



SUPPORTING INFORMATION

for respective items considered at

Coordination Committee Meeting

9 October 2018

SUPPORTING INFORMATION

Ref: [A17512614](#), [A17562384](#), [A17562386](#), [A17562389](#), [A17562372](#), [A17562371](#)

The following list of supporting information is provided for:

ITEM 2.2

DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6

#1 Locality Plan

#2 Aerial Photograph

#3 Zoning Map (Redcliffe City Planning Scheme 2005)

#4 Proposal Plans

#5 Acoustic Assessment

#6 Stormwater Management Response

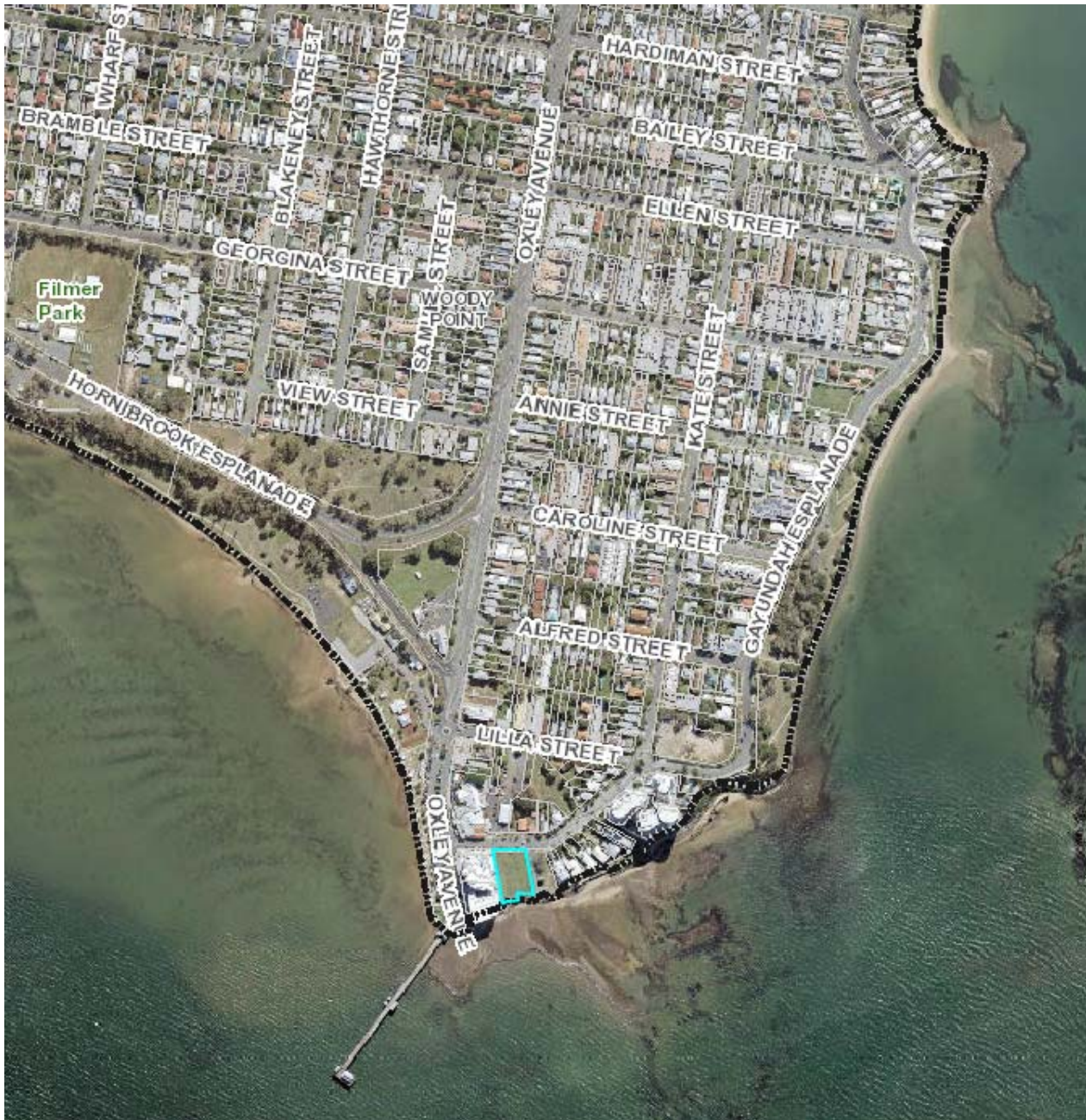
#7 Referral Agency Response

#8 Properly Made Submissions

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#1 Locality Plan



ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#2 Aerial Photograph



ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#3 Zoning Map (Redcliffe City Planning Scheme 2005)



- Low Density Residential Zone
- Mixed Residential Zone
- Medium Density Residential Zone
- Retail Core Zone
- Frame Business Zone
- Industry Zone
- Health Services Zone
- Community Purposes Zone
- Open Space and Recreation Zone
- Natural Values Zone
- Harbour Purposes Zone

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#4 Proposal Plans

DEVELOPMENT SCHEDULE

TOTAL SITE AREA PROPOSED : 2,456 m²

MAX SITE COVER ALLOWED :
- GROUND (L1) : 50% -- 1228 sqm
- FIRST (L2) : 50% -- 1228 sqm
- L3 to L6 : 40% -- 982.4 sqm
- L7 to L8 : 35% -- 859.6 sqm
- L9 : 25% -- 614 sqm

ACTUAL SITE COVER CALCULATION :
- GROUND (L1) : 35% -- 866 sqm
- L2 - L8 (TYPICAL): 38.3% -- 942 sqm
- L9 : 32.2% -- 790 sqm

"Site cover – is the percentage of a site occupied by a building or buildings, excluding eaves or outdoor covered areas, balconies and decks." (Redcliffe City Planning Scheme 2005)

TOTAL NUMBER OF UNITS : 33
GFA CALCULATIONS :
- LEVEL 1 - APARTMENTS (3 units) : 500 sqm
- FACILITIES : -
- LEVEL 2 - APARTMENTS (4 units) : 805 sqm
- LEVEL 3-6 - APARTMENTS (16 units) : 3220 sqm
- LEVEL 7-8 - APARTMENTS (8 units) : 1610 sqm
- LEVEL 9 - APARTMENTS (2 units) : 654 sqm

TOTAL GFA = 6789 sqm

CAR PARKING CALCULATIONS

LAND USE	COUNCIL REQUIREMENT	extent	requirement
MULTIPLE DWELLING	1.75 covered spaces for each unit; plus	33	57.75
	an additional 1 space for every 5 units for visitors	33	6.6
TOTAL			65

CAR PARKS PROVIDED - RESIDENTIAL : 72 (basement)
: 4 (ground floor - within 2x private double garages)
- VISITORS : 7 (ground floor)



