

05 December 2011
Ranji De Silva
Implementation & Assessment Branch, Nerang
(07) 5582 8866
11-129-LE Cover
PN307555/03/DA4
Application No: OPW201101727

Icubed Consulting Pty Ltd
C/- Bridget Parge
PO BOX 909
KENMORE QLD 4069



Dear Sir/Madam

REQUEST TO CHANGE AN EXISTING APPROVAL - NOTICE TO APPLICANT

Application type:	OPEARATIONAL WORKS
Property situated at:	84 - 160 Christensen Road South, Stapylton
Property description:	Lot 334 on SP193431
Date request for change was made:	30 November 2011
Details of original development:	OPW
Original development application number:	OPW201101504
Date of originating development application approval:	11 November 2011

I wish to advise that on 05 December 2011, the request to change an existing approval was **approved** as outlined in the enclosed document.

Extracts from the [Sustainable Planning Act 2009](#), which detail your appeal rights, are enclosed for your information.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment area on telephone (07) 5582 8866.

Yours faithfully

Dr Shahadat Hossain
EXECUTIVE COORDINATOR ENGINEERING & ENVIRONMENTAL ASSESSMENT
For the Chief Executive Officer
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APPROVED PLANS/DRAWINGS

1 Development to be generally in accordance with specified plans/drawings as amended in red

The development must be carried out generally in accordance with the approved plans/drawings listed below, as amended in red, stamped and returned to the applicant with this decision notice and notified previously.

Plan No.	Rev.	Title	Date	Prepared by	Certified by
11-129-N00	B	Cover Sheet Notes & Locality Plan	11/10/11	i ³ Consulting Pty Ltd	RPEQ6750
11-129-C05	B	Finished Surface Level Plan 2	11/11/11	i ³ Consulting Pty Ltd	RPEQ6750
11-129-C07	C	Stormwater Plan 2	28/11/11	i³ Consulting Pty Ltd	RPEQ6750
11-129-C09	B	Stormwater Long Sections Sheet 1	28/10/11	i³ Consulting Pty Ltd	RPEQ6750
11-129-C10	B	Stormwater Long Sections Sheet 2 & Structure Details	28/10/11	i ³ Consulting Pty Ltd	RPEQ6750

A Attachment 1 – Acceptable Tolerances

During the construction phase any works that are not in accordance with the development approval requires amended drawings to be submitted unless within the following specified construction tolerances.

1 Roadwork – Council's Record Tolerance

Deviation from the approved Engineering Drawings shall not exceed:

Kerb and Channel

Vertical Alignment	Refer to the specified tolerances
Horizontal Alignment	Refer to the specified tolerances
The Constructed Minimum Kerb Grading	Is not less than 0.5%
No Ponding occurs	Refer to Council's current Standard Specification SS5

Pavement

Vertical Alignment	Refer to the specified tolerances
Horizontal Alignment	Refer to the specified tolerances
The Constructed Minimum Crossfall	Shall be as set out in the Land Development Guidelines

2 Stormwater Drainage – Council's Record Tolerance

Deviation from the approved Engineering Drawings shall not exceed:

Manholes

Location	±1000mm (Refer Note 1)
Surface Level	±50mm (Refer Note 2)

Gullies

Longitudinal	±1000mm (Refer Note 1)
Lateral	Refer Note 3
Invert Level	±50mm (Refer Note 3, 4)

Pipework

Invert Level	±50mm (Refer Note 4)
Alignment	±1000mm (Refer Note 1)
Grade	Refer Note 4

Property Pits (Inter-allotment), Field Inlets, Headwalls

Location	±1000mm (Refer Note 1)
Surface Level	±50mm (Refer Note 2)

Notes:

- 1 Deviation should not result in conflict of interference with any other service or structure. All services should remain within the approved service corridor.
- 2 Should match the adjacent finished surface level.
- 3 Deviation should not affect the levels of existing kerb and channel and adjacent roadwork.
- 4 Not less than minimum and not more than maximum grade and/or depth. Council's design criteria shall be achieved.

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Sustainable Planning Act 2009

APPEAL RIGHTS FOR APPROVAL OR REFUSAL OF DEVELOPMENT APPLICATIONS FOR MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT OR OPERATIONAL WORKS APPLICATIONS.

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following:
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application;
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the applicant's appeal period) after:
 - (a) if a decision notice or negotiated decision notice is given - the day the decision notice or negotiated decision notice is given to the applicant;
 - (b) otherwise, the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day of a decision on the matter should have been made.