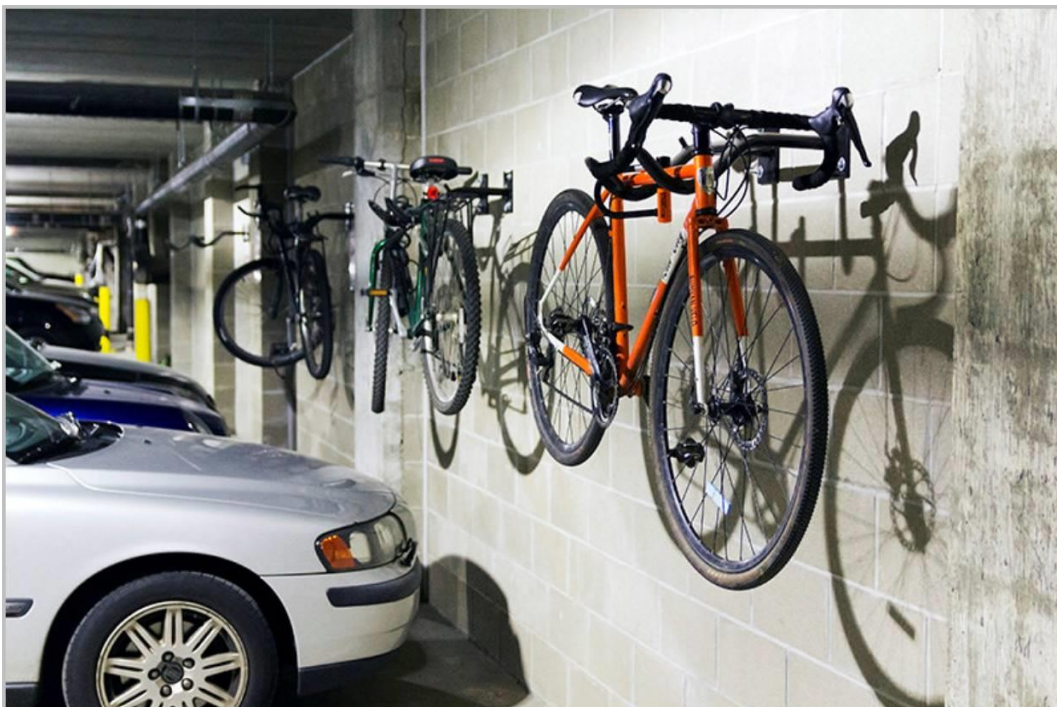


Figure 3.5: Example of Bicycle Parking over Nose of Parked Vehicles

4.0 Traffic Impact Assessment

The RTA Guide to Traffic Generating Developments provides traffic generation rates for various land uses. The peak hour traffic generation rate suggested for medium density residential flat buildings is as follows:

- Larger units and town houses (three or more bedrooms): 0.5 to 0.65 trips per dwelling

Conservatively applying the rate at the higher end of the range to the proposed development (which comprises five (5) units) results in an estimated traffic generation of 3 - 4 vehicle trips (entry and exit) during the AM and PM peak hours. This equates to approximately one vehicle trip every 15 - 20 minutes on average, during the peak hours. This level of traffic generation is clearly very low, and once distributed onto the surrounding road network, would be well within the range of typical fluctuations in traffic volumes on the road network, therefore negligible from a transport planning perspective.

Furthermore, given the subject site currently accommodates a dwelling house, the net increase in traffic generation as a result of the proposal is expected to be slightly lower than described above.

In light of the above, no external roadworks are considered to be required to support the proposed development, from a capacity perspective. Any impacts (however minor) would be mitigated by way of infrastructure charges levied against the development.

5.0 Recommendation

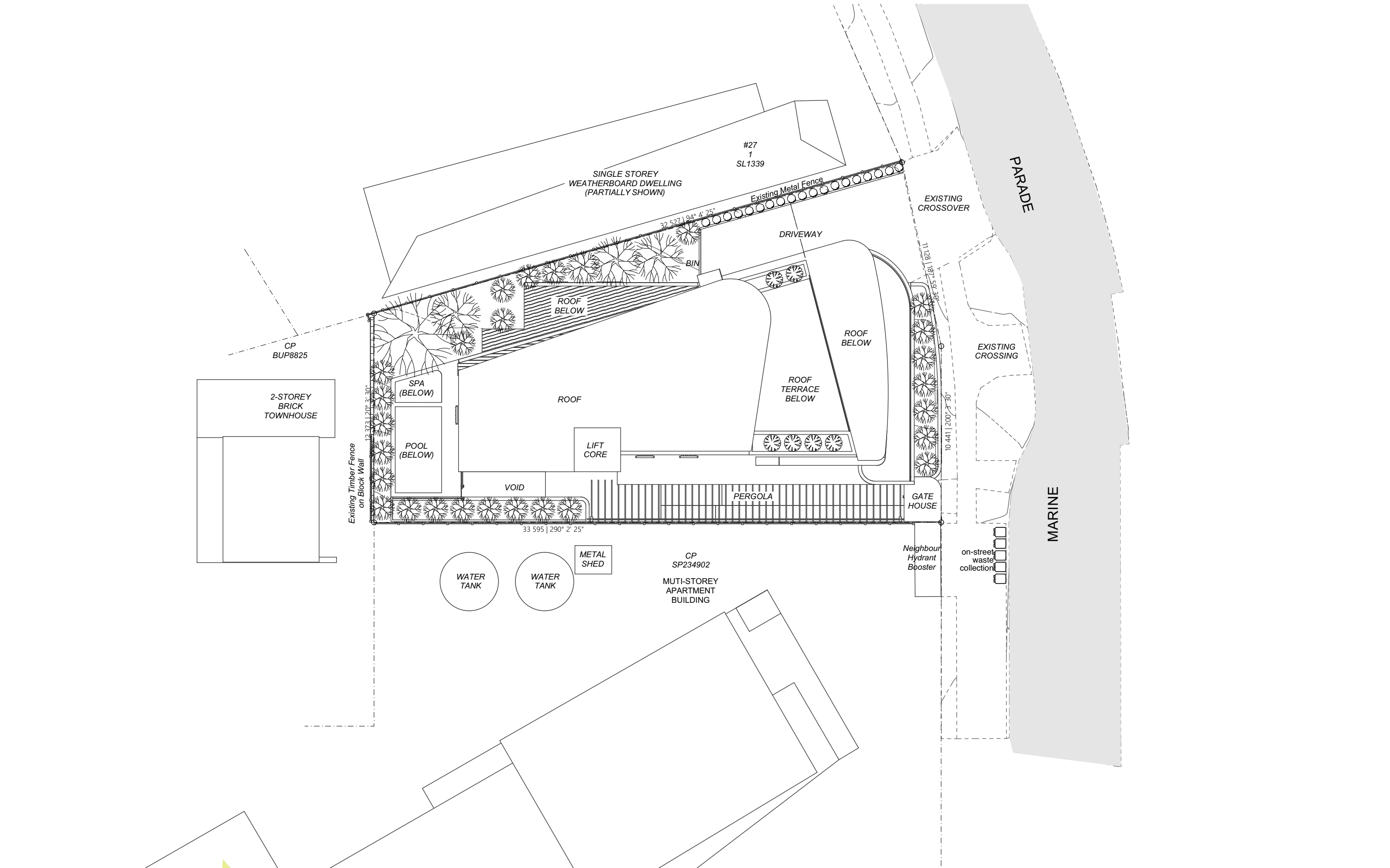
In light of the information contained within this report, we consider that the proposal is satisfactory from a traffic operations perspective and recommend that the development application be approved.