TOTAL CAR PARKS PROVIDED : 83

UNIT SUMMARY

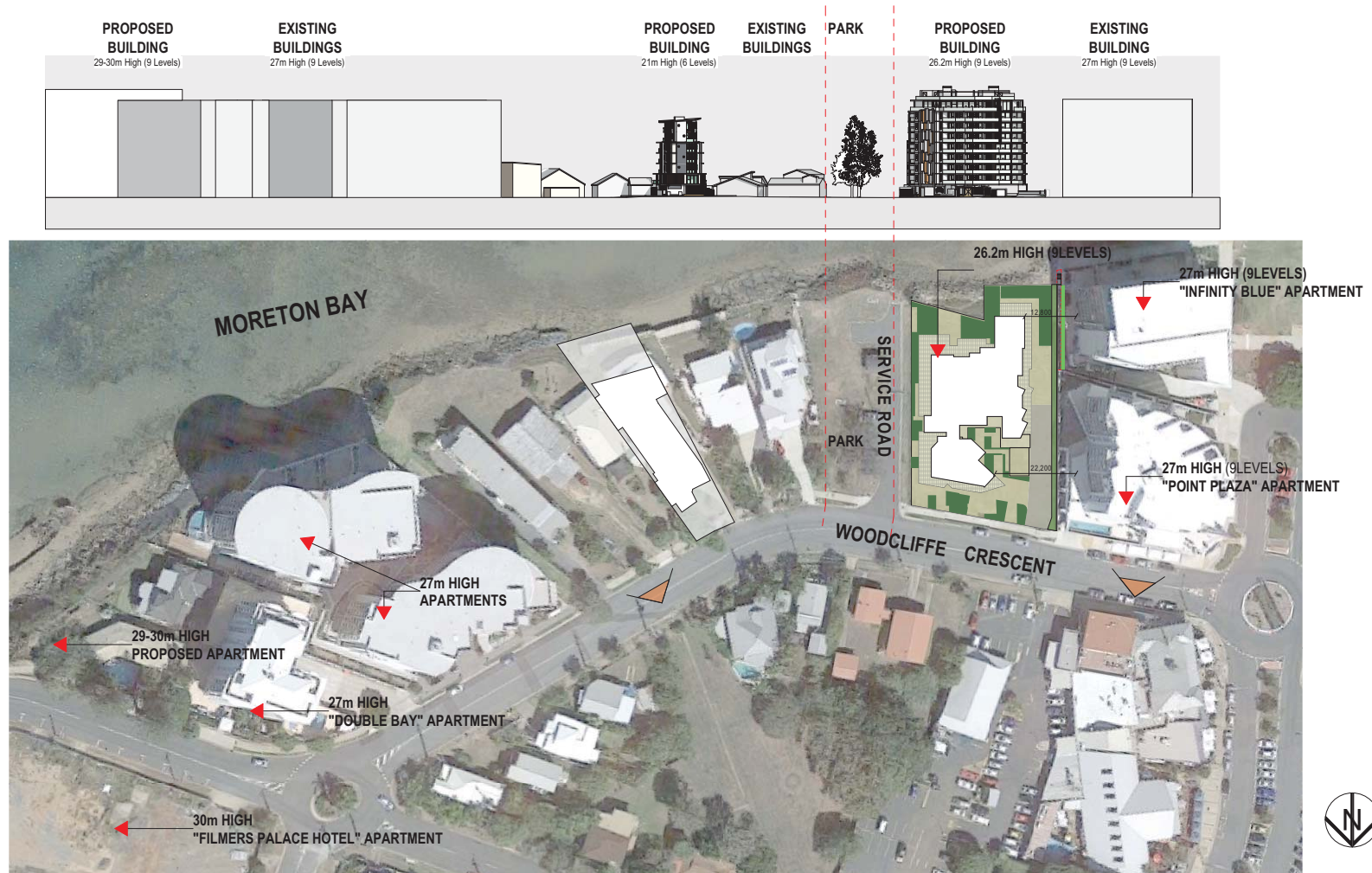
LEVELS	UNIT AREA (sqm)						
	UNIT	BEDROOM	UNIT AREA	BALC. AREA	OPEN PRIV. AREA	TOTAL	PRIV. LOBBY
BASEMENT	-	-	-	-			
LEVEL ONE / GROUND FLOOR (3 units)	U1	3	178	124	93	1	-
	U2	2	166	32	103	1	-
	U3	3	148	70	121	1	19
LEVEL 2 - 8 (TYPICAL) 4 units / floor x 7 = 28 units	U4,8,12 16,20,24,28	3 (x7 = 21)	196	75 (x7 = 525)	-	7	6
	U5,9,13 17,21,25,29	3 (x7 = 21)	179	42 (x7 = 294)	-	7	9
	U6,10,14 18,22,26,30	3 (x7 = 21)	187	44 (x7 = 308)	-	7	10
	U7,11,15 19,23,27,31	3 (x7 = 21)	231	48 (x7 = 336)	-	7	12
LEVEL 9 (2 units)	U32	4	332	248		1	26
	U33	4	306	125		1	45
ROOF TOP TERRACE LEVEL					175 (U.32)		
					108 (U.33)		6 (U.33)

OPEN SPACE CALCULATIONS (refer to open space calculation diagram)

GROUND FLOOR PRIVATE OPEN SPACE : 226 sqm (balcony)
GROUND FLOOR COMMUNAL OPEN SPACE : 628 sqm (walkway + landscape = 76 + 552)
ROOF TOP TERRACE LEVEL COMMUNAL OPEN SPACE : 513 sqm
ABOVE GROUND PRIVATE OPEN SPACE :
TYPICAL LEVEL @232 sqm / LEVEL : 1463 sqm
LEVEL NINE (U32, U33) : 373 sqm
PRIVATE ROOF DECK (U32, U33) : 283 sqm
TOTAL LANDSCAPE & RECREATION AREA : 3486 sqm (106 sqm / UNIT)

<table border="1"> <thead> <tr> <th>REV.</th> <th>DETAILS</th> <th>INT.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR CLIENT COMMENTS</td> <td>Rev</td> <td>23/09/2017</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>Rev</td> <td>26/09/2017</td> </tr> <tr> <td>C</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>Rev</td> <td>11/09/2017</td> </tr> <tr> <td>D</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>Rev</td> <td>22/09/2017</td> </tr> <tr> <td>E</td> <td>CONSULTANT COORDINATION FOR CA</td> <td>Rev</td> <td>06/09/2017</td> </tr> <tr> <td>F</td> <td>REF COORDINATION FOR CA</td> <td>Rev</td> <td>05/09/2017</td> </tr> <tr> <td>G</td> <td>RESPONSE TO MBRCC REPORT DATED 19 APRIL 2018</td> <td>Rev</td> <td>18/02/2018</td> </tr> <tr> <td>H</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>Rev</td> <td>20/09/2018</td> </tr> <tr> <td>I</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>Rev</td> <td>18/07/2018</td> </tr> </tbody> </table>	REV.	DETAILS	INT.	DATE	A	ISSUE FOR CLIENT COMMENTS	Rev	23/09/2017	B	ISSUE FOR DEVELOPMENT APPROVAL	Rev	26/09/2017	C	ISSUE FOR DEVELOPMENT APPROVAL	Rev	11/09/2017	D	ISSUE FOR DEVELOPMENT APPROVAL	Rev	22/09/2017	E	CONSULTANT COORDINATION FOR CA	Rev	06/09/2017	F	REF COORDINATION FOR CA	Rev	05/09/2017	G	RESPONSE TO MBRCC REPORT DATED 19 APRIL 2018	Rev	18/02/2018	H	ISSUE FOR DEVELOPMENT APPROVAL	Rev	20/09/2018	I	ISSUE FOR DEVELOPMENT APPROVAL	Rev	18/07/2018	client IOANNA PHILIPPIDES	project WOODY POINT APARTMENTS 16-20 WOODCLIFFE CRESCENT WOODY POINT QLD 4019	drawing Development Schedule			Copyright of this drawing and all works executed from same is vested in the Architect. Check all dimensions before construction. Do not scale off drawings. project number: 176318 date: 19/7/2018 drawing number: DA102 scale: AS NOTED @ A3 rev: I checked by: M/W drawn by: A/HF
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REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	RF	20/09/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	RF	20/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	RF	11/08/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	RF	20/09/2018
E	CONSULTANT COORDINATION FOR CA	RF	20/09/2018
F	RF COORDINATION FOR CA	RF	20/09/2018
G	RESPONSE TO MERCY RPT DATED 19 APRIL 2018	RF	18/09/2018
H	ISSUE FOR COORDINATION	RF	20/09/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	RF	18/07/2018

