


Bennett and Francis

 Surveying • Cartography • Mapping
 Computing • Land Consulting

J. P. M. Worrell L.S. M.I.S. M.I.E.M.S.A.

P. R. Zahner A.M.A.I.C.

J. R. Wood B.Surv. L.S. M.I.S.

R. S. M. Brown B.Surv. L.S. M.I.S.

K. R. Gough A.M.A.I.C.

S. J. Duncan Surv. Tech.

 4th Floor
 117 Queen St.
 Brisbane
 Queensland 4000

 Postal Address
 G.P.O. Box 1068
 Brisbane
 Queensland 4001

 Facsimile: (07) 221 0652
 Telephone: (07) 221 2172

Our Ref: 90-215.SS:VB

Your Ref: (2)290/10-2107/90

January 22nd, 1992.

 The Town Clerk,
 Brisbane City Council,
 69 Ann Street,
BRISBANE, QLD. 4000.
ATTENTION: Mr. D. Mulcahy.

Dear Sir,

RE: GROUP TITLES SUBDIVISION - BOBLYNNE STREET, CHAPEL HILL

We refer to our recent meeting regarding the above. Further to same we formally request that condition (g) of Councils approval, being payment of \$16,522.00 for park contribution, be waived in this instance, due to the amount of work our client has undertaken in improving and planting within the existing parks adjoining the subject land.

In support of this request we enclose herewith a copy of the tree planting schedule plan, prepared by Jensen International Pty. Ltd., together with a schedule of costs for planting and irrigation and a schedule outlining the costs involved with clearing and mucking out of the creek bed. Such works in this instance totalling \$100,819.00. All works have been undertaken with the approval of Councils Parks and Gardens Branch.

We now look forward to your favourable response in this matter.

 Yours faithfully,
BENNETT & FRANCIS

 Sch 4(4)(6)

RECORD OF CONVERSATION

		File No. (2)290/10-2107/90	
Interviewing Officer P. Everett		Designation SED	Date of Interview 10, 9, 91
☐ Personal Interview ☒ Telephone Conversation	Subject Saint James Group Title Development 795 Mossill Rd, Kenmore		Officer's present
Conversation with Mr Sch 4(4)(6) Mrs Miss		Department, Firm, Private address JPS Engineering Services	Telephone No. 899 2069
Details I advised Sch 4(4)(6) that the Engineer-in-Charge Structures (ECST) had reviewed the drawings for the timber footbridge. Since the drawings are standard plans an engineer's certification will be accepted by the Work Dept. This plan of survey for the group title will not be sealed until this certification is received.			
Distribution		Signature of Interviewing Officer <i>P. Everett</i>	

60

BRISBANE CITY COUNCIL

MEMORANDUM

To	ECST	File No.	(2)290/10-2107/90
From	SED	Date	27/8/91
Subject	Footbridge at ENG 295 Moss'11 Rd Kenmore		

Can you please comment on the suitability of the footbridge design as shown on plans under job 50

P. Lumb
for SED



SED

The drawings provided are standard drawings which give illustrative details only. They are not site specific.

When working drawings are available we can check them or perhaps you could accept an engineer's certificate.

BRISBANE CITY COUNCIL

MEMORANDUM

ECST		File No. (2) 290/10-2107/90
From SED	Date 27/8/91	
Subject Footbridge		Red Kenmore

RECEIVED
4 SEP 1991
ENG. DES. 11

Job No A215

290/10-2107/90
26 AUG 1991
CENTRAL STATION

please comment on the suitability
of footbridge design as shown on
under job 50

For SED

RECEIVED
06 SEP 1991
PLANNING BRANCH

SED

The drawings provided are
standard drawings which give illustrative
details only. They are not site specific.
When working drawings are
available we can check them or perhaps
you could accept an engineer's certificate.

P.S. Files seem to take a hell of a time
to get here from your section. This one
took 6 working days, the last one over
9 months. *MF*

Printed on 100% recycled paper

CC132S (G1 1/91)

Works will commence
by the construction of the box culverts.

Should you have any queries please do not hesitate to call our office.