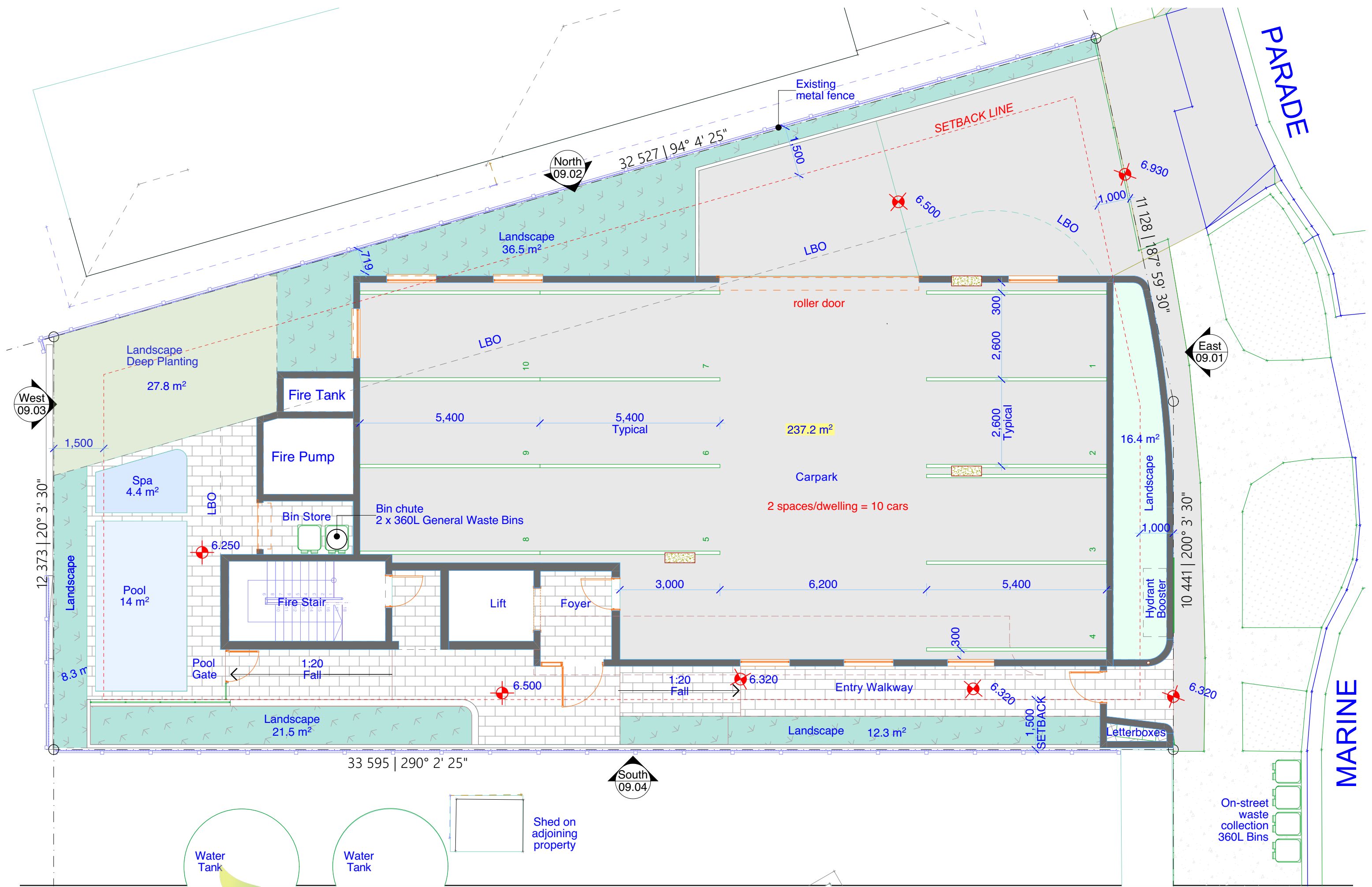
5.1 Qualifications

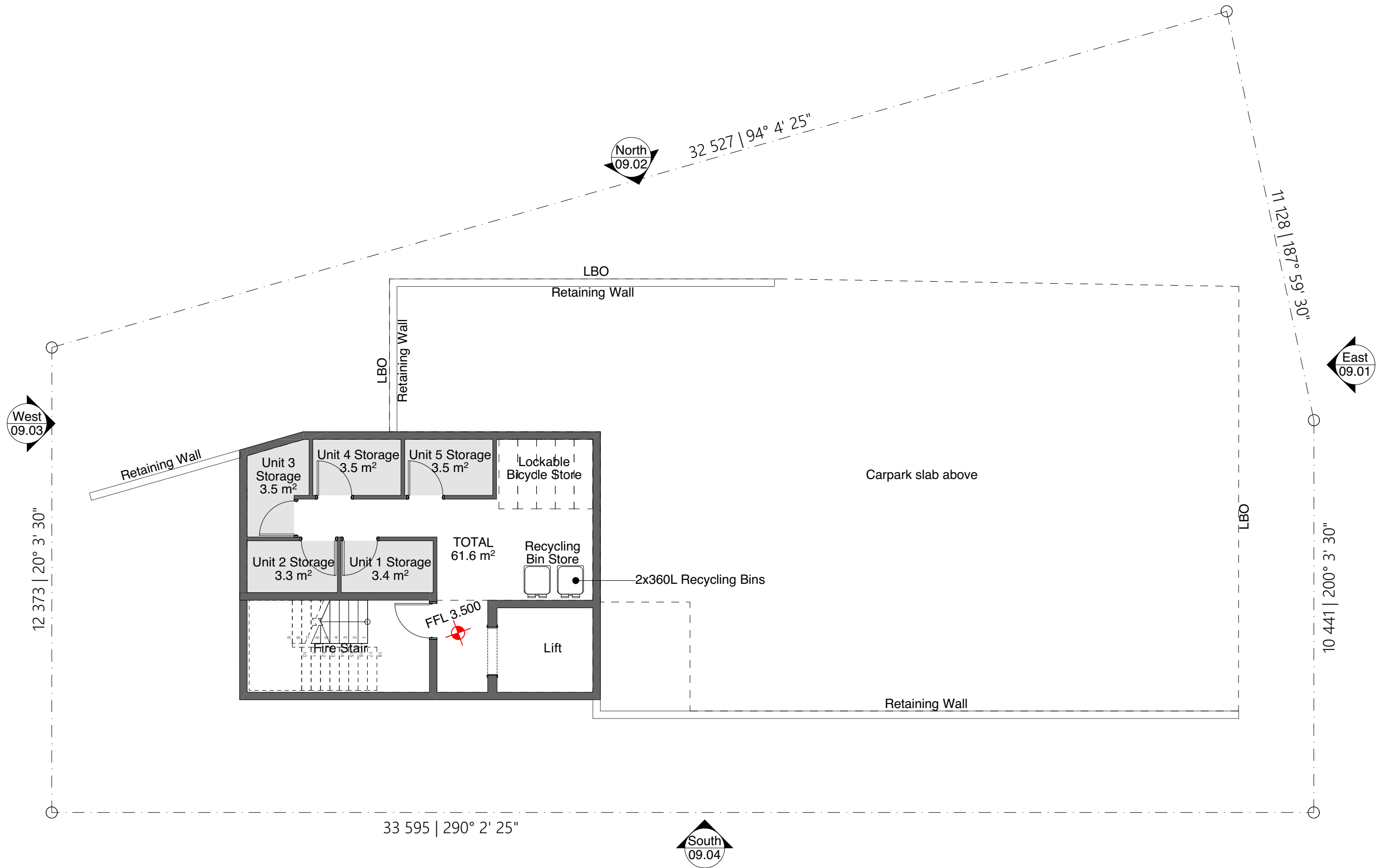
This report has been approved by Richard Quinn | Director | RPEQ 08565