client
IOANNA PHILIPPIDES

project
**WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019**

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drawing
CONTEXTUAL PROFILE

ORIGINAL DESIGN BY :

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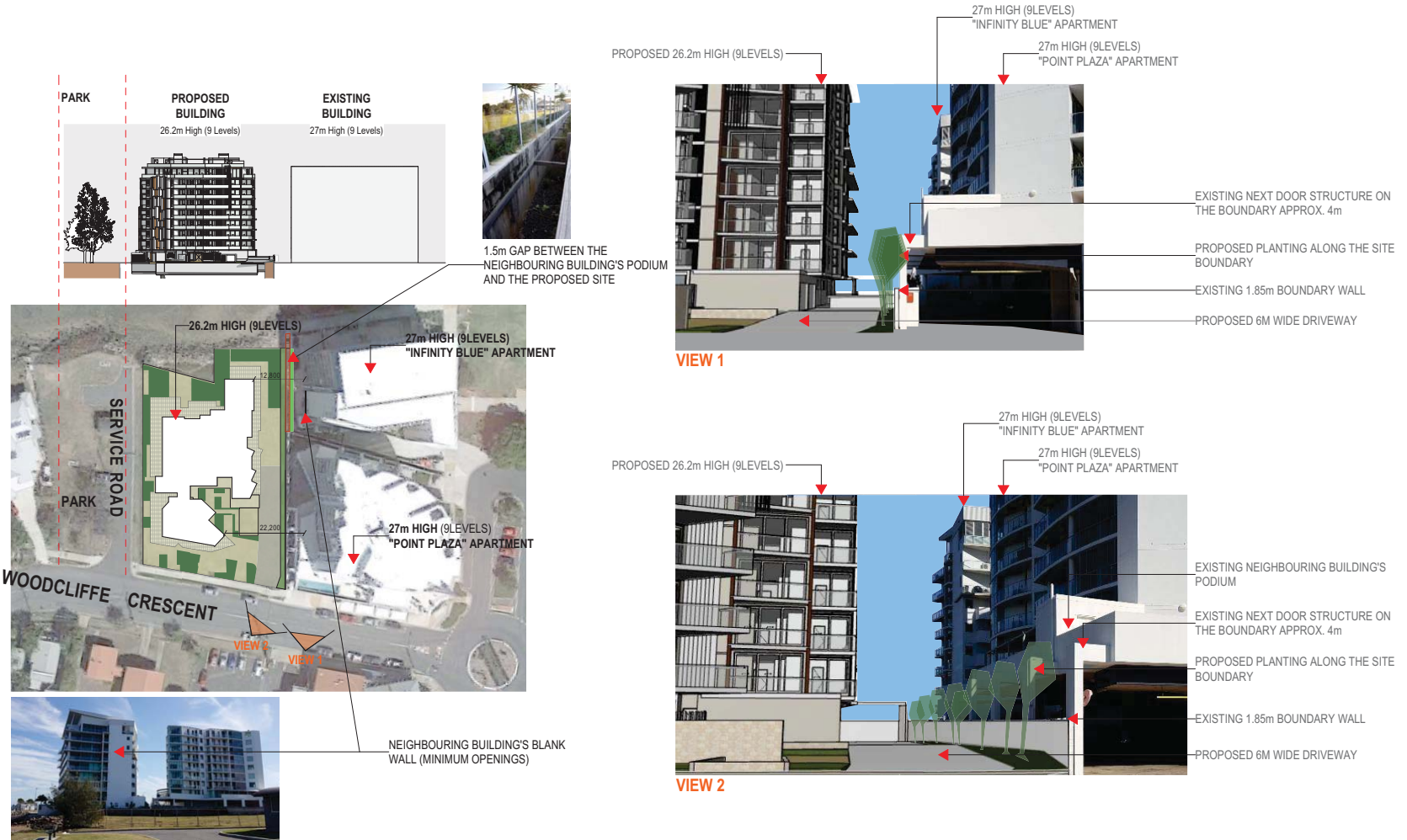
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AHF

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MJW

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



REV.	DETAILS	INT	DATE
A	RESPONSE TO PUBLIC FEEDBACK 18 APRIL 2018	1/22	18/04/2018
B	ISSUE FOR COORDINATION	1/22	19/07/2018
C	ISSUE FOR DEVELOPMENT APPROVAL	1/22	19/07/2018

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drawing
STREET VIEW STUDY

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	NS	22/03/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	NS	26/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	NS	11/08/2017
D	RESPONSE TO DEVELOPMENT APPROVAL	NS	25/02/2018
E	CONSULTANT COORDINATION FOR ICA	NS	03/02/2018
F	RESPONSE TO MBRC RF DATED 18 APRIL 2018	NS	18/04/2018
G	ISSUE FOR DEVELOPMENT APPROVAL	NS	26/09/2018
H	ISSUE FOR DEVELOPMENT APPROVAL	NS	18/07/2018