Yours faithfully,
Vollert Consulting Services Pty Ltd

P. Vollert

P. Vollert.

ment will commence
er Vollert

d

and will forward them

oblyne Street followed

RECEIVED
27 AUG 1991
PLANNING BRANCH

ATTACH. NO.	(5) A 91/41328
REFER TO.	FL (1)
DATE	26/8/91

193 Oxford Street
Bulimba, Q. 4171

P.O. Box 231,
Bulimba, Q. 4171

Telephone: (07) 899 2069
Facsimile: (07) 899 2400

ENGINEERING SERVICES

Consulting Civil Engineers

Ref Au91-06J

PEV pv

Job No A215

16th August 1991

The Town Clerk
Brisbane City Council
GPO Box 1434
BRISBANE Q 4001



**ATTENTION: Works Department
P Everett**

Dear Sir,

**RE: SAINT JAMES GROUP TITLE DEVELOPMENT
FOR AUSTCORP DEVELOPMENTS PTY LTD
CONTRACT NO A215
YOUR REF 290/10-2107/90**

We hereby advise that works on the above mentioned development will commence on the 20th of August 1991. Our site representative will be **Sch 4(4)(6)**
Phone (07) 8992069
Mobile Phone; (018) 738 679

The principle contractor will be Moggill Constructions Pty Ltd
Ph. 376 3655
Fax 376 5288
Workplace, health and Safety officer **Sch 4(4)(6)**

We are presently awaiting final drawings on the footbridge and will forward them as soon as possible for your approval.

Works will commence on mucking out the creek along Boblynne Street followed by the construction of the box culverts.

Should you have any queries please do not hesitate to call our office.

Yours faithfully,
Vollert Consulting Services Pty Ltd



Sch 4(4)(6)

ATTACH. NO.	(5) A 91/41328
REFER TO.	FL (1)
DATE AT.	26/8/91 CO

225 5285

Mr P. Everett

290/10-2107/90
PI:JAN

1 August, 1991

The Manager
Vollert Consulting Services Pty Ltd
P O Box 231
BULIMBA QLD 4171

Dear Sir

**PROPOSED SUBDIVISION: TOWNHOUSE DEVELOPMENT - ST JAMES VILLAS
795 MOGGILL ROAD, KENMORE**

Your engineering drawings ref. A215-01-1 to 20 have been examined and show road and drainage works to a satisfactory standard.

It is drawn to your attention that this approval does not include the proposed footbridge over Cubberla Creek since more construction details are required.

Adequate provision is to be made on the development to prevent the erosion and deposition of material from the site in adjacent properties, downstream drainage lines, creeks and existing roads.

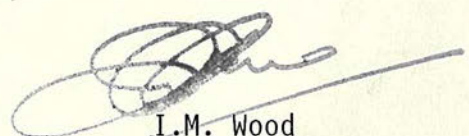
During road construction, temporary traffic arrangements will be necessary. Please ensure that the contractor is aware that the safety of vehicular and pedestrian traffic is his responsibility. Traffic diversion schemes must be submitted to the Director, Traffic Planning Branch for approval prior to implementation.

Traffic schemes shall conform to the requirements of the Main Roads Department publication "Roadworks Signing Code, a Guide to Traffic Control at Road and Bridge Works", March 1984, (reprinted January 1985).

Please advise the anticipated commencing date for the work and contact the above office at commencement of work.

It should be noted that this approval does not cover pavement design. Approval for this design can only be made following submission of suitable test results along with a formal proposal.

Yours faithfully


I.M. Wood
Manager
DEPARTMENT OF WORKS

PBWS (A: JEN 227)

ATTACH NO.	(4) 91/37305
REFER TO.	FL (1)
DATE ATT.	5/8/91

63

225 5285

Mr P. Everett

290/10-2107/90

PI:JAN

1 August, 1991

The Manager
Vollert Consulting Services Pty Ltd
P O Box 231
BULIMBA QLD 4171

Dear Sir

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It should be noted that this approval does not cover pavement design. Approval for this design can only be made following submission of suitable test results along with a formal proposal.