APPENDIX A

Proposed Development Plans

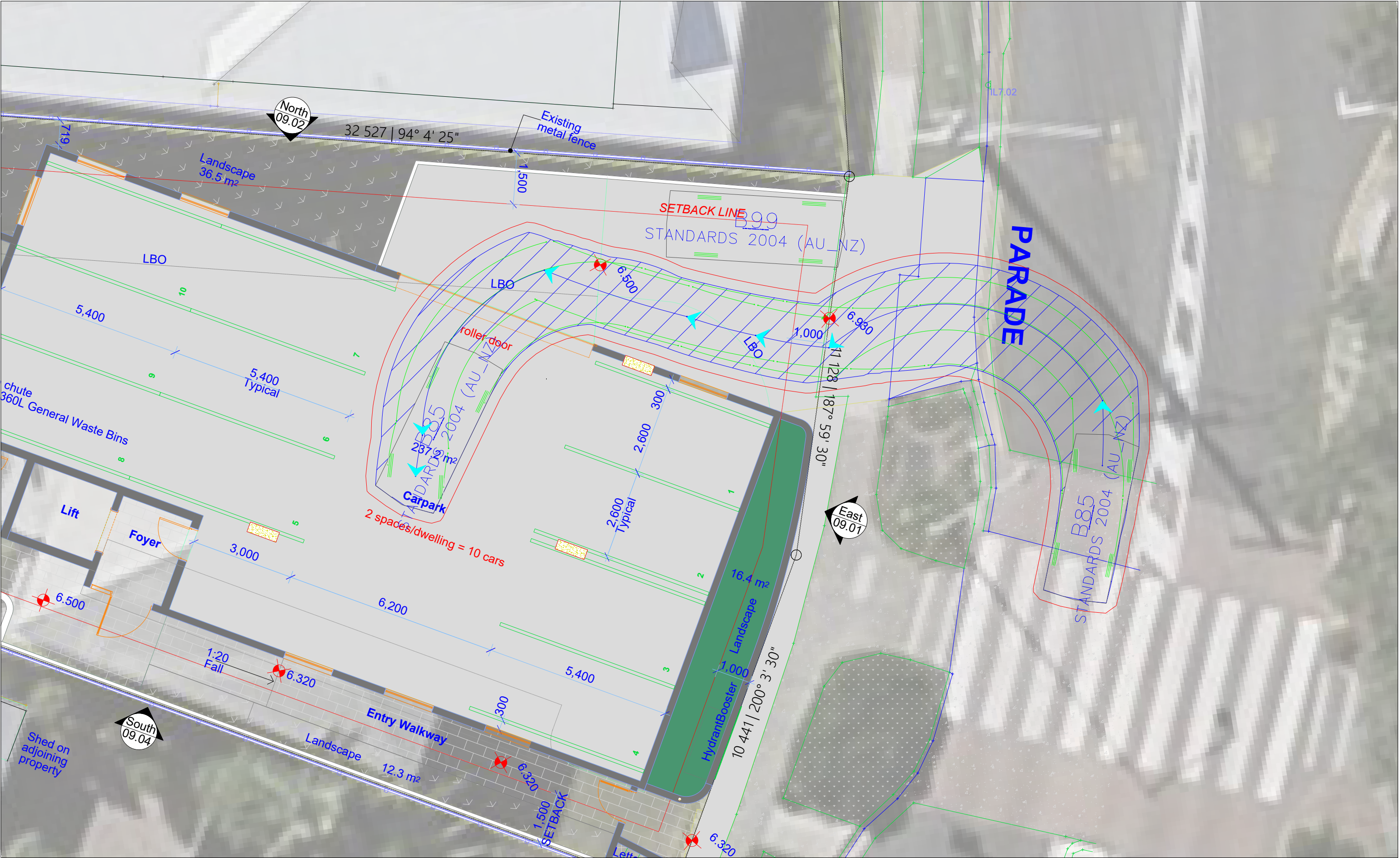






APPENDIX B

Vehicle Tracking Diagram – Site Access



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2


Richard Quinn



Approved Subject to Conditions of Decision Notice DA/2024/4695

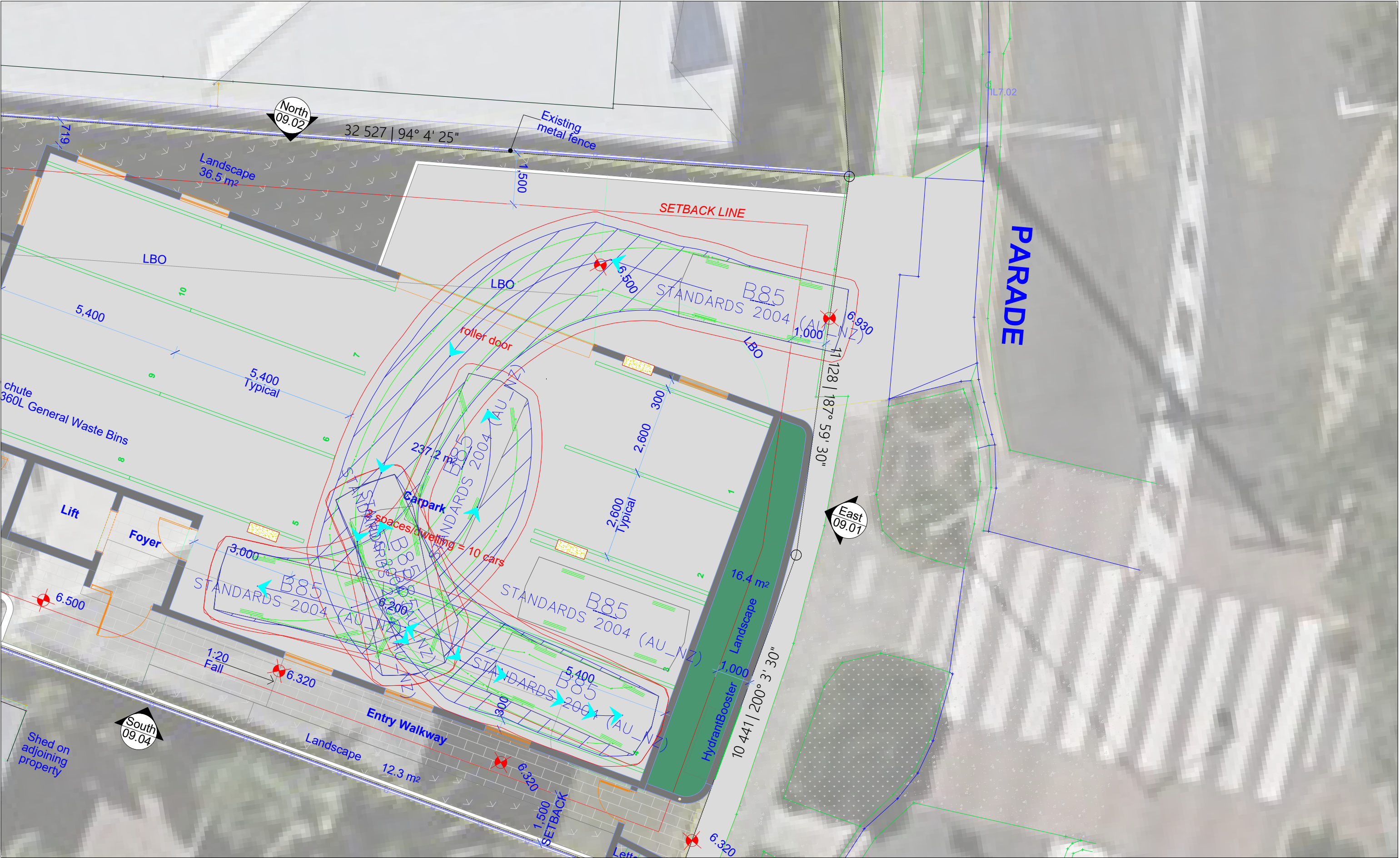
LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

drawing title			
25 Marine Parade, Redcliffe Vehicle Tracking Analyses			
drawn: RQ	Scale: 1:100 @ A3	date: 01/10/2024	
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only			
1920_VIS04	26/03/2024	SK.01	A
project no.		drawing no.	rev

