

5452



Sch 4(4)(6)

JAM:vk

BR:CJF

(2)397/19-HH(83)

28th December, 1988.

Maclean Wargon Chapman
Civil and Structural Engineers
Development Consultants
GPO Box 2189
BRISBANE QLD 4001

Dear Sirs,

I refer to your letter dated 8th December, 1988, wherein you requested consideration in principle in relation to a proposal to rezone from the Future Urban Zone to an appropriate residential zone, land at 795 Moggill Road, Kenmore, described as Lot 3 on Registered Plan No. 198010, Parish of Indooroopilly, containing an area of 5.9180 hectares. The purpose of the application was to permit an attached housing development.

Please note that the Department of Development and Planning carefully considered this matter on 21st December, 1988, and formed the opinion that a formal application under Section 24.1 of the Town Plan and along the lines stated would have reasonable prospects of approval subject to the following:

- (i) the results of a detailed investigation:
 - (a) of the application; and
 - (b) of any objection lodged;meeting the Council's requirements;
- (ii) agreement on developmental requirements in relation to the Town Plan and Policies;
- (iii) a maximum of R1 intensity;
- (iv) provision of flood free access to the site;
- (v) provision of adequate and suitable land for open space;
- (vi) clarification of intended uses for the balance of the site;
- (vii) the proposed culvert crossing is not to adversely effect flood levels;
- (viii) the culvert width to be adequate for safe vehicular and pedestrian use.

The Department considered that you should be advised that this opinion is of a general nature and does not include consideration of the final layout of the proposed development.

.../2

- 2 -

Maclean Wargon Chapman,
Civil and Structural Engineers
Development Consultants.

22nd December, 1988.

If it is desired to proceed, a formal application for rezoning is now required pursuant to the provisions of the City of Brisbane Town Planning Act 1964-1988. In this regard, the relevant forms are attached hereto.

If further advice is required, please enquire at the Planning and Publications Counter No. 3, Department of Development and Planning, Brisbane Administration Centre, 69 Ann Street, Brisbane, where you will be advised of the correct procedure in making such application.

Yours faithfully,



T. Eugene Kneebone
MANAGER
DEPARTMENT OF DEVELOPMENT
AND PLANNING

Enclosure.



THE MINUTE OF THE ASSESSMENT COMMITTEE MEETING
HELD ON TUESDAY, 20TH DECEMBER, 1988

1.4 Enquiry re: Proposed Rezoning - 795 Moggill Road, Kenmore:
Ashwick Queensland No. 10 Pty. Ltd.

(2)397/19-HH(83)

By letter dated 8th December, 1988, Maclean Wargon Chapman, Civil and Structural Engineers Development Consultants, requested consideration in principle in relation to a proposal to rezone from the Future Urban Zone to an appropriate residential zone, land at 795 Moggill Road, Kenmore, described as Lot 3 on Registered Plan No. 198010, Parish of Indooroopilly, containing an area of 5.9180 hectares. The purpose of the application was to permit an attached housing development.

After carefully examining the proposal, the Committee formed the opinion that a formal application under Section 24.1 of the Town Plan and along the lines stated would have reasonable prospects of approval subject to the following:

- (i) the results of a detailed investigation;
 - (a) of the application; and
 - (b) of any objection lodged;meeting the Council's requirements;
- (ii) agreement on developmental requirements in relation to the Town Plan and Policies;
- (iii) a maximum of R1 intensity;
- (iv) provision of flood free access to the site;
- (v) provision of adequate and suitable land for open space;
- (vi) clarification of intended uses for the balance of the site;
- (vii) the proposed culvert crossing is not to adversely effect flood levels;
- (viii) the culvert width to be adequate for safe vehicular and pedestrian use.

The Committee considered that the enquirer should be advised that this opinion is of a general nature and does not include consideration of the final layout of the proposed development.

RECOMMENDATION:

That the enquirer be so advised.

RECOMMENDATION: YES

Date: 20-12-88

Enquiry re: Proposed Rezoning - 795 McGill Rd Hemmore

Owner: Ashwath Queensland Mo 10 Pty Ltd

File No: (2) 597/19-HH (83)

By letter dated 8-12-88, Messrs Markson Wagon & Chapman requested consideration in principle in relation to a proposal to rezone from the 3 Urban Urban Zone to the

an appropriate residential Zone, land at 795 McGill Road, Hemmore described as Lot 3 on Diagram Plan 198010

Parish of Indragoreilly containing an area of 5.9/80 Ha.

