



## BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

### APPLICATION DETAILS

This package relates to the application detailed below

<b>Address of Site:</b>	1004 SAMFORD RD KEPERRA QLD 4054 469 SETTLEMENT RD KEPERRA QLD 4054
<b>Real Property Description of Site:</b>	L3 SP.202641 L1 RP.174601
<b>Aspects of development and type of approval:</b>	DA - SPA - Material Change of Use Preliminary Approval under s242 - Club,Animal Husbandry,Permanent Plantation,Outdoor Sport and Recreation,Environment Facility,Retirement Facility,Park,Multiple Dwelling,Home Based Business,Dwelling House,Dual Occupancy DA - SPA - Reconfigure a Lot Preliminary Approval under s242 - Subdivision of Land DA - SPA - Carry out Building Work Preliminary Approval under s242 - Dwelling House
<b>Council File Reference:</b>	A004353123 Permit Reference Number/s: DAMC323270816; DARL329283716; DABW329283816.
<b>Package Status:</b>	APPROVED - Version 1 (10th of November, 2017 1:35:04 PM)
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### PROJECT TEAM

The assessment of this application has been undertaken by:

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**DRAWINGS AND DOCUMENTS**

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

<b>Drawing or Document</b>	<b>Number</b>	<b>Plan Date</b>
Keperra Quarry Redevelopment - Structure Plan	125127-07	06-OCT-2017 (Received)

Advice

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

**APPROVAL CONDITIONS**

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Club Dual Occupancy Dwelling House Home Based Business Multiple Dwelling Park Retirement Facility Environment Facility Outdoor Sport and Recreation Permanent Plantation Animal Husbandry
Stage:	

**General/Planning Requirements**

	<b>Timing</b>
<p><b>1) Prescribed Period</b></p> <p>The prescribed period for this preliminary approval is 120 months from when the preliminary approval takes effect.</p> <p>Note: If the development or an aspect of the development relating to this preliminary approval is not completed within the prescribed period, the preliminary approval lapses.</p> <p>Timing: 120 months from when the preliminary approval takes effect</p>	As indicated
<p><b>2) Limitation to Commencement of Use</b></p> <p>No Material Change of Use may commence until the plan of subdivision necessary to create a separate lot for the Material Change of Use has been registered with the relevant State Government Authority.</p>	As indicated
<p><b>3) Assessable Building Work: Precinct 1</b></p> <p>Upon the first development approval pursuant to the Material Change of Use or Building Work component of this preliminary approval taking effect, notwithstanding the contents of the categories of assessment tables in the planning scheme, building work for the purpose of an extension to a Dwelling house on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) shall be accepted development or subject to code assessment in accordance with conditions 51 and 52 of the associated Building Work preliminary approval component.</p> <p>The definitions mentioned in this condition refer to definitions contained in the Brisbane City Plan 2014.</p>	As indicated
<p><b>4) Co-existence of Quarrying Operations and Residential Development</b></p> <p>Quarrying and associated activities must cease in each respective stage, or in areas adjacent to the relevant stage where quarrying and associated</p>	As indicated

activities would be incompatible with that relevant stage, prior to any residential development being carried out.

At the time of lodgement of each subsequent application for Material Change of Use, an update to the timelines involved in the cessation of quarry activities and the implementation of all phases of the conversion to the residential development must be provided including an assessment of the co-existence of the quarry, the slope stabilisation works, the hazard mitigation works, the civil construction works, the residential building works and the manner of impact of these works on adjacent, upstream or downstream properties.

At the time of lodgement of any further development application, where quarrying operations have not ceased, the application must be accompanied by a Quarrying Management Plan detailing:

- The location of the quarry operations;
- A description of the quarrying operations;
- The machinery used for the quarrying operations;
- Internal and external haul roads;
- An assessment of blasting operations and methods to mitigate noise, dust ground vibration and overblast;
- Recommendations as to the minimum separation distance of sensitive land uses to the quarrying operations; and
- An outline of complaints procedures.