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BASEMENT FLOOR PLAN

ORIGINAL DESIGN BY: **ALEX ENKORNSOFF**
ANV ARCHITECTS

Victor G Feros
Town Planning Consultants

MARK WILLIAMS
architects

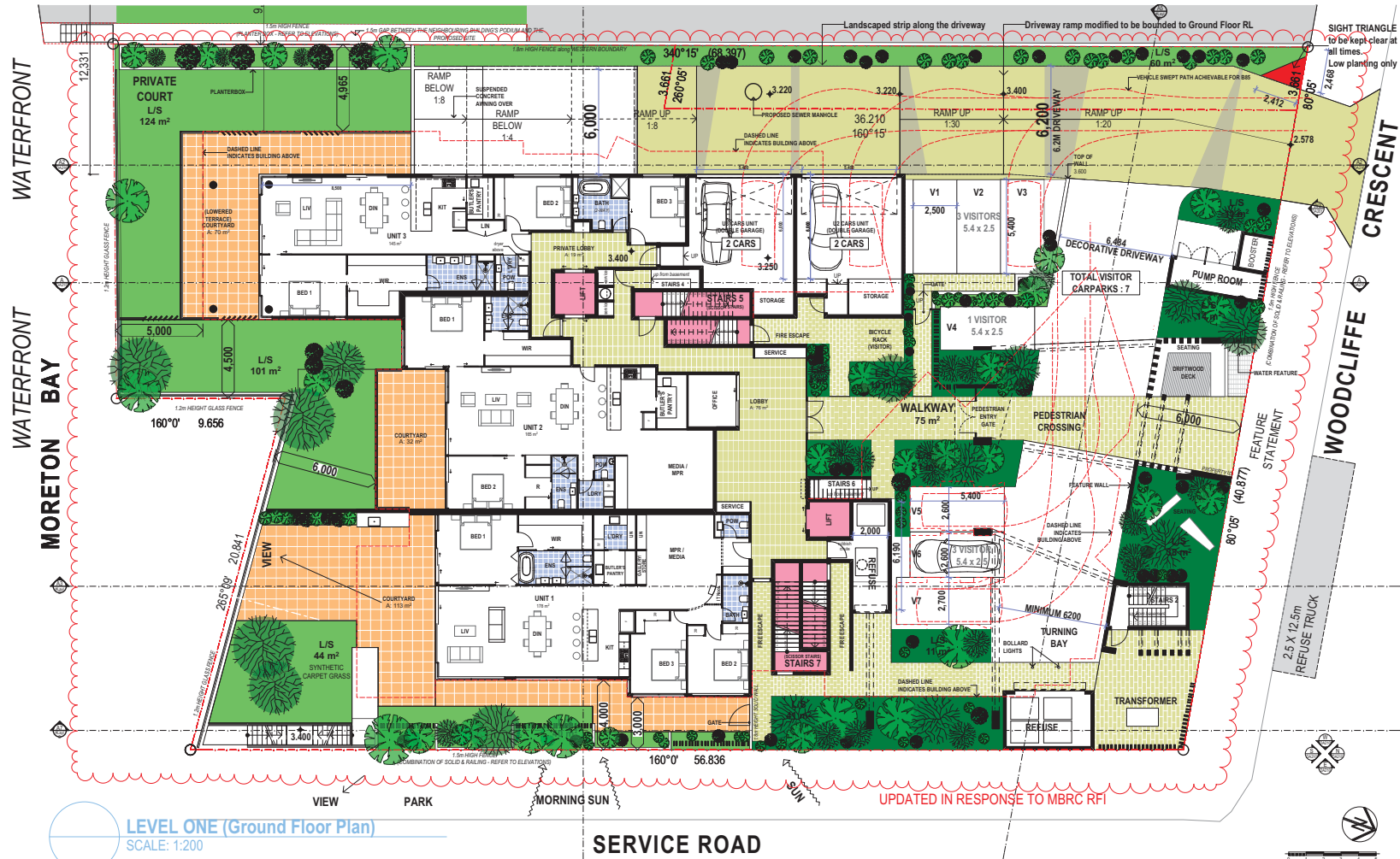
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project number: **176318**
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scale: **AS NOTED @ A3**
rev: **1**

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	AW	29/03/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	AW	26/02/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	AW	11/09/2017
D	REVISED FOR DEVELOPMENT APPROVAL	AW	25/02/2018
E	CONSULTANT COORDINATION FOR DA	AW	06/02/2018
F	REV COORDINATION FOR DA	AW	22/02/2018
G	RESPONSE TO MBRC RFI DATED 19 APRIL 2018	AW	18/02/2018
H	ISSUE FOR COORDINATION	AW	29/02/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	AW	16/07/2018

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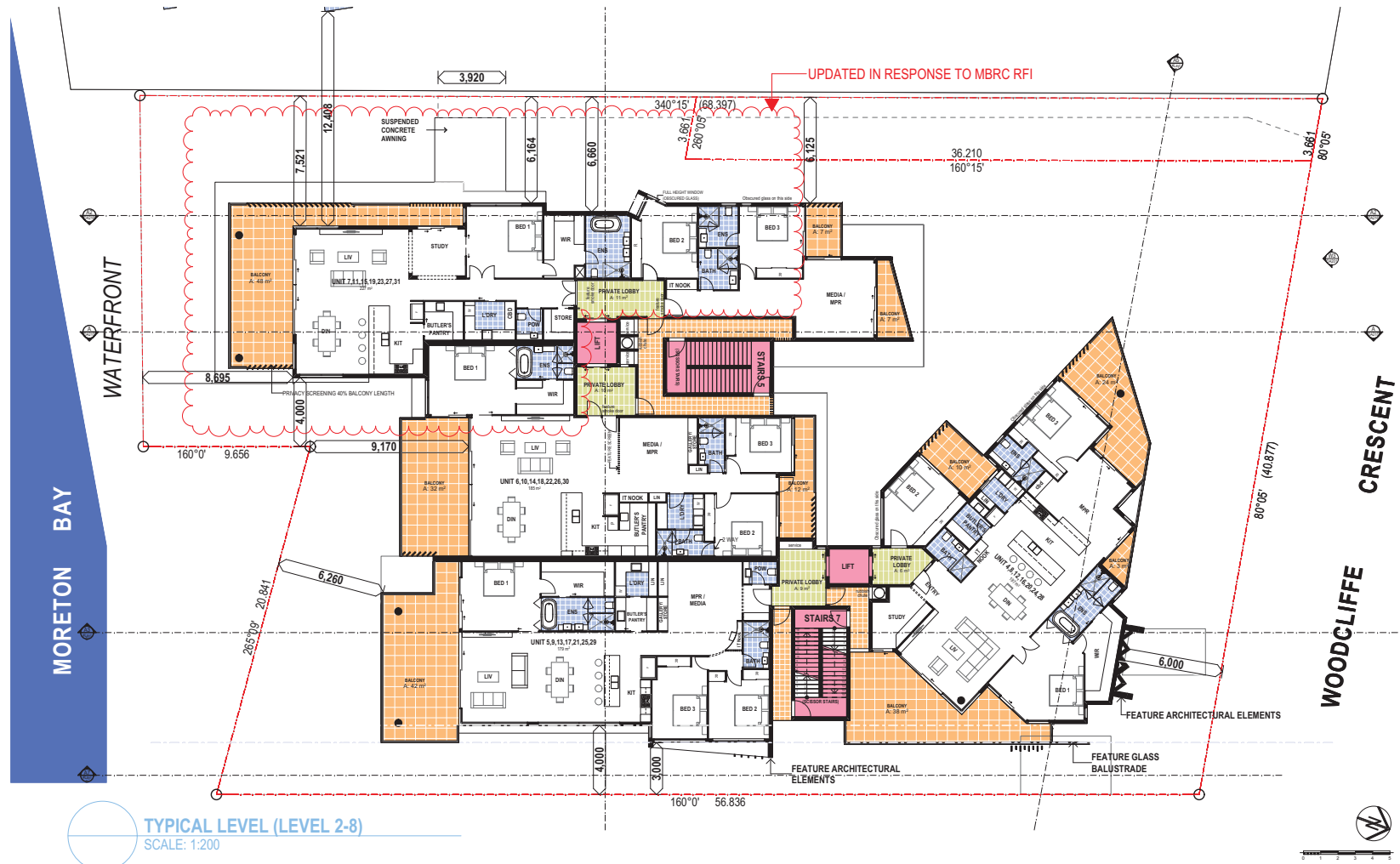
drawing
LEVEL ONE (Ground Floor Plan)