APPENDIX C

Vehicle Tracking Diagram – Car Park




I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn



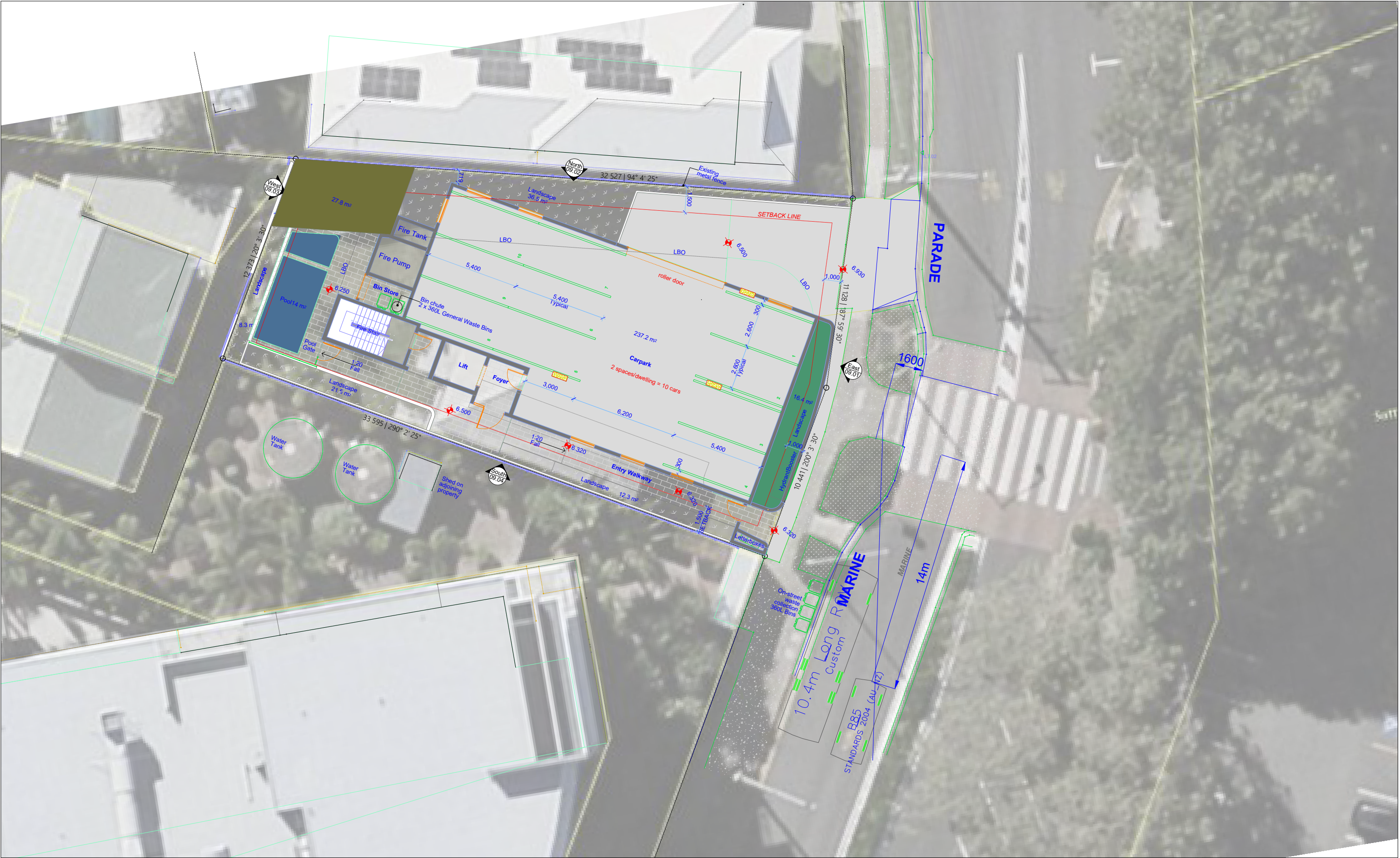
Approved Subject to Conditions of Decision Notice DA/2024/4695

- LEGEND**
- Vehicle Wheelpath
 - Body of Vehicle
 - 300mm Clearance Envelope from Body of Vehicle

drawing title			
25 Marine Parade, Redcliffe Vehicle Tracking Analyses			
drawn: RQ	Scale: 1:100 @ A3	date: 01/10/2024	
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only			
1920_VIS04	SK.02	A	
project no.	26/03/2024	drawing no.	rev

APPENDIX D

Diagram – Sight Distance to/from Zebra Crossing
(with Refuse Collection Vehicle collecting bins
kerbside)



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn



Approved Subject to Conditions of Decision Notice DA/2024/4695

- LEGEND
- Vehicle Wheelpath
 - Body of Vehicle
 - 300mm Clearance Envelope from Body of Vehicle

drawing title

25 Marine Parade, Redcliffe
Vehicle Tracking Analyses

drawn: RQ

Scale: 1:200 @ A3

date: 01/10/2024

1920_VIS04

26/03/2024

SK.03

A

project no.

drawing no.

rev

The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only

1920_VIS04 project no. 26/03/2024 drawing no. SK.03 rev A

Our Reference: RC24111
Contact: Alec Tadman
Date: 11 December 2024

TECHNICAL MEMO – STORMWATER – 25 MARINE PARADE, REDCLIFFE

Introduction

Rigour Engineering has been engaged to provide an assessment of stormwater at the above address to provide an appropriate design intent to support a Development Application to the City of Moreton Bay.

This memo describes the site conditions, proposed site configuration and summarises the analysis undertaken to provide preliminary stormwater advice. It is based on data sourced from the CMB Underground infrastructure portal, site survey, the ARR Data Hub and the Bureau of Meteorology IFD website.

Due to the size of the lot an assessment of stormwater quality is not required.

Existing Site

The existing site is described as Lot 427 SL1339 and is located at 25 Marine Parade, Redcliffe.

The site slopes down from Marine Parade to the west. The house that was located on the site had no discharges to the kerb so all flows from roof were discharged to ground level to combine with surface flows and enter the adjacent property described as CP BUP8825.

Proposed Site

The proposed development consists of a five-storey residential development with an access driveway on the northern part of the block. Refer to the attached drawing C030 for the Stormwater Concept Plan and C031 for the catchment plan.

External areas outside the driveway will fall to the rear of the lot and discharge as per the existing condition. Overflows from the two internal stormwater pits would flow to the rear of the lot.

Discharges are to Marine Parade via a new pipe connected to the existing stormwater network at the driveway and a kerb discharge at the southeastern corner of the lot.

Stormwater Analysis

The existing site discharges all stormwater to the rear of the lot. As the proposal is to discharge all roof water and a portion of the ground level (driveway and paths) to Marine Parade the discharge to the rear of the lot will reduce.

The lawful point of discharge is the existing field inlet pit in Marine Parade and the kerb and channel at the southeastern boundary of the site. As part of the analysis, a catchment area of 1,000m² was included for the existing field inlet.