Timing: At the time of lodgement of any future application

**5) Limitation to commencement of use: Precinct 3**

As indicated

The use of Club, Environment facility or Outdoor sport and recreation shall not commence until all lots within Precinct 3 have been amalgamated to create one single lot.

**6) Limitation to commencement of use: Precinct 4**

As indicated

The use of Animal husbandry (where bee keeping), Environment facility or Permanent plantation shall not commence until all lots within Precinct 3 have been amalgamated to create one single lot.

**7) Development Density**

At all times

Precinct 1 and Precinct 2 as shown on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) should not exceed a maximum of 700 dwellings (350 dwellings in Precinct 1 and 350 dwellings in Precinct 2).

**8) Material Change of Use: Dwelling House (not on a small lot): Precinct 1**

At all times

The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of a new Dwelling house (not on a small lot) where that development is on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

<p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a new Dwelling house (not on a small lot), pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:</p> <ul style="list-style-type: none"> <li>a) Complying with all acceptable outcomes of the Dwelling house code shall be subject to acceptable development; or</li> <li>b) Not complying with all acceptable outcomes of the Dwelling house code shall be subject to Code assessment against the Dwelling house code and overlay codes for overlays identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay.</li> </ul> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	
<p><b>9) Material Change of Use: Dwelling House (on a small lot): Precinct 1</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of a new Dwelling house (on a small lot) where that development is on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a new Dwelling house (on a small lot), pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:</p> <ul style="list-style-type: none"> <li>a) Complying with all acceptable outcomes of the Dwelling house (small lot) code shall be subject to accepted development; or</li> <li>b) Not complying with all acceptable outcomes of the Dwelling house (small lot) code, shall be subject to Code assessment against the Dwelling house (small lot) code and overlay codes for overlays identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay.</li> </ul> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	At all times
<p><b>10) Material Change of Use: Dual Occupancy: Precinct 1 and 2</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of a Dual occupancy where that development is on land shown in Precinct 1 or 2 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a Dual occupancy, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval shall be subject to Code assessment against the Dual occupancy code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlays</p>	At all times

<p>identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay and Bushfire overlay.</p> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	
<p><b>11) Material Change of Use: Home based business: Precinct 1 and 2</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of Home based business where that development is on land shown in Precinct 1 or 2 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a Home based business, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:</p> <ul style="list-style-type: none"> <li>a) Complying with all acceptable outcomes of the Home based business code shall be subject to accepted development; or</li> <li>b) Not complying with all acceptable outcomes of the Home based business code shall be subject to Code assessment against the Home based business code.</li> </ul> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	<p>At all times</p>
<p><b>12) Material Change of Use: Multiple dwelling: Precinct 2</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of a Multiple dwelling where that development is on land shown in Precinct 2 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a Multiple dwelling, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval shall be subject to Code assessment against the Multiple dwelling code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlays identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay and Bushfire overlay.</p> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	<p>At all times</p>
<p><b>13) Material Change of Use: Park: Precinct 1, 2 3 and 4 (Extractive Industries Zone)</b></p>	<p>At all times</p>

The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of Park where that development is on land shown in Precinct 1, 2, 3 or 4 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a Park where in the Extractive industry zone, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:

- a) Complying with all acceptable outcomes of the Park code and where not within an overlay identified in the planning scheme as applying to the site shall be accepted development; or
- b) Not complying with all acceptable outcomes of the Park code or where within an overlay identified in the planning scheme as applying to the site shall be subject to Code assessment against the Park code, Enoggera district neighbourhood plan and overlay codes for overlay identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

**14) Material Change of Use: Retirement Facility: Precinct 1 and 2**

At all times

The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of a Retirement facility where that development is on land shown in Precinct 1 or 2 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a Retirement facility, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval shall be subject to Code assessment against the Multiple dwelling code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlays identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay and Bushfire overlay.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

**15) Material Change of Use: Club: Precinct 3**

At all times

The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of Club where that development is on land shown in Precinct 3 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of a Club, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval shall be subject to Code assessment

against the Outdoor sport and recreation code, Sport and recreation zone code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlays identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