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19/7/2018
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TYPICAL LEVEL (LEVEL 2-8)
SCALE: 1:200

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	MP	22/09/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	MP	29/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	MP	11/08/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	MP	25/05/2018
E	CONSULTANT COORDINATION FOR DA	MP	03/02/2018
F	RESPONSE TO MBRC RFI DATED 18 APRIL 2018	MP	18/04/2018
G	ISSUE FOR DEVELOPMENT APPROVAL	MP	26/05/2018
H	ISSUE FOR DEVELOPMENT APPROVAL	MP	18/07/2018

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16-20 WOODCLIFFE CRESCENT
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drawing
TYPICAL LEVEL (LEVEL 2 - 8)

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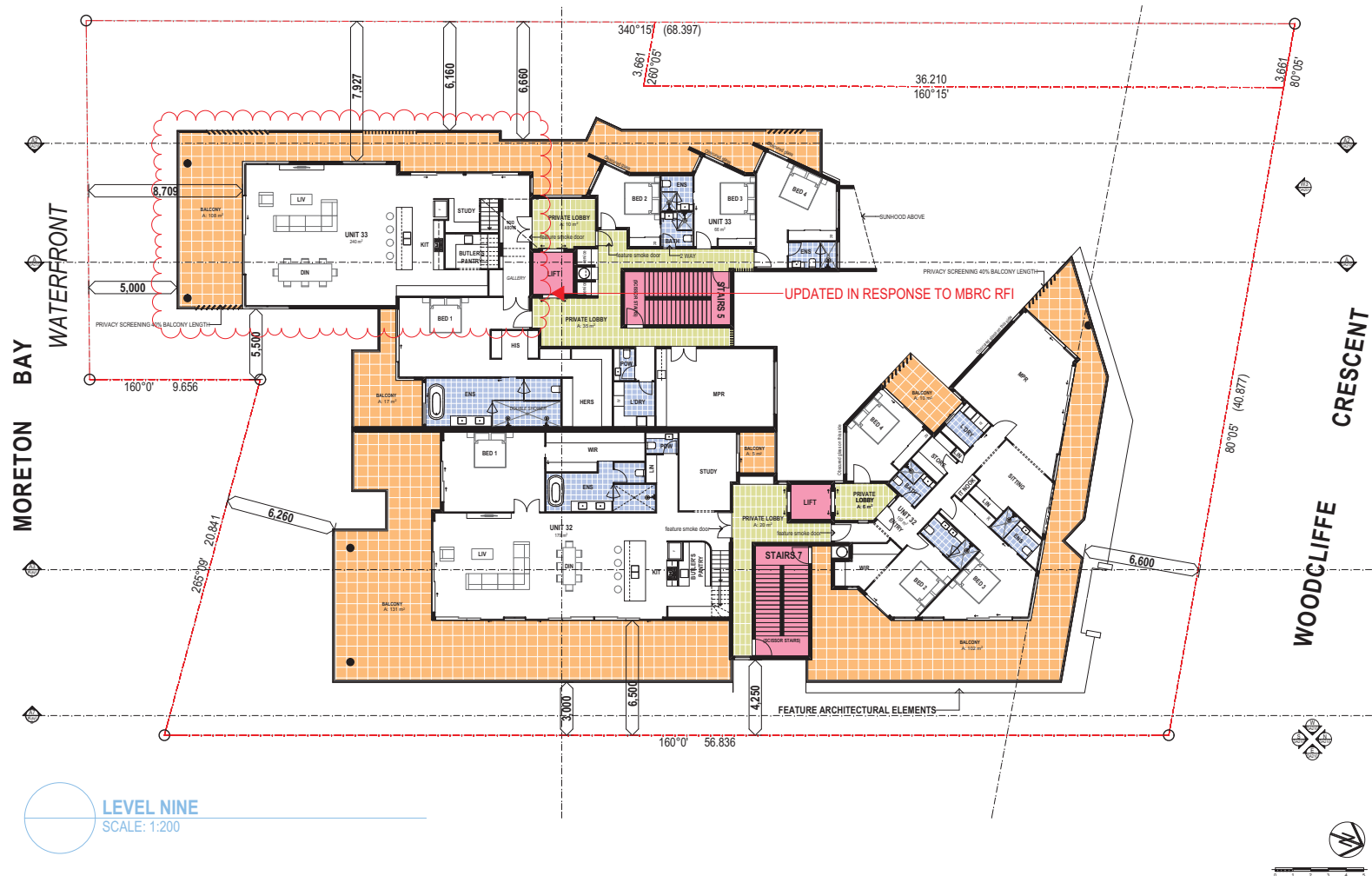
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



LEVEL NINE
SCALE: 1:200

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	NS	20/09/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	NS	20/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	NS	11/08/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	NS	20/09/2017
E	CONSULTANT COORDINATION FOR ICA	NS	02/02/2018
F	RESPONSE TO MBRC RFI DATED 18 APRIL 2018	NS	18/04/2018
G	ISSUE FOR DEVELOPMENT APPROVAL	NS	20/09/2018
H	ISSUE FOR DEVELOPMENT APPROVAL	NS	18/09/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	NS	18/09/2018

