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**BRISBANE CITY COUNCIL**  
DEPARTMENT OF CITY ADMINISTRATION

BRISBANE ADMINISTRATION CENTRE  
BRISBANE, QUEENSLAND

IN REPLY, PLEASE QUOTE:  
(0)439/26(7640)

ALL CORRESPONDENCE TO BE  
ADDRESSED TO THE TOWN CLERK

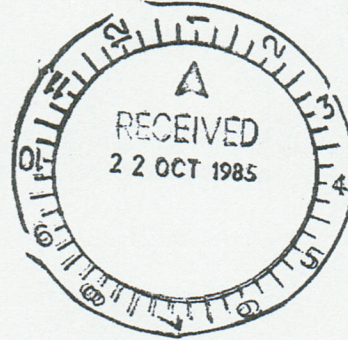
TELEPHONE  
225 -0411

WHEN CALLING OR  
PHONING PLEASE  
ASK FOR

BOX 1434, G. P. O.  
BRISBANE, QLD. 4001

14th October, 1985.

The Director,  
Donald Thallon (Surveys)  
Pty. Ltd.,  
Floor 5, Professional Suites,  
138 Albert Street,  
BRISBANE. Q. 4000



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Dear Sir,

Owners: C.S. and M.L. Appleby and M.E. Rainbow.

I take pleasure in advising that, as the outcome of your application, the Council Registration Board has granted approval, as shown on Proposal Plan A2 500/7, dated 23rd April, 1985, in respect of the subdivision of the land at 116 St. Johns Avenue, Ashgrove, described as portion 382, parish of Enoggera, subject to the terms and conditions of the Rezoning Agreement and the following conditions:-

- (a) Access restriction strips 0.3 metres wide as shown in yellow on the plan to be transferred to Council free of cost. *c/su*
- (b) The subdivider/s to transfer to the Council free of cost such drainage easements as may be required, including any necessary provision for overland flow, to the requirements and satisfaction of the Chief Engineer and Manager, Department of Works. "
- (c) Reciprocal access easement rights to be granted over access strips. "
- (d) Access easement rights to be granted to Council and other relevant Public Utility bodies to allow installation of services to rear allotments. "
- (e) The subdivider/s to dedicate for road purposes, free of cost to the Council, the land shown as 'new road' on proposal plan numbered A2 500/7. *Sing.*
- (f) The cul-de-sac is to be classified as a type 'A' road, as defined in Chapter 8 Part 4 of the Ordinances, and to be constructed to the requirements and satisfaction of the Chief Engineer and Manager, Department of Works. *Carther.*
- (g) The subdivider/s to supply and install all service conduits required in connection with the development. Such conduits to be installed prior to the completion of roadworks. "

**COPY SENT  
TO CLIENT**

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**COPY SENT TO  
ENGINEERS**

- (h) Subject to the requirements of Council Ordinances, the subdivider/s to take out appropriate permits prior to (any or all of the following):
- (i) crossing the kerb with heavy vehicles;
  - (ii) working in the road reserve;
  - (iii) connection to a Council drain;
  - (iv) storing of material on the footpath or road;
  - (v) the provision of hoardings and gantries.
- (i) The subdivider/s to construct an all weather rural standard sealed access 3 metres in width from Royal Parade to the western boundary of the subject site through the proposed park. *Buer*
- (j) The subdivider/s to carry out stormwater drainage through the estate, including provision for overland flow in excess of the design storm to the requirements and satisfaction of the Chief Engineer and Manager, Department of Works. "
- (k) The subdivider/s to be responsible for the construction of roofwater drainage reticulation to allotments to the requirements and satisfaction of the Chief Engineer and Manager, Department of Works. "
- (l) The subdivider/s to construct along the full length of the 6 metre wide rear allotment access strips, concrete slabs being a minimum width of 5.0 metre/s including 5.00 metre wide concrete vehicular footway crossing to the requirements and satisfaction of the Chief Engineer and Manager, Department of Works. "
- (m) The subdivider/s to construct along the full length of the 4 metre wide rear allotment access strips, concrete slabs being a minimum width of 3.0 metres including 5.00 metres wide concrete vehicular footway crossing to the requirements and satisfaction of the Chief Engineer and Manager, Department of Works. "
- (n) The requirements of approval as they relate to the location, design and construction of roads, drainage and filling to be subject to variation in detail if the Registration Board, after consideration of advice from the Chief Engineer and Manager, Department of Works, on engineering plans to be supplied by the subdivider decides that such variation is necessary in the circumstances.
- (o) The subdivider/s to be responsible for the preservation of as many healthy trees as possible in the estate.
- (p) The subdivider/s to contribute a sum calculated at the rate of \$35 per allotment for the planting and maintenance of ornamental trees on the footways of the estate. *By Bcc. \$805*
- (q) The subdivider/s to contribute as offered \$5000 towards the development of parks, in accordance with the rezoning agreement. "
- (r) The subdivider/s to transfer in fee simple to the Crown for park purposes the land shaded green on plan number A2 500/7 dated 23rd April, 1985 free of all costs, in accordance with the rezoning agreement. *C/Sol*