**16) Material Change of Use: Environment Facility: Precinct 3 and 4**

At all times

The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of Environment facility where that development is on land shown in Precinct 3 or 4 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of an Environmental facility, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:

- a) Complying with all acceptable outcomes of the Park code and where not within an overlay identified in the planning scheme as applying to the site shall be accepted development; or
- b) Not complying with all acceptable outcomes of the Park code or where within an overlay identified in the planning scheme as applying to the site shall be subject to Code assessment against the Park code, Enoggera district neighbourhood plan and overlay codes for overlay identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

**17) Material Change of Use: Outdoor Sport and Recreation: Precinct 3**

At all times

The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of Outdoor sport and recreation where that development is on land shown in Precinct 3 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of Outdoor sport and recreation, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval shall be subject to Code assessment against the Outdoor sport and recreation code, Sport and recreation zone code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlays identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the

Brisbane City Plan 2014.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.



<p><b>18) Material Change of Use: Animal Husbandry (Bee Keeping): Precinct 4</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of Animal husbandry (bee keeping) where that development is on land shown in Precinct 4 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of Animal husbandry where bee keeping, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:</p> <ul style="list-style-type: none"> <li>a) not within an overlay identified in the planning scheme as applying to the site, shall be accepted development; or</li> <li>b) within an overlay identified in the planning scheme as applying to the site, shall be subject to code assessment against the overlay codes for overlay identified in the planning scheme as applying to the site.</li> </ul> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	<p>At all times</p>
<p><b>19) Material Change of Use: Permanent Plantation: Precinct 4</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to a Material Change of Use for the purpose of Permanent plantation where that development is on land shown in Precinct 4 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of Permanent plantation, pursuant to this preliminary approval, and where that development is compliant with the conditions of this preliminary approval and where:</p> <ul style="list-style-type: none"> <li>a) not within an overlay identified in the planning scheme as applying to the site, shall be accepted development; or</li> <li>b) within an overlay identified in the planning scheme as applying to the site, shall be subject to code assessment against the overlay codes for overlay identified in the planning scheme as applying to the site.</li> </ul> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	<p>At all times</p>
<p><b>20) Material Change of Use: Other: Precinct 1</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Material Change of Use for any purpose other than Dual occupancy, Dwelling house, Home based business, Park or Retirement Facility where that development is on land shown in Precinct 1</p>	<p>At all times</p>

<p>on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for any purpose other than Dual occupancy, Dwelling house, Home based business, Park or Retirement Facility shall be subject to Impact Assessment against the whole planning scheme.</p> <p>The definitions mentioned in this condition refer to definitions contained in the Brisbane City Plan 2014.</p>	
<p><b>21) Material Change of Use: Other: Precinct 2</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Material Change of Use for any purpose other than Dual occupancy, Home based business, Multiple dwelling, Park or Retirement facility where that development is on land shown in Precinct 2 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for any purpose other than Dual occupancy, Home based business, Multiple dwelling, Park or Retirement facility shall be subject to Impact Assessment against the whole planning scheme.</p> <p>The definitions mentioned in this condition refer to definitions contained in the Brisbane City Plan 2014.</p>	At all times
<p><b>22) Material Change of Use: Other: Precinct 3</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Material Change of Use for any purpose other than Club, Environment facility, Outdoor sport and recreation or Park where that development is on land shown in Precinct 3 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for any purpose other than Club, Environment facility, Outdoor sport and recreation or Park shall be subject to Impact Assessment against the whole planning scheme.</p> <p>The definitions mentioned in this condition refer to definitions contained in the Brisbane City Plan 2014.</p>	At all times
<p><b>23) Material Change of Use: Other: Precinct 4</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Material Change of Use for any purpose other than Animal husbandry (where bee keeping), Environment facility, Park and Permanent plantation where that development is on land shown in Precinct 4 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in to the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for any purpose other than Animal husbandry (where bee keeping), Environment facility, Park and Permanent plantation shall be subject to Impact Assessment against the whole planning scheme.</p>	At all times

The definitions mentioned in this condition refer to definitions contained in the Brisbane City Plan 2014.