The site has been analysed using the 0.5EY, 0.2EY, 5% AEP, 10% AEP, 2% AEP and 1% AEP events using a Drains model configured to calculate pre-development and post development flows. This process allows assessment of roof discharges from the proposed eaves gutters (5% AEP) the lower storms stated above and a check case to see how the stormwater system performs in the 1% AEP event. The 0.5EY event provides information for regular storm flows and normal system capacity. The analysis is based on the ARR 2016 methodology using revised pit loss coefficients from QUDM.

As the site falls away from the receiving pit the analysis has included the external network so that confirmation of expected

hydraulic grade line conditions could be made. For this analysis the stormwater network has been simplified upstream of the receiving manhole (A00618391). It is proposed to include a non-return valve at the outlet of Pipe 1 to prevent backflow from the external system entering the site.

Figure 1 - Drains Model Configuration

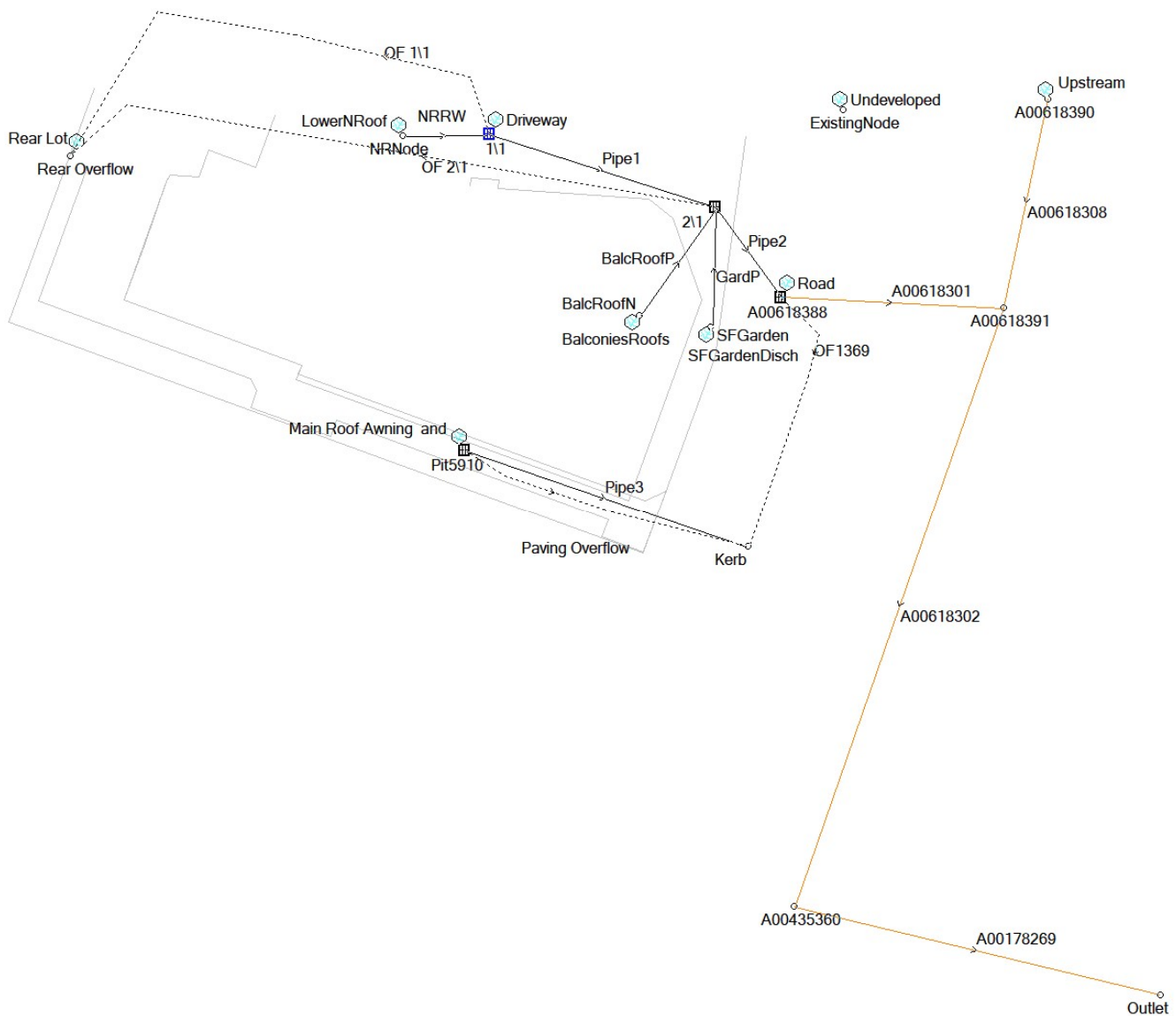


Table 1 - Flow Summary

Description	Ref	Area m ²	0.5EY L/s	0.2EY L/s	10% AEP L/s	5% AEP L/s	2% AEP L/s	1% AEP L/s
Existing Site	A	563	13	18	21	25	31	34
Proposed								
Main Roof/Southern Awning/South Ground Level	B	266	9	12	13	16	18	20
Lower North Roof	C	34	1	2	2	2	3	3
Driveway	D	65	3	3	4	4	5	6
Balcony Roofs	E	60	3	3	4	4	5	5
Street Frontage Garden	F	20	1	1	1	1	1	1
Yard and Pool Area	G	137	4	5	6	7	9	10
Total developed. (sum of B to G)	H	581	21	26	30	34	41	45

Table 2 - Results

Result		0.5EY L/s	0.2EY L/s	10% AEP L/s	5% AEP L/s	2% AEP L/s	1% AEP L/s
Gross Increase	= H - A	8	8	9	9	10	11
Net Decrease to rear	= A - G	9	13	15	18	22	24
Net Increase to Front	= H - E	17	21	24	27	32	35

In the 5% AEP event (eaves gutters) the system generally operates within normal limits indicating the arrangement has capacity to accept the site flows.

In the 1% AEP event the freeboard in all pits is acceptable. Discharge to the kerb (B) is 20L/s and through the field inlet (C+D+E+F) is 15L/s

Flow Attenuation

Figure 2 and Figure 3 show the hydrograph for the main site discharges. Due to the site being near the lowest end of the catchment with minimal discharge rates and volumes in the 1% AEP event, attenuation is not required.