The purpose of the application was to permit Attached Housing development.

After carefully examining the proposal, the Committee formed the opinion that a formal application under Section of the Town Plan and along the lines stated would have reasonable prospects of approval subject to the following:

- (i) the results of a detailed investigation;
 - (a) of the application; and
 - (b) of any objection lodged; meeting the Council's requirements;
- (ii) agreement on developmental requirements in relation to the Town Plan and Policies;

- (i) A maximum of 10 intensity.
- (iii) provision of flood free access to the site.
- (iv) provision of adequate and suitable land for Open Space.
- (v) clarification of intended uses for the balance of the site.
- (vi) the proposed culvert crossing is not to adversely affect flood levels.
- (vii) This opinion is of a general nature and does not include consideration of the final layout of the proposed development.
- (viii) Culvert width to be adequate for safe vehicular & pedestrian use.
- (ix) The applicant be advised that

RECOMMENDATION:

That the enquirer/s be so advised.

This matter was considered by the Dept for D & P. on 20.12.88. The recommendation is supported.

4 of 16
MANAGER

DEPARTMENT OF D. & P.
THIS MATTER WAS CONSIDERED BY THE RATIFICATION COMMITTEE ON 20.12.88 AND I HAVE DECIDED THAT THE SUBMISSION BE
APPROVED
NOT APPROVED
MANAGER

ASSESSMENT COMMITTEE SUMMARY SHEET
(Please cross applicable box/es thus: x)

FILE NO: (2)297/19-144(83)	DATE OF LODGEMENT: 9-12-88
ZONE: F4	LOCATION: 795 Maggill Road, Kenmore

EXISTING USE: vacant site.

DEFINITION AND PROPOSAL:

STATUTORY DECLARATION:

OBJECTIONS:

SUMMARY OBJECTIONS:

☐

Yes

☐

No

☐

Yes

☐

No

FOLIO:

HISTORY:

COMMENTS:

Access to the site will be over an open drainage channel.
Proposed GFA is 21% where RI is 25%



Assessment Committee Flood Report

Team Leader: 1Agenda Number: 1.4File Reference: (2)397/19-HH(03)Location: 795 Moggill Rd., KenmoreLand Levels range from : 17.0 m to 33.0 mRiver Flooding - 1974 - mPost Wivenhoe Est. Level - mCreek Flooding - 1974 - 21.13 mMitigated Level - m

File No. (2) 397/19-HH (83)

Applicant's Name

Street Name & Suburb 795 Moggill Rd Kenmore

MEMORANDUM:

Director, Traffic Planning Branch

In accordance with the Establishment and Co-ordination Committee direction, this site application is forwarded for your consideration re traffic requirements.

For: Director,
Development & Building
Branch / /

Director, Development & Building Branch

✓ (a) The site is not affected by any road scheme approved by Brisbane City Council ~~or the Main Roads Department.~~

✓ (b) A chord truncation is warranted.

✓ (c) Moggill Rd is a declared main road; details of the application should be referred to Main Roads Department, R.O.W. Engineer or Metropolitan District Engineer. North.

✓ (d) The proposal must not prejudice overall ~~planning~~ road planning for the surrounding area ... as the site occupies a significant section of the western alignment of Boblyne St, the proposal limits flexibility in overall road planning to a large degree. Overall planning is subject to further investigation.

For: Director,
Traffic Planning Branch 16/12/88

BCEU 1/795-4 ^6978

*** DEVELOPMENT & BUILDING SYSTEM *** on 12/12/88 at 16:04

*** PROPERTY: 001/0795-4 ^06978 ***

SUBDIVISIONS. * L.3 RP.198010 PAR I'PILLY

As child: 4316 *INC* *

*

*

BCNN Search previous properties

BCTT Terminate enquiry

BCES ^06978

Street Name: MOGGILL RD

BCES ^01217

Street Name: BOBLYNNE ST

~~BCEF F(2)397/19-HH(83)~~

121288:APPLN C I P REZONING

BCEF F(7)420/10-1038/88 ✓

251188:APPLN T A B

BCEU 1/795-4 ^6978

*** DEVELOPMENT & BUILDING SYSTEM *** on 12/12/88 at 16:05

*** PROPERTY: 000/0783 ^06978 ***

SUBDIVISIONS. * L.2 RP.130910 PAR I'PILLY

As parent: 4316 *INC* *

*

BCNN Search previous properties

BCTT Terminate enquiry

BCES ^06978

Street Name: MOGGILL RD

BCES ^01217

Street Name: BOBLYNNE ST

BCEF F(7)397/12-JI(32) ✓

120986:APPRVAL REZ

CEF F(7)439/26(7013)