**24) Variations to Dwelling House (Small Lot) Code**

At all times

The side and rear setbacks for a Dwelling house on a small lot on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) vary from the Dwelling house (small lot) code and shall comply with the table below:

Side setbacks	boundary	Development results in a minimum side boundary setback that is:  (a) 1m for a habitable space; or  (b) 0m where:  - a non-habitable space with a maximum wall height of 3.5m and a maximum wall length of 9m; or  - a lot has a maximum width of 8m and the built to boundary wall has a maximum length of 75% of the lot length and a maximum wall height of 8.5m above ground level
Rear setback	boundary	Development results in a minimum rear boundary setback that is 3m on ground level and 6m on upper levels, where on a lot with an average depth of 25m or more

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

**Architecture**

**25) Building Height for Precinct 1 and 2**

**Timing**

At all times

The maximum building height in Precinct 1 or 2 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) shall comply with the table below:

<b>Precinct 1</b>	
Dwelling House (on a small lot)	3 storeys and 11.5m above ground level
Dwelling House	3 storeys and 11.5m above ground level
Dual Occupancy	3 storeys and 11.5m above ground level
Retirement Facility	3 storeys and 11.5m above ground level
<b>Precinct 2</b>	
Dual Occupancy	5 storeys
Multiple Dwelling	5 storeys
Retirement Facility	5 storeys

The definitions mentioned in this condition refer to definitions contained in the Brisbane City Plan 2014.

**Engineering**

	<b>Timing</b>
<b>26) Shared Driveways</b>  In order to maximise on street car parking opportunities, where small lots with a maximum width of 8m are provided in a row, shared crossovers with a maximum width of 6m must be provided. Where there are an odd number of small lots with a maximum width of 8m in a row, one of these lots may have an individual crossover with a maximum width of 3m.	At all times

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

**General/Planning Requirements**

	<b>Timing</b>
<p><b>27) Prescribed Period</b></p> <p>The prescribed period for this preliminary approval is 120 months from when the preliminary approval takes effect.</p> <p>Note: If the development or an aspect of the development relating to this preliminary approval is not completed within the prescribed period, the preliminary approval lapses.</p> <p>Timing: 120 months from when the preliminary approval takes effect</p>	As indicated
<p><b>28) Co-existence of Quarrying Operations and Residential Development</b></p> <p>Quarrying and associated activities must cease in each respective stage, or in areas adjacent to the relevant stage where quarrying and associated activities would be incompatible with that relevant stage, prior to any residential development being carried out.</p> <p>At the time of lodgement of each subsequent application for Reconfiguration of a Lot, an update to the timelines involved in the cessation of quarry activities and the implementation of all phases of the conversion to the residential development must be provided including an assessment of the co-existence of the quarry, the slope stabilisation works, the hazard mitigation works, the civil construction works, the residential building works and the manner of impact of these works on adjacent, upstream or downstream properties.</p> <p>At the time of lodgement of any further development application, where quarrying operations have not ceased, the application must be accompanied by a Quarrying Management Plan detailing:</p> <ul style="list-style-type: none"> <li>• The location of the quarry operations;</li> <li>• A description of the quarrying operations;</li> <li>• The machinery used for the quarrying operations;</li> <li>• Internal and external haul roads;</li> <li>• An assessment of blasting operations and methods to mitigate noise, dust ground vibration and overblast;</li> <li>• Recommendations as to the minimum separation distance of sensitive land uses to the quarrying operations; and</li> <li>• An outline of complaints procedures.</li> </ul> <p>Timing: At the time of lodgement of any future application</p>	As indicated
<p><b>29) Plan of Development</b></p> <p>Prepare and submit with any development application for assessment by Council, a Plan of Development for each stage of development within the preliminary approval area shown on the Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017).</p> <p>The Plan(s) of development are to be compliant with the conditions of this preliminary approval and are to show the following:</p>	As indicated