- (s) The subdivider/s to produce documentary evidence that he/they has/have entered into an agreement with the South East Queensland Electricity Board to underground electricity services before the Plan of Survey will be sealed by Council. ✓
- (t) The subdivider/s to produce documentary evidence that he/they has/have entered into an agreement with the South East Queensland Electricity Board to provide street lighting facilities before the plan of survey will be sealed by Council. ✓
- (u) The subdivider/s to clear the park area of all undergrowth and grade the park area for easy access and maintenance of the whole area to the requirements and satisfaction of the Chief Engineer and Manager, Department of Works. *Build*
- (v) The subdivider/s to obtain an undertaking from Telecom to underground its services within the estate. ✓
- (w) The subdivider/s to forward a copy of the plan as approved to Telecom. ✓
- (x) The subdivider/s to be responsible for the cost, as fixed in Schedule A of Council's Budget, of the supply and erection by Council, to the satisfaction and specification of the Manager, Department of Planning and Co-ordination, "No Through Road" signs required by the development. *Build*
- (y) The subdivider/s to contribute for sewerage headworks at the rate prevailing at the time of sealing of the plan of survey. The rate is currently calculated at \$1 460 per hectare amounting to \$8 927. *By B.C.C.*
- X (z) The subdivider/s to provide a sewer from the existing system to the estate to the specification and satisfaction of the Chief Engineer and Manager, Department of Water Supply and Sewerage. Current estimate of cost \$8 000. *Build*
- (Aa) The subdivider/s is to be responsible for the costs of construction of a sewerage system necessary to provide a sewerage connection to each allotment to the satisfaction of the Chief Engineer and Manager, Department of Water Supply and Sewerage. *Build*
- (Ab) The subdivider/s to contribute for water supply headworks. The rate is currently calculated at \$3 355 per hectare amounting to \$20 841. *Pay B.C.C.*
- (Ac) The subdivider/s to be responsible for the installation of a 75 millimetre BGMW Booster at the existing Gresham Street booster at an estimated cost of \$17 500. ✓
- (Ad) The subdivider to be responsible for the provision of approximately 80 metre/s of 150 millimetres diameter water main in Grand Parade between Buckingham and Glasgow Streets to supply the estate, current approximate cost \$9 250. ✓

(Ae) The subdivider/s to provide internal water reticulation to the estate to the specification and satisfaction of the Chief Engineer and Manager, Department of Water Supply and Sewerage. Current approximate cost \$11 000.

Bay BCC.

(Af) The subdivider/s to provide <sup>273</sup> 20 and <sup>506</sup> 25 millimetres water services to each allotment and private boosters to allotments 15, 16, 17, 20 and 21 in the subdivision as specified by the Chief Engineer and Manager, Department of Water Supply and Sewerage. Current estimate of cost \$16342.

(Ag) Water mains to be laid in advance of roadworks in positions directed by the Chief Engineer and Manager, Department of Water Supply and Sewerage.

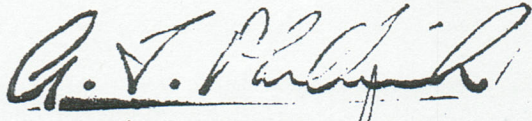
(Ah) All estimates and contributions payable for the purpose of sealing the Plan of Survey are to be based on the current rates at that time.

(Ai) Compliance with the requirements of all relevant Council Ordinances.

Will you therefore submit to the Council's Department of Planning and Co-ordination, one certified survey plan of the proposed subdivision, together with two (2) true copies of such survey plan.

The certified survey plan will be compared with the original plan, and if found to conform with same, passed, sealed and returned to you, thus authorising the lodging of the plan in the OFFICE OF THE REGISTRAR OF TITLES.

Yours faithfully,

  
(A.T. Philbrick)  
TOWN CLERK

For further enquiries please ring:-

- 1. Department of Planning and Co-ordination - 225 4776
- 2. Department of Works - 225 4373
- 3. Department of Water Supply and Sewerage - 225 4580 (Water)  
225 4390 (Sewerage)
- 4. Department of Health and Community Services - 225 4933

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