Yours faithfully

I.M. Wood
Manager
DEPARTMENT OF WORKS

PBWS (A: JEN 227)

ATTACH No.	(8) A 97/3709
DATE ATT.	19/2/97 MS

61

DEPARTMENT OF WORKS

GRB:SS

TO: Supervising Engineer Development
Development Section
DEPARTMENT OF WORKS

Attention: Phil Everett

FROM: Supervising Engineer
Geotechnical
DEPARTMENT OF WORKS

DATE: 1st May, 1991

SUBJECT: ST JAMES DEVELOPMENT
BOBLYNNE ST, CHAPEL HILL
GEOTECHNICAL EVALUATION REPORT

1. Introduction

Materials Section was engaged by Development Section of the Department of Works to comment on a geotechnical report submitted by J.P.J. Engineering Services for the St James Group Title Development. The report titled "St James Estate - Review of Stability of Batters and Gabion Retaining Walls" was prepared by geotechnical engineers Soil Surveys Pty Ltd on 6 March, 1991.

2. Site Inspection

An engineer from this section inspected the site on 16 April, 1991. The parcel of land is accessible via a footbridge off Boblynne Street. The site is bounded by two watercourses, one of which is Cubberla Creek, and the other a tributary of Cubberla Creek. At the time of inspection water was steadily flowing in the tributary (which runs parallel to Boblynne Street) but Cubberla Creek appeared to be dry.

Several excavator pits were open over the site. The pits were spread across the site including on the ridge, the flatter area between the ridge and the tributary parallel to Boblynne Street, and in the tributary. The pits in the tributary were full of water at the time of inspection.

Rock was exposed in the pits near the proposed south-western cul-de-sac. One pit was about 10 m long and totally in rock. Elsewhere (including on the ridge) fill up to 1.2 m deep was noted in the pits. Types and depths of fill were highly variable, but included silt, clay, sand, gravel, boulders, organic matter, lumps of concrete, plastic, and steel.

.../2

3. Analysis of Report

The report prepared by Soil Surveys addresses geotechnical aspects of the proposed development. Major considerations in this project are the extent of cutting and filling, the stability of fill slopes, and the construction of gabions. This memorandum examines the various sections of the report.

Apparently an initial investigation was undertaken by Soil Surveys prior to the fieldwork performed on 4 and 5 February, 1991. Logs of boreholes drilled during the initial investigation (BH1 to BH10) were not included in the report assessed by this section. Brief soil descriptions were included on the cross sections included in this report.

In their analysis of the stability of fill slopes (Section 2.2), Soil Surveys assumed that "... fill material is sufficiently free draining to preclude significant seepage from fill batters and that surface drainage is such that infiltration of surface water does not raise the piezometric surface significantly above flood level." The developer must submit the final drawings to the geotechnical engineer to ensure that the design concurs with these assumptions. If not, then either redesign or recalculation of slope stabilities will be necessary.

Soil Surveys address the construction of rock gabions in the same section and state that "... care will be required to ensure this geotextile does not become clogged." Further explanation is required from the consultant on the meaning of "care" (this may refer for example to care in installation of the geotextile, or care in selection of filters).

In Section 3.0 of the report Soil Surveys discuss assessment of the stability of slopes and selection of soil parameters for analyses. The geotechnical consultant should inspect the final drawings to ensure that the design slopes are the same as those used in the stability analyses.

Soil Surveys intimate that the soil conditions identified during the field investigation may not reflect the "worst" soil conditions. It is necessary that a qualified geotechnical engineer (preferably Soil Surveys) be engaged by the developer to inspect the foundation conditions at the time of construction to ensure that soil conditions are not "worse" than those used in the analyses.

Gabion retaining walls are discussed in Section 3.1 of the report. It should be noted that these walls are up to 7.5 m in height, and will require close supervision during construction. Soil Surveys should quantify the "adequate bearing capacity" referred to on Page 7 of their report. It will be necessary for a geotechnical engineer to inspect the foundations when they are exposed to ensure that "adequate bearing capacity" is available.