Figure 2 - Kerb discharge flowrate and Volume

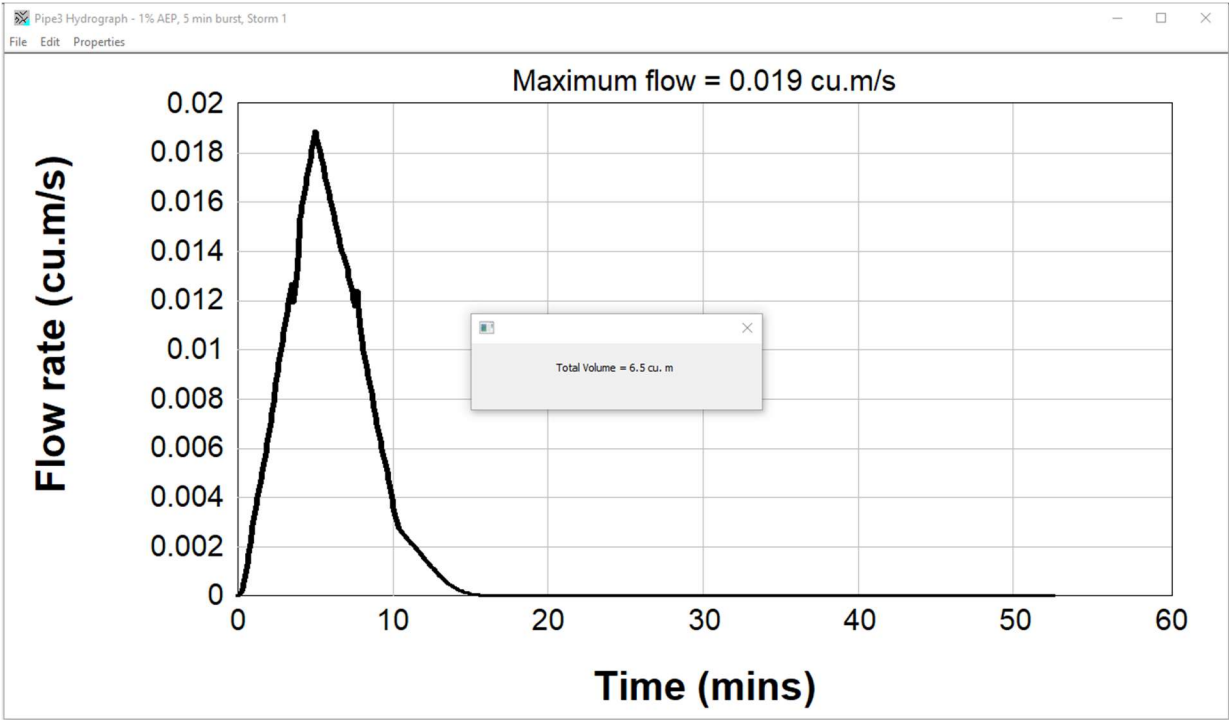
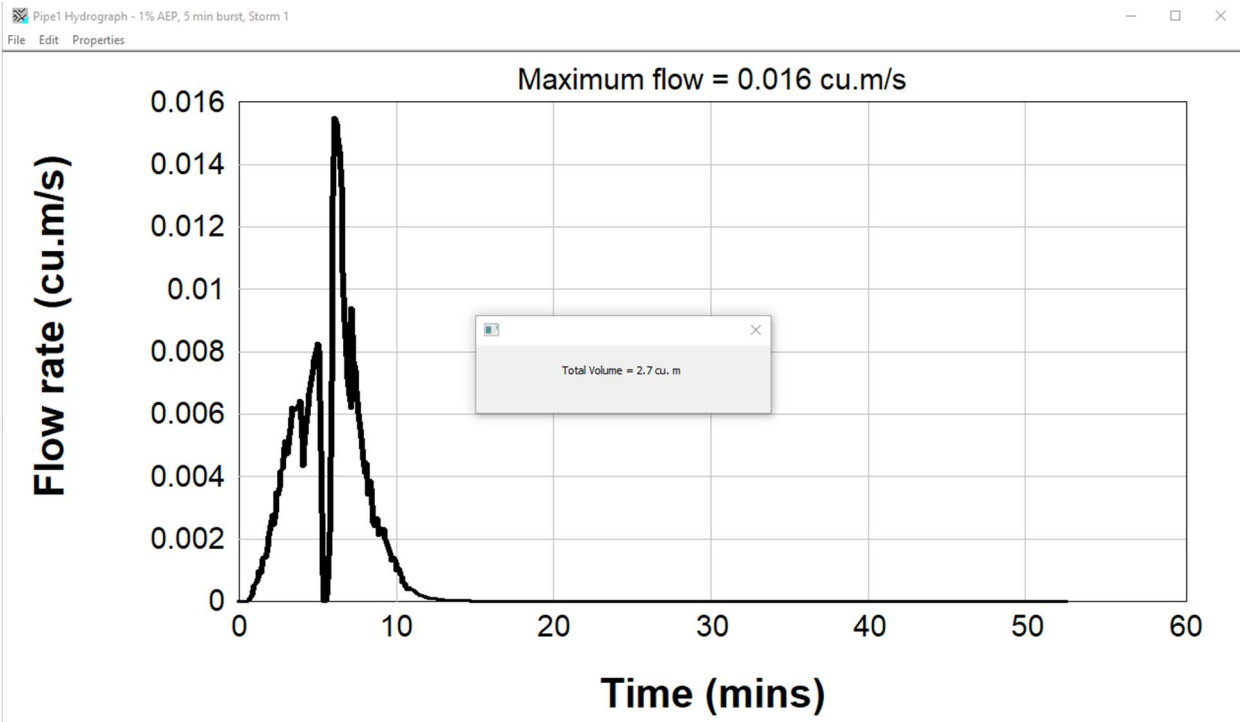


Figure 3 - Pipe discharge to Field Inlet



Conclusion

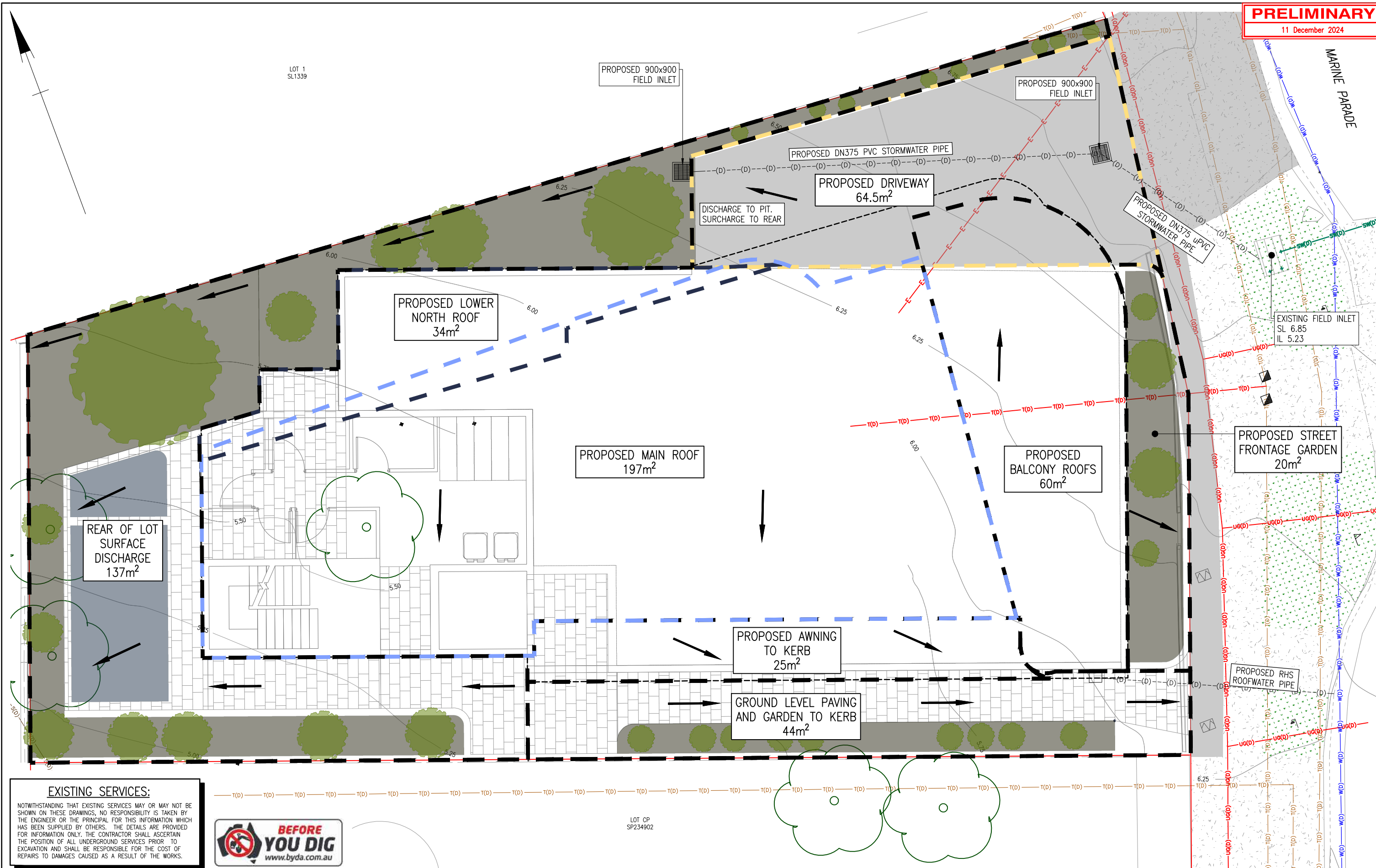
The site configuration as proposed in C030 provides an arrangement to provide stormwater drainage to the subject site that will decrease flows to the neighbouring property to the west. As shown by the drains analysis it is expected that any surface flows from the site will remain below the current discharge to the neighbouring property.