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drawing
LEVEL NINE

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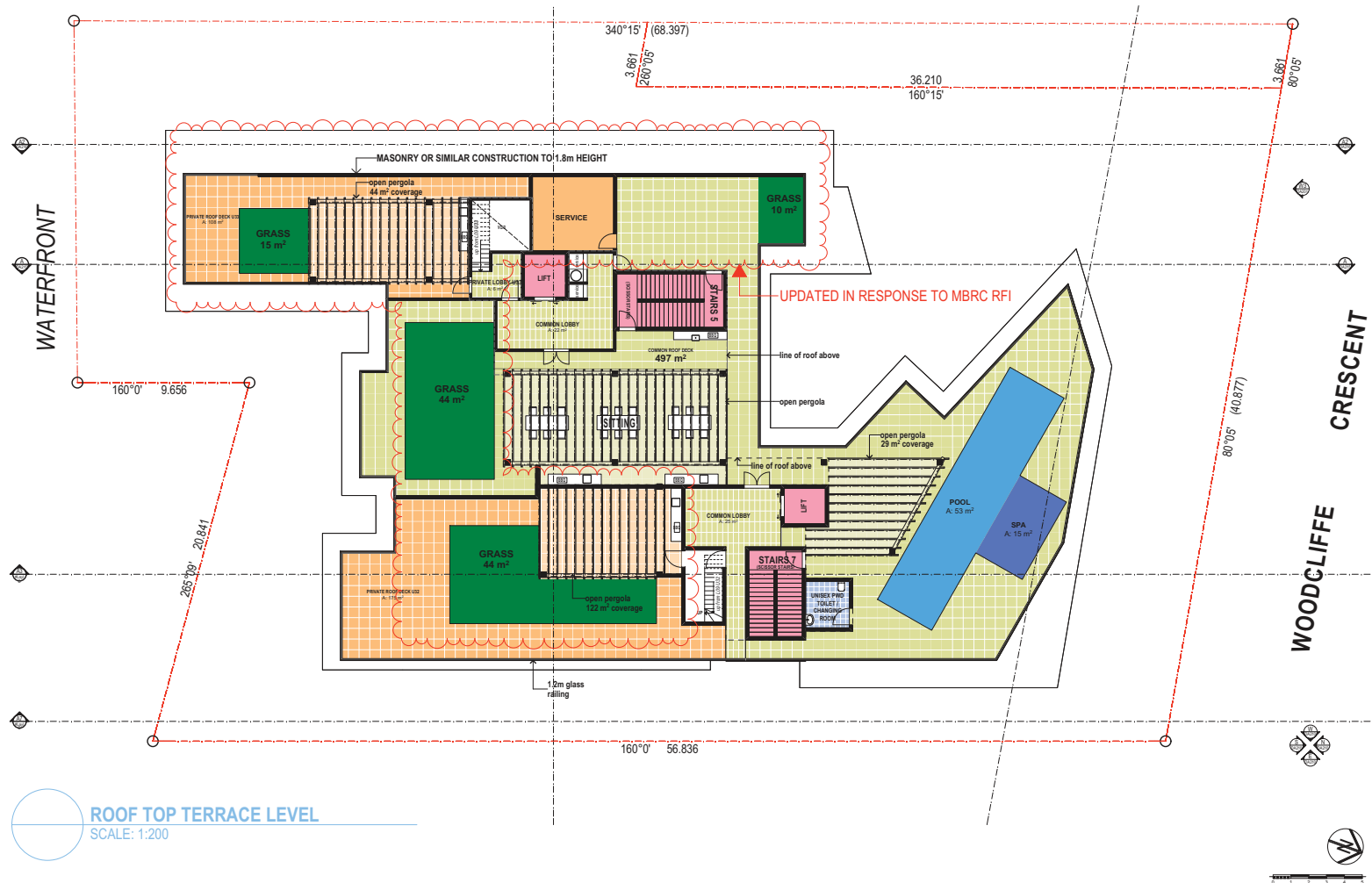
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DA205

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



ROOF TOP TERRACE LEVEL
SCALE: 1:200

REV.	DETAILS	INT.	DATE
A	ISSUE FOR CLIENT COMMENTS	MB	23/03/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	MB	24/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	MB	11/08/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	MB	24/09/2017
E	CONSULTANT COORDINATION FOR DA	MB	18/02/2018
F	ISSUE FOR DEVELOPMENT APPROVAL	MB	24/09/2018
G	RESPONSE TO MBRC REITERATED 19 APRIL 2018	MB	18/09/2018
H	ISSUE FOR DEVELOPMENT APPROVAL	MB	24/09/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	MB	18/07/2018
J	ISSUE FOR APPROVAL	MB	28/09/2018

client
IOANNA PHILIPPIDES

project
**WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019**

drawing
ROOF TOP TERRACE LEVEL

ORIGINAL DESIGN BY:
ALEX ENBRISOFF
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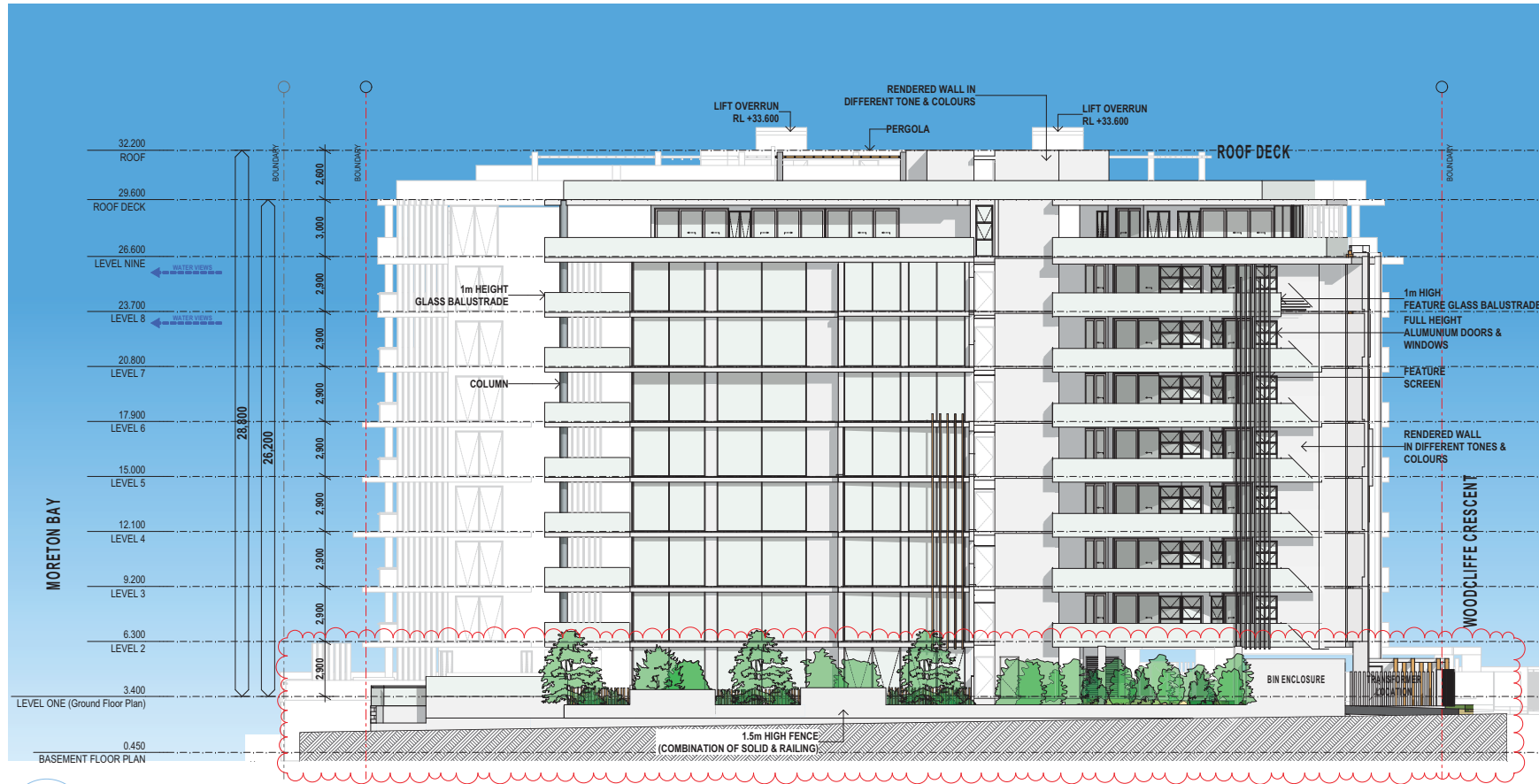
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DA206