The factors of safety contained in Table 1 of Soil Surveys' report are reasonable for this application. The comment in Note 2 of Table 1 is pertinent to all geotechnical designs.

On Page 9 of the report, the consultant states that "... cobbles and boulders should preferably be removed from fill or crushed prior to compaction." The word preferably should be removed from this statement; it is necessary for boulders to be removed from the fill.

In the final paragraph of Section 3.1 the consultant states that "Corrosion and long term maintenance (of the gabion wall) may need to be addressed for satisfactory long term performance." Further work is required on this prior to the approval of the final design since it will be the City Council who will take over the long term maintenance of the site.

The slope stability calculations reported in Table 2 of the report are based on the premise that fill material is "... relatively free draining ...". It is necessary that the fill material is inspected during placement by a geotechnical engineer to ensure that this criterion is met.

The suggested compaction standards outlined on Page 14 of Section 3.3 should be considered minimum requirements.

The report states that "Surface drainage on residential blocks should be provided ...", but does not recommend the type or location of this drainage. The geotechnical engineer must inspect the final design to ensure that adequate surface drainage is provided.

The pavement design outlined in Section 3.5 is acceptable.

The limitations of the report are outlined in Section 4.0 of the report, and cover the salient points.

Drawing No. 90M/744-1 proposes the removal of the upper sand layer in the area to be filled behind the gabion wall. No such note is shown on Drawing No. 90M/744-2. This requires clarification. We anticipate that this material and any fill should be removed from behind all gabion walls.

Drawing 90M/744-1 shows the 1V : 2H fill slopes. The developer should be requested to provide details on how the batters will be compacted to the requisite compaction standard. This zone appears to be too narrow to compact with conventional equipment, eg a sheepsfoot roller.

All organic matter should be removed from areas to be filled.

-4-

4. Recommendations

That the developer be requested to provide a copy of Soil Surveys' initial report for appraisal to Materials Section.

That the developer be bound to agree to all recommendations in the geotechnical consultant's report regarding the design and construction (eg the four points noted at the end of Section 3.2).

In light of the limitations outlined in the geotechnical report, the developer be required engage a geotechnical consultant to review the final design and to inspect the work during construction to ensure that design criteria are being satisfied.

Should you have any queries regarding this memorandum please contact Gavin Blakey on (253) 5788.



P L Haigh
Supervising Engineer
GEOTECHNICAL

COPY TO: SP File "Applications - Rezoning Subdivision
Development"

ECMT (A:ENG.97)

DEPARTMENT OF WORKS

GRB:SS

TO: Supervising Engineer Development
Development Section
DEPARTMENT OF WORKS

Attention: Phil Everett

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P L Haigh
Supervising Engineer
GEOTECHNICAL

COPY TO: SP File "Applications - Rezoning Subdivision
Development"

ECMT (A:ENG.97)

15

DEPARTMENT OF WORKSHydraulics Section(2)290/10-2107/90
BCD:SW

22 April 1991

SUPERVISING ENGINEER,
DEVELOPMENTS**PROPOSED TOWNHOUSE DEVELOPMENT
BOBLYNNE STREET, KENMORE**

With reference to the letter by Vollert Consulting Services Pty Ltd dated 2 April 1991, this Section has inspected the revised culvert proposal and found it to be satisfactory (see the note by SEH at the bottom of the memorandum by Damian McGarry dated 7 December 1990).

There has been no hydraulic details showing that the proposed footbridge will cause no increase in flood levels upstream. This Section cannot therefore approve the footbridge over Cubberla Creek.


A/SUPERVISING ENGINEER,
HYDRAULICS

ECHS (C - A.74)

ATTACH. NO.	(3) A91/23302
REFER TO.	FL ()
DATE ATT.	24/5/91 5



37/90 32

Department of Housing and Local Government

The Town Clerk
Brisbane City Council
69 Ann Street
BRISBANE 4000

Attention: Mr B Johnstone
B.C.C. Town Planning Section

Your Reference: Refer Attached
Our Reference: Refer Attached
Enquiries: Minutes and Publications
Extension: (07) 237 1858

15th November, 1990.