<ul style="list-style-type: none"> <li>• The proposed lot layout;</li> <li>• Any nominated built to boundary walls;</li> <li>• Any proposed staging of development;</li> <li>• Any balance lots;</li> <li>• Any proposed Multiple dwellings and Dual Occupancy lots;</li> <li>• The location of bin collection pads;</li> <li>• The location of on street visitor car parking;</li> <li>• The location, dimension and treatment of local parks and community facilities;</li> <li>• A bushfire separation buffer for any stage proximate to the Bushfire hazard overlay in accordance with a Bushfire Hazard Assessment and Management Plan;</li> <li>• The location and height of any required acoustic fencing;</li> <li>• The location of shared driveways; and</li> <li>• The location of retaining walls.</li> </ul> <p>Timing: At time of lodgement of each stage of Reconfiguration of a Lot</p>	
<p><b>30) Structure Plan</b></p> <p>As part of any subsequent development application, submit to Development Services a Structure Plan for the site in accordance with the Structure planning scheme policy.</p> <p>Timing: At the time of lodgement of any future application</p>	<p>As indicated</p>
<p><b>31) Limitation of Use</b></p> <p>Upon the first development approval pursuant to the Reconfiguring a Lot component of this preliminary approval taking effect, notwithstanding the contents of the categories of assessment tables in the planning scheme, development for any purpose shall be subject to the categories of assessment outlined within this preliminary approval.</p>	<p>As indicated</p>
<p><b>32) Reconfiguring a Lot: Precinct 1</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Reconfiguring a Lot where that development is on land shown as Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for Reconfiguring a Lot, pursuant to this preliminary approval, where that development:</p> <ul style="list-style-type: none"> <li>• is compliant with the conditions of this preliminary approval;</li> <li>• does not propose to create a standard format lot less than 180m<sup>2</sup>;</li> <li>• does not propose to create a standard format rear lot less than 350m<sup>2</sup>;</li> <li>• If a volumetric subdivision, is associated with an existing or approved building.</li> </ul> <p>shall be subject to code assessment against the Subdivision code, Low-Medium density residential zone code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlay identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay.</p>	<p>At all times</p>

<p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	
<p><b>33) Reconfiguring a Lot: Precinct 2</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Reconfiguring a Lot where that development is on land shown in Precinct 2 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for Reconfiguring a Lot, pursuant to this preliminary approval, where that development:</p> <ul style="list-style-type: none"> <li>• is compliant with the conditions of this preliminary approval;</li> <li>• does not propose to create a standard format lot less than 800m<sup>2</sup>; and</li> <li>• If a volumetric subdivision, is associated with an existing or approved building.</li> </ul> <p>shall be subject to code assessment against the Subdivision code, Medium density residential zone code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlay identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay.</p> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	<p>At all times</p>
<p><b>34) Reconfiguring a Lot: Precinct 3</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Reconfiguring a Lot where that development is on land shown in Precinct 3 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for Reconfiguring a Lot, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval, shall be subject to code assessment against the Subdivision code, Sport and recreation zone code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlay identified in the planning scheme as applying to the site.</p> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	<p>At all times</p>
<p><b>35) Reconfiguring a Lot: Precinct 4</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Reconfiguring a Lot where that development</p>	<p>At all times</p>

is on land shown in Precinct 4 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for Reconfiguring a Lot, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval, shall be subject to code assessment against the Subdivision code, Conservation zone code, Prescribed secondary code, Enoggera district neighbourhood plan and overlay codes for overlay identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

**Engineering**

	<b>Timing</b>
<p><b>36) Land Owner(s) Agreements</b></p> <p>As part of any subsequent development application:</p> <ul style="list-style-type: none"> <li>a) Provide lawful points of stormwater discharge from the project site (this includes any land owner agreements); and</li> <li>b) Demonstrate maintenance responsibilities of the common slope stabilised rock-wall along the boundaries of the subject site and L.11 SP.128749, L.1 RP.86847 &amp; L.2 RP.174603.</li> </ul> <p>Timing: Prior to the approval of the first stage</p>	<p>As indicated</p>
<p><b>37) Geotechnical Suitability Report and Landslide Risk Assessment and Management Report</b></p> <p>As part of any subsequent development application, submit to Development Services a Geological Geotechnical Report and Landslide Risk Assessment and Management Report (the report), prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the geotechnical discipline, for the site. The report must be peer reviewed and prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the geotechnical discipline. The report must demonstrate to Council that the site is capable of sustainable redevelopment for the development proposed by this preliminary approval.</p> <p>Additionally, periodic addendums of the report must be submitted to Development Services throughout the establishment of the site as a Residential Development, at time of completion of the following phases as relevant:</p> <ul style="list-style-type: none"> <li>• The quarried phase or “bulk earthworks” phase(s);</li> <li>• The hazard mitigation phase(s):                         <ul style="list-style-type: none"> <li>○ Slope stabilisation and</li> <li>○ Risk and hazard mitigation works.</li> </ul> </li> <li>• Engineering earthworks phase(s):</li> </ul>	<p>As indicated</p>