At the detailed design phase a full analysis of all storms for the final design can be prepared to demonstrate compliance with the design intent stated in this memo and meet the Stormwater Management Planning Scheme Policy.



Alec Tadman
MEng BEng CPEng NER RPEQ 17532
Director
Rigour Engineering

ent Set ID: 72254114
: 1, Version Date: 21/03/2025

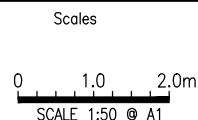


EXISTING SERVICES:

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.



Associated Job Nos	Survey Data	
	Horiz. Datum	GDA2020
Auxiliary Drg Nos	Horiz. Grid	Zone 56
	Height Datum	AHD DERIVED
	Survey	



NOTES:

THESE DRAWINGS REMAIN THE PROPERTY OF RIGOUR PTY LTD AND MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THESE DRAWINGS HAVE BEEN PREPARED FOR EXCLUSIVE USE BY OUR CLIENT. NO RESPONSIBILITY IS TAKEN FOR ANY THIRD PARTY THAT RELIES UPON OR USES THIS INFORMATION.

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EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. ALL EXISTING SERVICES IN THE VICINITY OF THE SITE SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION.

25 MARINE PARADE – PROPOSED DEVELOPMENT
CONCEPT STORMWATER CATCHMENT PLAN

ENGINEERING CERTIFICATION (RPEQ)			
ENG. AREA	SIGNATORY FULL NAME	No.	DATE
CIVIL	ALEXANDER TADMAN	17532	10/12/2024



Job No.	RC24111
Drawing No.	C031
Series Number	02 of 02

WASTE MANAGEMENT PROGRAM

MULTIPLE DWELLING DEVELOPMENT (5 APARTMENTS)



25 Marine Parade, Redcliffe

*IB Town Planning
December 2024
Ref: LR2440 WMP(A)*



Approved Subject to Conditions of Decision Notice DA/2024/46986/03/2024

Introduction

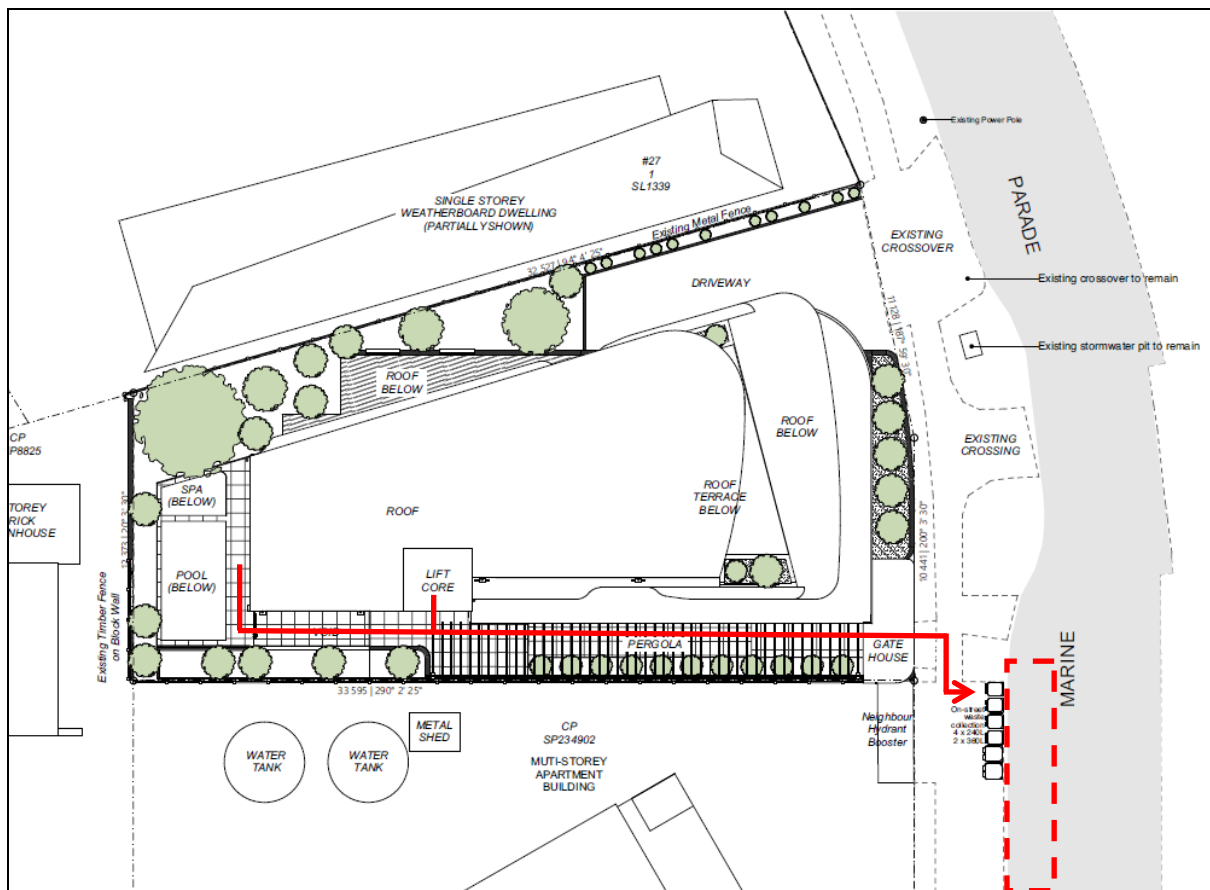
The following Waste Management Program has been updated as part of a Development Application and is prepared to address the requirements of Council's Planning Scheme Policy - Waste (specifically Part 10 and Appendix 6) for the construction of five (5) Multiple Dwellings (apartments) on the land situated at 25 Marine Parade, Redcliffe. In accordance with the policy, the proposal generates the following volume of waste:

- 600L / week general waste
- 300L / week recyclable waste

Management Plan

The development will use 4 x 240L bins for general waste serviced once a week and 2 x 360L bins for recyclable waste serviced once a fortnight. The volume exceeds the minimum required.

As shown on the proposal plans, the bins are to be stored under the building in two dedicated storage areas. The general waste room is accessible from the ground level behind the foyer. And the recyclable waste will be stored in the basement beside the lift.



Site Plan – waste collection arrangements & on street collection bay

On day of collection, the bins will be serviced at the kerbside in Marine Parade. The bins can be easily manoeuvred from the storage points along the southern side of the building to

the on-street collection point. The footpaths provide suitable grades and no obstructions for manoeuvring of the bins.

The storage enclosure is located under the building, integrated into the built form and is not visible from the street.

The bins will be washed inside the enclosure that will be drained to an approved sewerage connection point. A water tap and hose will be positioned inside the enclosure as required.

Waste chutes and compaction equipment will not be used for this development. Residents will be responsible for taking their own rubbish to the bin storage location.