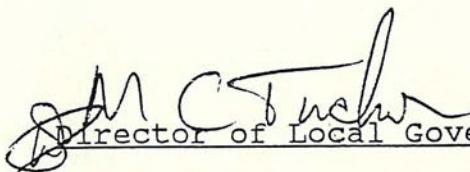
Dear Sir,

With reference to previous correspondence, I am directed to inform you that His Excellency the Governor in Council today gave approval to an Order in Council amending the Town Plan for the City of Brisbane by the rezoning of certain lands situated at Moggill Road and Boblynne Street, Kenmore; Murch Street, Everton Park; Kangaroo Gully Road, Bellbowrie; Chateau Street, Calamvale; Gemstone Crescent, Acacia Ridge; Rock Street, St. Lucia; Bradbury and Westacott Streets, Nundah; Durella Street, Durack; Prout Road, Burbank and Jubilee Terrace, Bardon.

A copy of such Order in Council, which will be published in the Government Gazette on the 17th November, 1990 is enclosed for your information.

The scheme maps referred to in the Order in Council, which scheme maps have been signed for identification by the Clerk of the Executive Council, are also enclosed.

Yours faithfully,


Director of Local Government



ORDER IN COUNCIL

At the Executive Building, Brisbane, the fifteenth day of November,
1990

Present:

His Excellency the Governor in Council

WHEREAS by the *City of Brisbane Town Planning Act 1964-1988*, it is, amongst other things, provided that the Governor in Council may approve an application made to the Minister by the Brisbane City Council for amendment of the Town Plan for the City of Brisbane (hereinafter referred to as "the Plan"): And whereas the Brisbane City Council has made applications to the Minister for amendment of the Plan in the manner hereinafter set forth: Now, therefore, His Excellency the Governor, acting by and with the advice of the Executive Council and in pursuance of the provisions of the said Act, hereby approves the aforesaid applications made by the Brisbane City Council for amendment of the Plan and hereby amends the Plan -

- (a) by excluding the land described in Column 1 of the Schedule hereto from the Zone set forth in Column 2 of the said Schedule respectively opposite the description of such land; and
- (b) by including such land in the Zone set forth in Column 3 of the said Schedule respectively opposite the description of such land.

And the Honourable the Deputy Premier, Minister for Housing and Local Government is to give the necessary directions herein accordingly.

E. J. BIGBY, Clerk of the Council

The Schedule

Column 1	Column 2	Column 3
Part of Lot 3 on R.P. 198010, parish of Indooroopilly	Future Urban Zone as shown on Scheme Map Z/87-010	Residential A Zone as shown on Scheme Map Z/87-010/7
Lot 319 on R.P. 119991 and Lot 243 on R.P. 132166, parish of Kedron	Future Urban Zone as shown on Scheme Map Z/87-H13	Residential A Zone as shown on Scheme Map Z/87-H13/5
Lot 811 on R.P. 219458, parish of Moggill	Residential A Zone as shown on Scheme Maps Z/87-S05 and Z/87-S06	Open Space Zone as shown on Scheme Maps Z/87-S05/4 and Z/87-S06/3
Lot 51 on R.P. 215005, parish of Yeerongpilly	Residential A Zone as shown on Scheme Map Z/87-V17	Open Space Zone as shown on Scheme Map Z/87-V17/13
Lot 111 on R.P. 217908, parish of Yeerongpilly	Residential A Zone as shown on Scheme Maps Z/87-T14, Z/87-T15, Z/87-U14 and Z/87-U15	Open Space Zone as shown on Scheme Maps Z/87-T14/1, Z/87-T15/4, Z/87-U14/1 and Z/87-U15/1
Part of Lot 1 on Plan SL 11899, parish of Indooroopilly, county of Stanley	Unzoned as shown on Scheme Map Z/87-N14	Special Uses Zone as shown on Scheme Map Z/87-N14/2
Lot 1220 on Plan SL 12265, parish of Toombul, county of Stanley	Unzoned as shown on Scheme Map Z/87-I17	Special Uses Zone as shown on Scheme Map Z/87-I17/11
Part of Lot 440 on Plan SL 12524, parish of Oxley, county of Stanley	Residential A Zone as shown on Scheme Maps Z/87-T12 and Z/87-U12	Open Space Zone as shown on Scheme Map Z/87-T12/3 and Z/87-U12/5
Lot 106 on R.P. 223201, parish of Tingalpa	Non Urban Zone as shown on Scheme Maps Z/87-P22, Z/87-P23, Z/87-Q22 and Z/87-Q23	Open Space Zone as shown on Scheme Maps Z/87-P22/1, Z/87-P23/1, Z/87-Q22/1 and Z/87-Q23/1
Lots 51 and 52 on R.P. 20444, parish of Enoggera	Residential B Zone as shown on Scheme Map Z/87-L13	Particular Development Zone as shown on Scheme Maps Z/87-L13/4