- Additional bulk earthworks required to establish the formation levels
- Cut and fill trimming earthworks and construction of retaining walls required to establish final formation levels;
- Preparatory trench earthworks required for utility and other services construction.
- Engineering civil works phase(s):
  - At Certificate of Practical Completion, i.e. at On-Maintenance acceptance.- Asset Maintenance phase or handover of infrastructure assets phase;
  - Certificate of Final Completion, i.e. at Off Maintenance acceptance.

The report and addendums must address, but not necessarily be limited to the following matters as relevant:

- Demonstrate compliance with the purpose and outcomes of the landslide overlay code, the supporting landslide planning scheme policy, and the supporting Landslide Risk Management Guidelines 2007 to support each of the future development applications suitability for residential development.
- Identify, analyse and assess all existing hazards and the potential for future hazards, the likelihood of a hazard becoming an event and the magnitude of the consequences of an event
- Provide a re-iterative assessment of geotechnical risk with an ongoing process throughout the development of the site.
- Define the extents / limits of the Geotechnical at Risk Zone (GRZ) which impacts on public safety, the environment and on specific public and private infrastructure assets
- Define the extents / limits of the safe, stable land use planning development zones which are free of landslide susceptibility, hazard or risk and suitable to be used as a Residential Development Zones capable of supporting public and private infrastructure services constructed without adversely impacting on the safety of people, the public infrastructure, private property and the environment.
- Establishes the development zone which will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on land above, adjacent or below the subject site.
- Provide design guidelines for future building foundation works which will address the identified geotechnical risks of the site
- Provide risk mitigation measures to reduce the level of risk in all stages / development zones / building zones and which will address the identified geotechnical risks of the specific site
- Provide guidelines for the future monitoring, assessment and maintenance management responsibilities required upon completion and handover of the developed site to the new residential owners.

**38) Transport Infrastructure**

As indicated

As part of any subsequent development application, provide an internal road network which meets the following requirements:

<p>a) A neighbourhood road connecting Samford Road to Settlement Road with a 19.5m road reserve; and</p> <p>b) Other local roads with either 16m or 14m road reserve.</p> <p>Timing: At the time of lodgement of any future application</p>	
<p><b>39) Shared Driveways</b></p> <p>In order to maximise on street car parking opportunities, where small lots with a maximum width of 8m are provided in a row, shared crossovers with a maximum width of 6m must be provided. Where there are an odd number of small lots with a maximum width of 8m provided in a row, one of these lots may have an individual crossover with a maximum width of 3m.</p>	<p>At all times</p>

### Standard Advice

	<b>Timing</b>
<p><b>40) Hydrology and Hydraulics Report</b></p> <p>As part of any subsequent development application, submit to Development Services a Hydrology and Hydraulics Assessment Report (the report), prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the hydraulics discipline, for the site. The report must demonstrate to Council compliance with the purposes and outcomes of the flood overlay code and the stormwater code. The report must demonstrate to Council that the development application prevents any adverse impact on any upstream, downstream or adjacent premises.</p> <p>Timing: At the time of lodgement of any future application</p>	<p>As indicated</p>
<p><b>41) Stormwater Quantity Management Report</b></p> <p>As part of any subsequent development application, submit to Development Services a Stormwater Quantity Management Report (the report), prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the stormwater quantity discipline, for the site. The report must demonstrate to Council sufficient conceptual design details for an accepted integrated stormwater management framework.</p> <p>Timing: At the time of lodgement of any future application</p>	<p>As indicated</p>
<p><b>42) Stormwater Quality Management Report</b></p> <p>As part of any subsequent development application, submit to Development Services a Stormwater Quality Management Report (the report), prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the stormwater quality discipline, for the site. The report must demonstrate to Council sufficient conceptual design details for an accepted integrated stormwater management framework.</p>	<p>As indicated</p>