ATTACHMENT 4

Infrastructure Charges Notice

The Infrastructure Charges Notice applicable to the development is as follows:

Infrastructure Charges Notice (s119 Planning Act 2016)

Moreton Bay Regional Council
PO Box 159, CABOOLTURE QLD 4510
ABN 92 967 232 136



Applicant: Sameh Soliman
Applicant Address: 15 St Clair Court MURRUMBA DOWNS QLD 4503
Date of Notice: 21 March 2025
(s121(3)(a) Planning Act 2016)
Notice Reference Number: DA/2024/4695

APPROVAL DETAILS:

Approval No.: DA/2024/4695
Type of Approval: Development Permit for Material Change of Use
Approval Description: Material Change of Use - Development Permit for Multiple Dwelling (5 Dwellings)

PREMISES TO WHICH THE CHARGES APPLY: (s121(1)(c) Planning Act 2016)

Property Address: 25 Marine Parade REDCLIFFE QLD 4020
Real Property Description: Lot 427 SL 1339

LEVIED CHARGE:

Version of Charges Resolution: Ver 10 - 5 October 2022

Current Amount of the Levied Charge
(s121(1)(a) Planning Act 2016) **\$82,686.36**

Notes:

- 1) See "CHARGE DETAILS" below for details of how the charge has been worked out.
- 2) This infrastructure charge does not include the levied charges payable for water supply and sewerage networks to be levied by the Northern SEQ Distributor-Retailer Authority (trading as Unitywater).

DATE CHARGES ARE PAYABLE: (s121(1)(d) Planning Act 2016)

The levied charges are payable in accordance with the timing stated in section 122 of the *Planning Act 2016*, namely:

For material change of use - when the change happens.

Before paying the total levied charges you must request an Infrastructure Charges Fee Statement showing the total levied charge payable at the time of payment. Refer to the 'Important Information' section below for details.

CHARGE DETAILS: (s121(1)(b) Planning Act 2016)						
PROPOSED DEVELOPMENT						
Description	Base Charge Rate	Quantity	Base Charge	Council Proportion	Indexation	Total
Residential Use 3 or more Bedroom Dwelling - Proposed	Dwelling	5.00	\$20,671.59	60%	Nil.	\$103,357.95
CREDITS						
Description	Base Charge Rate	Quantity	Base Charge	Council Proportion	Indexation	Total Credit
Residential Use 3 or more Bedroom Dwelling - Existing	Dwelling	1.00	\$20,671.59	60%	Nil.	-\$20,671.59
LEVIED CHARGE						
					Levied Charge	\$82,686.36

OFFSET / REFUND DETAILS: (s121(1)(f) Planning Act 2016)

In accordance with s121(1)(f) of the *Planning Act 2016*, this table identifies whether an offset or refund applies and, if so, information about the offset or refund, including when any refund will be given

Infrastructure Charges Notice (s119 Planning Act 2016)

Moreton Bay Regional Council
PO Box 159, CABOOLTURE QLD 4510
ABN 92 967 232 136



Does an offset or refund apply? No

INFRASTRUCTURE AGREEMENT ESTABLISHMENT COST DETAILS:

IA Number (Council Ref):
Description:
Agreement Commencement Date:

Infrastructure ID Number	Infrastructure Item Description	Delivery Status	Original Agreed Value of Item ¹	Previous Value of Item Used ²	New Value of Item Used ³	Value of Item left Available ⁴
			\$			

DA Offset Number	DA Number and Condition Number	Infrastructure Item	Establishment Cost

NOTES:

1. Represents the amount of the original value of the infrastructure item agreed in the infrastructure agreement.
2. Represents the amount (if any) of the original agreed value applied as an offset, or refunded, previously (eg an earlier stage of the development).
3. Represents the amount of the original agreed value applied as an offset, or to be refunded, under this Infrastructure Charges Notice.
4. Represents the amount of the original agreed value that remains available after the issuing of this Infrastructure Charges Notice.

IMPORTANT INFORMATION:

PAYMENT

This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made payable to MORETON BAY REGIONAL COUNCIL and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.

LEVIED CHARGE IS SUBJECT TO AUTOMATIC INCREASES (s121(1)(e) Planning Act 2016))

In accordance with section 121(1)(e) of the *Planning Act 2016*, the Levied Charge in this notice will be automatically increased from the date of this notice until the date of payment, following the methodology in Council's charges resolution. Under that methodology, an automatic increase will be the lesser of:

- (a) the difference between the levied charge and the maximum adopted charge that Council could have levied for the development when the charge is paid; or
- (b) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the charge was levied, and ending on the day the charge is paid.

Where indexation is applicable, an [online spreadsheet calculator](#) is available to assist with making the calculation.

Council takes no responsibility for the accuracy of the calculator.

REQUEST FOR AN UPDATED CALCULATION AND INFRASTRUCTURE CHARGES FEE STATEMENT

For confirmation of the current charges applicable for this development and to obtain an Infrastructure Charges Fee Statement, you may submit a [request](#) to Council. To avoid having to make repeat requests, it is recommended that your request is not made until you are ready to make payment of the infrastructure charges.

GOODS AND SERVICES TAX

GST is not applicable to the Infrastructure Charges contained in this Notice.

APPEAL RIGHTS (s121(3)(b) Planning Act 2016)

You have a right to appeal against the decision to give this notice. Attached is an extract from schedule 1 of the *Planning Act 2016* detailing your appeal rights

Infrastructure Charges Notice (s119 *Planning Act 2016*)

Moreton Bay Regional Council
PO Box 159, CABOOLTURE QLD 4510
ABN 92 967 232 136



REPRESENTATIONS ABOUT THIS NOTICE

During your appeal period (see s229(3)(d) *Planning Act 2016*), you may make representations about this notice under section 125 of the *Planning Act 2016*. Section 126 of the *Planning Act 2016* allows you to suspend your appeal period if you need more time to make such representations

INFRASTRUCTURE CHARGE ENQUIRIES

Enquiries regarding this infrastructure charge notice should be directed to MORETON BAY REGIONAL COUNCIL, Development Services, during office hours, Monday to Friday on phone (07) 3205 0555.

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

- (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the *Plumbing and Drainage Act 2018*; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

Attachment - extract of appeal rights

Planning Act 2016

Schedule 1

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal
1. Development applications For a development application other than an excluded application, an appeal may be made against— <ul style="list-style-type: none">(a) the refusal of all or part of the development application; or(b) the deemed refusal of the development application; or(c) a provision of the development approval; or(d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.			

Attachment - extract of appeal rights

Planning Act 2016

Schedule 1

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) the assessment manager’s decision on the extension application; or (b) a deemed refusal of the extension application.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or <i>Examples of errors in applying an adopted charge—</i> <ul style="list-style-type: none"> the incorrect application of gross floor area for a non-residential development applying an incorrect ‘use category’, under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			

Attachment - extract of appeal rights

Planning Act 2016

Schedule 1

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

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Current as at 10 June 2022

Authorised by the Parliamentary Counsel

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
7. Enforcement notices under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2 Appeals to the P&E Court only			
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			

Attachment - extract of appeal rights

Planning Act 2016

Schedule 1

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—

Attachment - extract of appeal rights

Planning Act 2016

Schedule 1

Table 2 Appeals to the P&E Court only			
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3 Appeals to a tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval

Attachment - extract of appeal rights

Planning Act 2016

Schedule 1

Table 3 Appeals to a tribunal only			
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the <i>Plumbing and Drainage Act 2018</i> , other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
4. Failure to decide an application or other matter under the Building Act An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
5. Failure to decide an application or other matter under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i> within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—

ATTACHMENT 5

Appeal Rights

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.