KANGAROO GULLY RD
BELLBOWRIE

CHATEAU ST
CALAMVALE

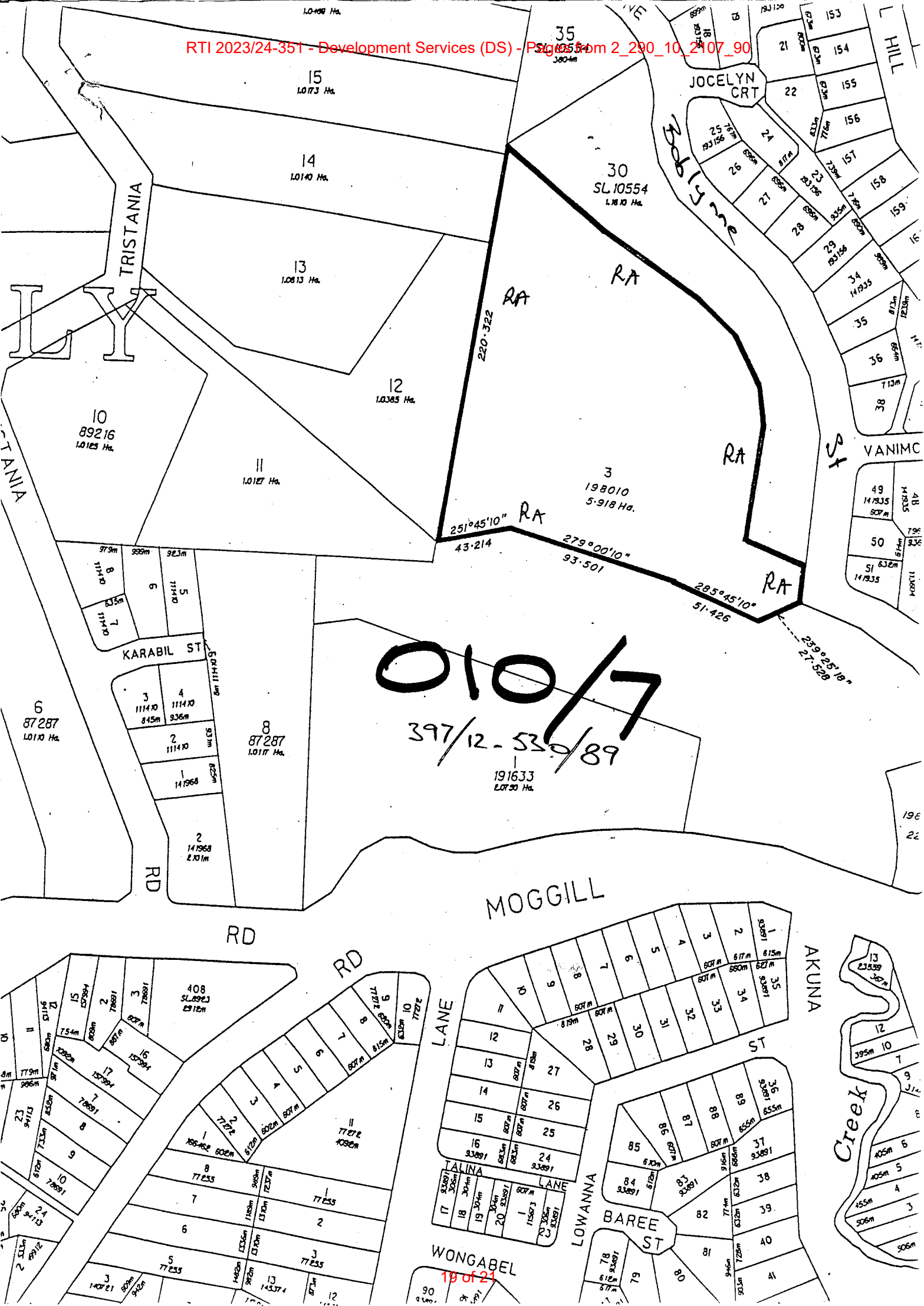
GEMSTONE CRESCENT
ACACIA RIDGE

ROCK ST
ST. LUCIA

BRADBURY & WESTACOTT ST,
NUNDAH

DURELLA ST
DURACK

PROUT RD
BURBANKE





Bennett and Francis

Surveying • Cartography • Mapping
Computing • Land Consulting

J. P. M. Worrell LS, M.S., M.I.E.M.S.A.

P. R. Zahner A.M.A.I.C.

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4th Floor
117 Queen St.
Brisbane
Queensland 4000

Postal Address
G.P.O. Box 1068
Brisbane
Queensland 4001

Facsimile: (07) 221 0652
Telephone: (07) 221 2172

Our Ref. 90-215.SS

Your Ref.

October 19th, 1990.

The Town Clerk,
Brisbane City Council,
69 Ann Street,
BRISBANE, QLD. 4000.

ATTENTION: Mr. M. Kay.

Dear Sir,

RE: GROUP TITLE SUBDIVISION APPLICATION BOBLYNNE STREET - KENMORE

Please find enclosed the following documentation in support of the above application.

1. The Group Title Application form duly endorsed as required.
2. Eight (8) copies of Proposal Plan Reference A1.90.215.6.
3. Two (2) copies of Lot Calculations Plan Reference A3.90.215.1.
4. Two (2) copies of Plan Reference S956 indicating the proposed dwelling position on each lot.
5. A cheque in favour of the Brisbane City Council for the sum of \$6,750.00 being the required application fee in this instance.

In further support of such application we wish to make the following submission.

The rezoning of the subject land from the Future Urban zone to the Residential A Zone (file (0)397/12-530/89) has been approved by Council and forwarded to the Department of Housing and Local Government for gazettal. We acknowledge that until such time as gazettal has occurred, formal approval cannot be given to this application.