Timing: At the time of lodgement of any future application	
<p><b>43) Traffic Impact Assessment / Traffic Statement</b></p> <p>As part of any subsequent development application, submit to Development Services a Traffic Impact Assessment Report (the report), prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the traffic assessment impact discipline, for the site. The report must demonstrate to Council compliance with all relevant planning scheme codes and policies.</p> <p>Timing: At the time of lodgement of any future application</p>	As indicated
<p><b>44) Asset Maintenance and Management Report</b></p> <p>As part of any subsequent development application, submit to Development Services an Asset Maintenance and Management Report (the report), prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the asset maintenance and management discipline, for the site. The report must demonstrate to Council the future ownership responsibilities for the ongoing short, medium and long term monitoring, evaluation, management and maintenance regimes which are to be adopted to demonstrate the continued safety of the development site and the infrastructure asset, including the hazard mitigated construction assets.</p> <p>Timing: At the time of lodgement of any future application</p>	As indicated
<p><b>45) Environmental Management Report</b></p> <p>As part of any subsequent development application, submit to Development Services an Environmental Management Report (the report), prepared and certified by a relevant professional qualified and experienced in the environmental management discipline, for the site. The report must demonstrate to Council details of the noise, air and dust, water quality and environmental rehabilitation and revegetation works implemented prior to handover of the quarry site for residential development, including ongoing maintenance plans of these works.</p>	As indicated
<p><b>46) Ecological Assessment Report</b></p> <p>As part of any subsequent development application, submit to Development Services an Ecological Assessment Report (the report), prepared and certified by a relevant professional qualified and experienced in the Ecological discipline, for the site. The report must demonstrate to council the ecological value of the vegetation on the site and address the Waterway Overlay Code and the Biodiversity Areas Overlay Code.</p> <p>Note: The ecological assessment report is likely to identify the need for a Vegetation management plan and rehabilitation plan.</p>	As indicated

Timing: At the time of lodgement of any future application	
<p><b>47) Bushfire Hazard Assessment Report and Management Plan</b></p> <p>As part of any subsequent development application, submit to Development Services a Bushfire Hazard Assessment Report and Management Plan (the plan), prepared and certified by a relevant professional qualified and experienced in the bushfire hazard assessment and management discipline. The plan must demonstrate compliance with the Bushfire Overlay Code.</p> <p>Timing: At the time of lodgement of any future application</p>	As indicated
<p><b>48) Erosion and Sediment Control Report</b></p> <p>As part of any subsequent development application, submit to Development Services an Erosion and Sediment Control Report (the report), prepared and certified by a Registered Professional Engineer Queensland qualified and experienced in the erosion and sediment control discipline, for the site. The report must demonstrate to Council accepted temporary water quality measures implemented on exposed areas of the site.</p> <p>Timing: At the time of lodgement of any future application</p>	At all times

Permit to Which These Conditions Relate:	DA - SPA - Carry out Building Work
Activity(ies):	Dwelling House
Stage:	