130484:APPRVAL SUB

M009-014-003

1 FRAMES - BUILDING CARDS

M046-020-039

5 FRAMES - BUILDING CARDS

BCEU 1/795-4 ^6978

*** DEVELOPMENT & BUILDING SYSTEM *** on 12/12/88 at 16:05

*** PROPERTY: 000/0841 ^06978 ***

SUBDIVISIONS. * L.1 RP.131457 PAR I'PILLY

*

As parent: 2571

BCCC Continue list of records RTI 2023/24 351 - DS - Pages from 2_397_19-HH_83

BCNN Search previous properties

BCTT Terminate enquiry

BCES *06978

Street Name: MOGGILL RD

BCES *01217

Street Name: BOBLYNNE ST

BCEF F(6)223/30-HH505/841(A2)

150584:APPRVAL D & F

T1584/84

TOWN PLANNING CERTIFICATE

BCER B3904/83

130684:COMPLN SHOPPING CENTRE

BCEF F(3)223/30-HH505/841(A1)

080883:APPLN SHOP WOOLWORTHS

BCER B3304/83

140884:COMPLN TAVERN

BCEF F(5)223/30-HH505/841

120483:APPLN APPLIC FOR D & F

BCEF F(0)420/10-NN505/841

060483:APPRVAL TAVERN

T864/83

TOWN PLANNING CERTIFICATE

M014-015-027

3 FRAMES - BUILDING CARDS

CONTINUED

BCEU 1/795-4 *6978

*** DEVELOPMENT & BUILDING SYSTEM *** on 12/12/88 at 16:05

*** PROPERTY: 000/0003 *01994 ***

SUBDIVISIONS.

* L.1 RP.128271 PAR I'PILLY

As parent: 2571

BCTT Terminate enquiry

BCES *01994

Street Name: CEDARLEIGH RD

BCEF F(3)420/11-HH505/841(A1)

160484:APPRVAL BANK

BCEF F(6)420/11-HH505/841(A2)

130484:APPRVAL HEALTH CARE INSTR

T1587/84

TOWN PLANNING CERTIFICATE

BCER B3904/83

130684:COMPLN SHOPPING CENTRE

BCEF F(5)420/11-HH505/841

050883:APPRVAL

M014-015-027

3 FRAMES - BUILDING CARDS

M046-020-049

1 FRAMES - BUILDING CARDS

T864/83

TOWN PLANNING CERTIFICATE

END OF LIST

BRISBANE CITY COUNCIL

A.B.S. FILE & B/A PROCESSING CHECK LISTPLEASE TICK APPLICABLE BOXES THUS: ☒COUNTER CLERK

1. A.

U.P.R.N.(S) FOR LAND PARCEL(S) ENTERED ON FORM

☒

B. (FOR FILES ONLY)

EITHER

(IF PROPERTY RECORDS LINKED)

PRINT OUT OF PROPERTY DETAILS (RP ENQUIRY) ON THE ABOVE U.P.R.N.(S) ATTACHED

☒OR

(IF THERE IS NO PROPERTY LINK RECORD)

PRINT OUT OF PROPERTY DETAILS (RP ENQUIRY) ON U.P.R.N.(S) FOR THE RATES RECORDS ATTACHED

☐RECORDING OFFICER

2.

FILE OR B/A ENTERED IN D.A.B.S. UNDER U.P.R.N.(S) ON FORM

☐

3.

FILE OR B/A DETAILS ATTACHED (BCEF OR BCER ENQUIRY)

☐

4.

STREET NOTATIONS ATTACHED (BCEN ENQUIRY)

☐

5.

D.A.B.S. HISTORY FOR EACH U.P.R.N. ATTACHED (BCEU ENQUIRY)

☐

6.

EITHER

COPIES OF ALL REGISTRATION CARDS ATTACHED

☐OR

NO CARDS WITH PREVIOUS HISTORY

☐

MACLEAN WARGON CHAPMAN

222 80 10 97 SD091288 05
036702 09/12/88 110.00

FOR CONSIDERATION IN PRINCIPLE
NO. 795 MOBILE NO. KERNON
PROPOSED RECONING (K → RA)

\$ 110.00

\$ 110.00

222 05 110.00.