We have received verbal approval from Councils Parks and Gardens Administrators and Works Department, for an exchange of land including part of the existing park Lot 30 on SL. 10334 and part of proposed park Lot 2 on Plan 805855. The purpose of such transfer is to improve the hydrology and drainage within the two adjoining creeks and to enable the strategic placement of culverts in the creek area to facilitate suitable access to the proposed development.



Application has also been made to the Department of Lands, Division of Land Administration Commission for the formalisation of such land transfer.

Being a private group title development the estate will have an automatic security gate positioned at the entrance. The refuse storage area and collection point has been located external to such gate and an adequate turning area provided for a standard refuse truck. The refuse area will be appropriately screened so as to not detract from the visual amenity of the site.

Visitor parking has been provided on site for a total of 19 vehicles. In addition, attached Plan Reference 5956, indicate that sufficient room will be provided on each lot the parking of 4 vehicles, 2 undercover in the garage areas and 2 in the driveway.

The number and size of the proposed lots complies with the Town Plan requirements when applying the formula $\frac{T}{600}$ ie.

$\frac{22410 \text{ m}^2}{600} = 37.35$, which is greater than the proposed 35 lots.

Also shown on the proposal plan, in accordance with the rezoning deed, is the approximate position of the pedestrian bridge to provide access to the shopping centre.

Accordingly we ask that this application now be processed and we look forward to Councils favourable responses in this matter.

Yours faithfully,
BENNETT & FRANCIS

Sch 4(4)(6)