### General/Planning Requirements

	<b>Timing</b>
<p><b>49) Prescribed Period</b></p> <p>The prescribed period for this preliminary approval is 120 months from when the preliminary approval takes effect.</p> <p>Note: If the development or an aspect of the development relating to this preliminary approval is not completed within the prescribed period, the preliminary approval lapses.</p> <p>Timing: 120 months from when the preliminary approval takes effect</p>	As indicated
<p><b>50) Assessable Building Work: Precinct 1</b></p> <p>Upon the first development approval pursuant to the Material Change of Use or Building Work component of this preliminary approval taking effect, notwithstanding the contents of the categories of assessment tables in the planning scheme, building work for the purpose of an extension to a Dwelling house on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) shall be accepted development or subject to code assessment in accordance with conditions 51 and 52.</p> <p>The definitions mentioned in this condition refer to definitions contained in the Brisbane City Plan 2014.</p>	As indicated
<p><b>51) Building Work: Extension to a Dwelling House (not on a small lot): Precinct 1</b></p> <p>The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Building Work for the purpose of an extension to a Dwelling house (not on a small lot) where that development is on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.</p> <p>Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of an extension to a Dwelling house (not on a small lot), pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:</p> <ol style="list-style-type: none"> <li>a) Complying with all acceptable outcomes of the Dwelling house code shall be subject to accepted development; or</li> <li>b) Not complying with all acceptable outcomes of the Dwelling house code shall be subject to Code assessment against the Dwelling house code and overlay codes for overlay identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay.</li> </ol> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.</p>	At all times

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail

**52) Building Work: Extension to a Dwelling House (on a small lot): Precinct 1**

At all times

The extent to which this preliminary approval varies the effect of the planning scheme for Brisbane, applies to Building Work for the purpose of an extension to a Dwelling house (on a small lot) where that development is on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) and applies in the circumstances detailed below.

Notwithstanding the contents of the categories of assessment tables in the planning scheme, development for the purpose of an extension to a Dwelling house (on a small lot), pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:

- a) Complying with all acceptable outcomes of the Dwelling house (small lot) code shall be subject to accepted development: or
- b) Not complying with all acceptable outcomes of the Dwelling house (small lot) code, shall be subject to Code assessment against the Dwelling house (small lot) code and overlay codes for overlay identified in the planning scheme as applying to the site, other than the Biodiversity areas overlay.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

**53) Variations to Dwelling House (Small Lot) Code**

At all times

The side and rear setbacks for an extension to a Dwelling house on a small lot on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) vary from the Dwelling house (small lot) code and shall comply with the table below:

Side setbacks	boundary	Development results in a minimum side boundary setback that is: <ul style="list-style-type: none"> <li>(a) 1m for a habitable space; or</li> <li>(b) 0m where:                         <ul style="list-style-type: none"> <li>- a non-habitable space with a maximum wall height of 3.5m and a maximum wall length of 9m; or</li> <li>- a lot has a maximum width of 8m and the built to boundary wall has a maximum length of 75% of the lot length and a maximum wall height of 8.5m above ground level</li> </ul> </li> </ul>
Rear setback	boundary	Development results in a minimum rear boundary setback that is 3m on ground level and 6m on upper levels, where on a lot with an average depth of 25m or more

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014.

### Architecture

	<b>Timing</b>								
<p><b>54) Building Height for Precinct 1</b></p> <p>The maximum building height for Extension to a Dwelling house on land shown in Precinct 1 on Keperra Quarry Redevelopment – Structure Plan (Plan No. 125127-07, received 6 October 2017) shall comply with the table below:</p> <table border="1" data-bbox="212 584 1050 790"> <thead> <tr> <th colspan="2" data-bbox="212 584 1050 613"><b>Precinct 1</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="212 613 639 674">Dwelling House (on a small lot)</td> <td data-bbox="639 613 1050 674">3 storeys and 11.5m above ground level</td> </tr> <tr> <td data-bbox="212 674 639 734">Dwelling House</td> <td data-bbox="639 674 1050 734">3 storeys and 11.5m above ground level</td> </tr> <tr> <td data-bbox="212 734 639 790">Retirement Facility</td> <td data-bbox="639 734 1050 790">3 storeys and 11.5m above ground level</td> </tr> </tbody> </table>	<b>Precinct 1</b>		Dwelling House (on a small lot)	3 storeys and 11.5m above ground level	Dwelling House	3 storeys and 11.5m above ground level	Retirement Facility	3 storeys and 11.5m above ground level	At all times
<b>Precinct 1</b>									
Dwelling House (on a small lot)	3 storeys and 11.5m above ground level								
Dwelling House	3 storeys and 11.5m above ground level								
Retirement Facility	3 storeys and 11.5m above ground level								

**\*\* End of Package \*\***