OFFICE USE ONLY

visual impact on it's neighbours. The drainage easement on the South will be landscaped to enhance it's better value between the shopping centre, tavern and proposed development.

At a density of 21% GFA to site area, we believe our proposal represents the most appropriate use for the property and will enhance the amenity of the area.

A copy of the existing owners consent to this application is also attached.

Yours faithfully,
MACLEAN WARGON CHAPMAN

Sch 4(4)(6)



Maclean Wargon Chapman



Civil and Structural Engineers
Development Consultants

BRISBANE
483 Adelaide Street,
Brisbane, Qld. 4000 Australia
GPO Box 2189, Brisbane, Qld. 4001
Tel (617) 831 3622 Fax (617) 832 1481

GOLD COAST
Level 9, Seabank,
12 Marine Parade,
Southport, Qld. 4215
PO Box 2542, Southport, Qld. 4215
Tel (075) 91 0311 Fax (075) 91 3421
Offices at Cleveland & Ipswich

JAM:vk

8 December 1988

The Town Clerk
Brisbane City Council
Administration Building
69 Ann Street
BRISBANE QLD 4000



Dear Sirs,

RE: PROPOSED MULTI-UNIT DEVELOPMENT - KENMORE

We hereby make application to Council for Consideration in Principle for the development as set out on our attached drawings No. 276-88 Sk3.

We seek your approval in principle for the development as a pre-cursor to our application by the developer for a re-zoning from "Future Urban" to an appropriate Residential Zoning.

The proposal is a logical residential use for the land which lies between substantial commercial land usage and existing low-density detached housing.

In detail the design allows for 36 2-storey townhouses and 9 single-storey villa units. The low-level units are spread out along the Western boundary of the site so that there is no overlooking of adjacent detached houses by 2-storey buildings. Further to the above, as the site generally falls away from the neighbouring residential property, the development will have no visual impact on it's neighbours. The drainage easement on the South will be landscaped to enhance it's better value between the shopping centre, tavern and proposed development.

At a density of 21% GFA to site area, we believe our proposal represents the most appropriate use for the property and will enhance the amenity of the area.

A copy of the existing owners consent to this application is also attached.

Yours faithfully,
MACLEAN WARGON CHAPMAN



Sch 4(4)(6)



CARLTON AND UNITED BREWERIES (QUEENSLAND) LIMITED

INCORPORATED IN QUEENSLAND

REGISTERED OFFICE: 18 MALT STREET, FORTITUDE VALLEY, 4006
TELEPHONE: 253 0311 TELEGRAMS AND CABLES: "CUBOLD" TELEX: CUBOLD AA40262 FACSIMILE: 52 5593

All communications to be addressed to:
THE SECRETARY, BOX 182 G.P.O., BRISBANE, 4001

8th December, 1988

Mr J Ryan
Managing Director
Bright Slater
Project Sales
PO Box 963
TOOWONG QLD 4066

Dear Mr Ryan

ASHWICK (QLD) NO 10 PTY. LTD. AND BANELLA HOLDINGS PTY. LTD.

Ashwick (Qld) No 10 Pty. Ltd. hereby authorises Maclean Wargon Chapman to make application to the Brisbane City Council on behalf of Banella Holdings Pty. Ltd. for a consideration in principal of a rezoning from Future Urban to Residential "A" for the purposes of a Town House Development on the land owned by Ashwick (Qld) No 10 Pty. Ltd. and described as Proposed Lot 5 being that part of Lot 3 on RP 198010 in the Parish of Indooroopilly as is delineated in red on the attached plan.

Yours faithfully

Sch 4(4)(6)

Manager - Hotels
IWB LD

RP 001/0795-4 ^06978 UPRN:001/0795-4 ^06978 ON 09/12/88 AT
 000/0795- MOGGILL RD KENMORE 4069 006978 **17-00346/200
 \$195,000 - 30/06/86 (\$195,000 300685) PR ASS:00346/
 ASHWICK QUEENSLAND NO 10 PTY LTD 59,180 SQM
 G P O BOX 182
 BRISBANE 4001

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GEN-20	WAT-03	SEW-03	CLN-R 1.0	PED-C 13	
729.20	307.22	183.20	24.57	888.12	2
L.3 RP.198010 PAR I'PILLY					

LAST CHANGE: PROP-23/11/88 FIN-CASH 21/10/88

HR

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