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



E EAST ELEVATION
SCALE: 1:200

REV.	DETAILS	INT	DATE
A	ISSUE FOR PERMIT COMMENTS	NA	20/09/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	NA	20/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	NA	11/09/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	NA	29/11/2018
E	CONSULTANT COORDINATION FOR DA	NA	02/02/2018
F	DA COORDINATION FOR DA	NA	22/02/2018
G	RESPONSE TO MRBC SH DATED 19 APRIL 2018	NA	18/06/2018
H	ISSUE FOR DEVELOPMENT APPROVAL	NA	29/06/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	NA	18/07/2018

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**WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019**

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EAST ELEVATION

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project number
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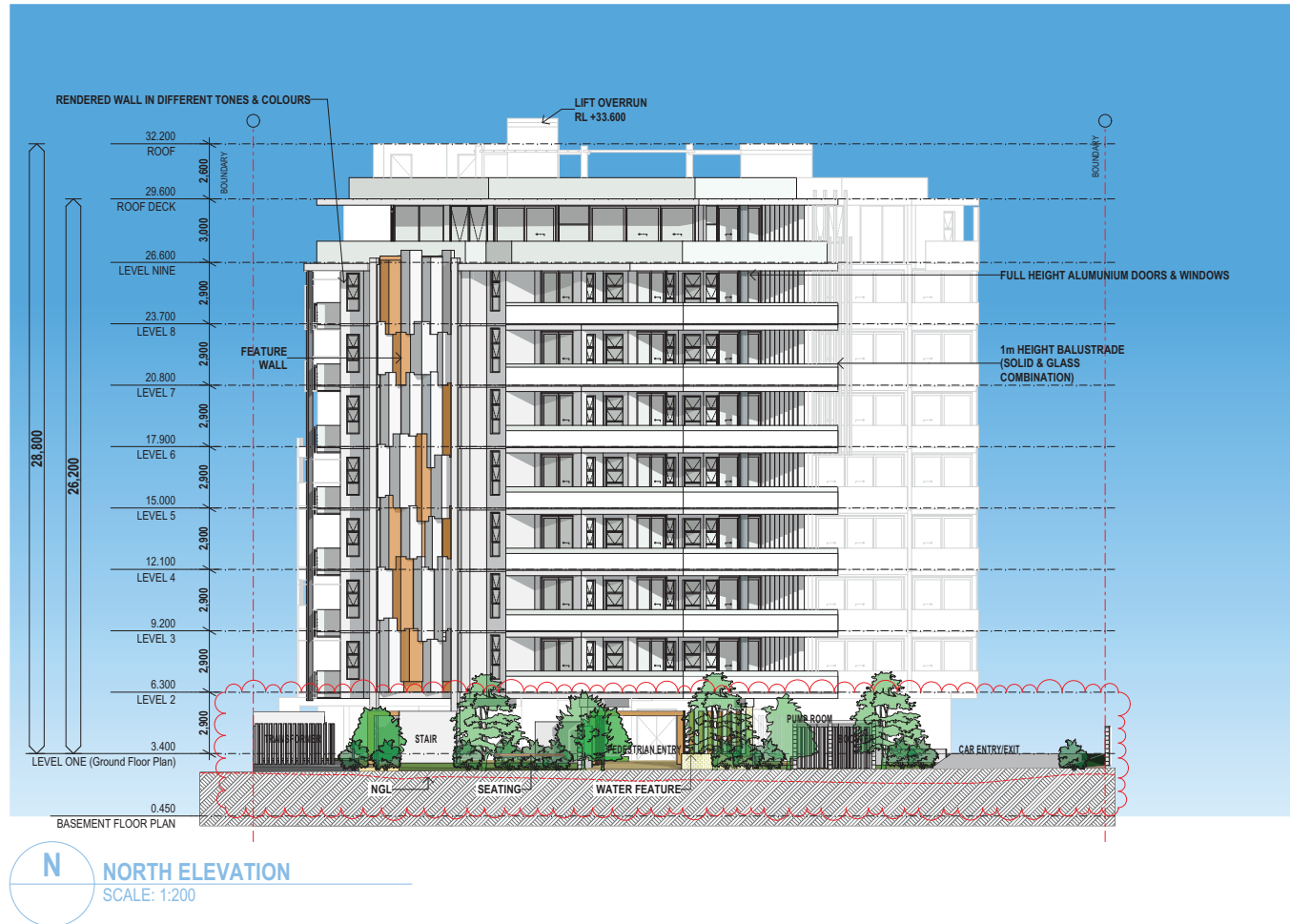
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scale
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	SH	23/03/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	RH	26/07/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	RH	11/09/2017
D	RESUBMIT FOR DEVELOPMENT APPROVAL	AF	23/01/2018
E	CONSULTANT COORDINATION FOR DA	AF	16/02/2018
F	HPI COORDINATION FOR DA	AF	22/02/2018
G	RESPONSE TO HPI NOT DATED 19 APRIL 2018	AF	18/05/2018
H	ISSUE FOR COORDINATION	LAD	09/06/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	AF	18/07/2018

client
IOANNA PHILIPPIDES

project
WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019

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drawing
NORTH ELEVATION

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project number
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date
19/7/2018

drawing number
DA212

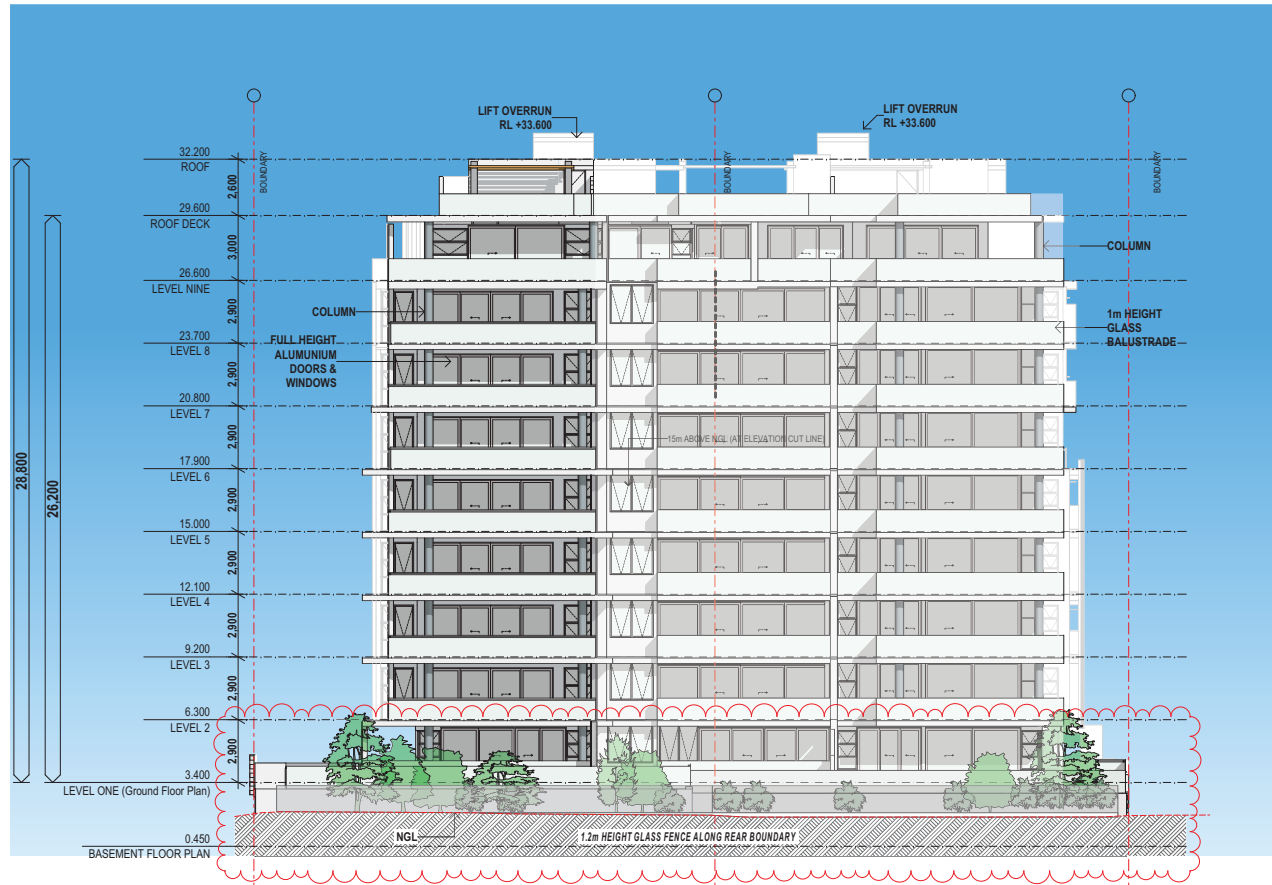
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



S SOUTH ELEVATION
SCALE: 1:200

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	PH	19/09/2018
B	ISSUE FOR DEVELOPMENT APPROVAL	PH	26/07/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	PH	11/05/2017
D	REVISION FOR DEVELOPMENT APPROVAL	AP	24/07/2018
E	CONSULTANT COORDINATION FOR DA	AP	18/07/2018
F	RFT COORDINATION FOR DA	AP	22/05/2018
G	RESPONSE TO MIRC RPT DATED 19 APRIL 2018	AP	18/05/2018
H	ISSUE FOR COORDINATION	MJW	26/07/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	AP	18/07/2018

client
IOANNA PHILIPPIDES

project
WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
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drawing
SOUTH ELEVATION

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project number
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drawing number
DA213

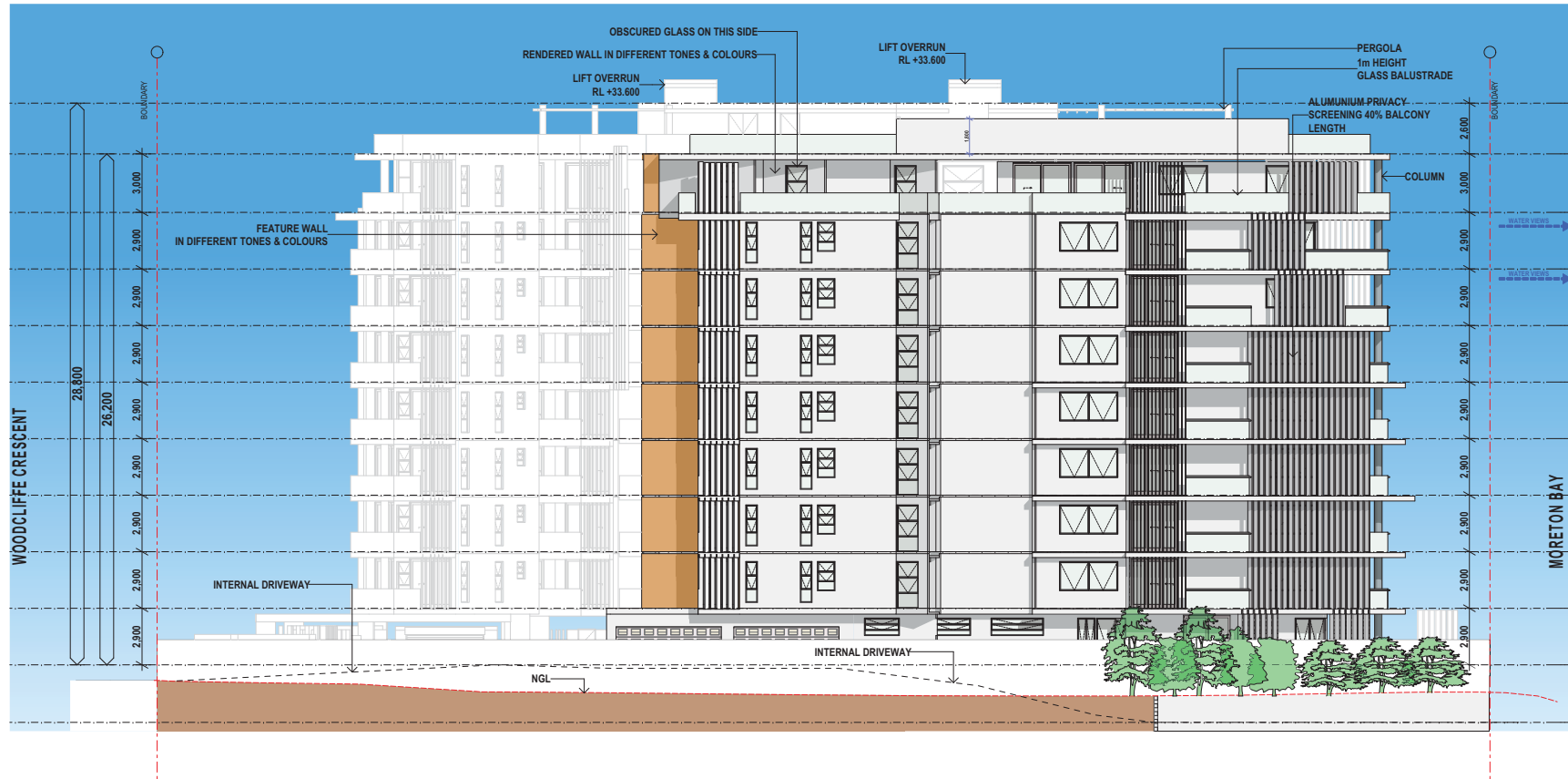
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



W WEST ELEVATION
SCALE: 1:200

REV.	DETAILS	INT	DATE
A	ISSUE FOR PRELIMINARY COMMENT	INT	13/07/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	INT	26/07/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	INT	11/08/2017
D	REISSUE FOR DEVELOPMENT APPROVAL	INT	25/07/2018
E	CONSULTANT COORDINATION FOR DA	INT	20/02/2018
F	NET COORDINATION FOR DA	INT	27/02/2018
G	RESPONSE TO MBRC REF DATED 19 APRIL 2018	INT	18/06/2018
H	ISSUE FOR DEVELOPMENT APPROVAL	INT	27/06/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	INT	18/07/2018

client
IOANNA PHILIPPIDES

project
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16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019**

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drawing
WEST ELEVATION

ORIGINAL DESIGN BY :
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AEW ARCHITECTS

Victor G Feros
Town Planning Consultants

MARK WILLIAMS
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project number
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date
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drawing number
DA214

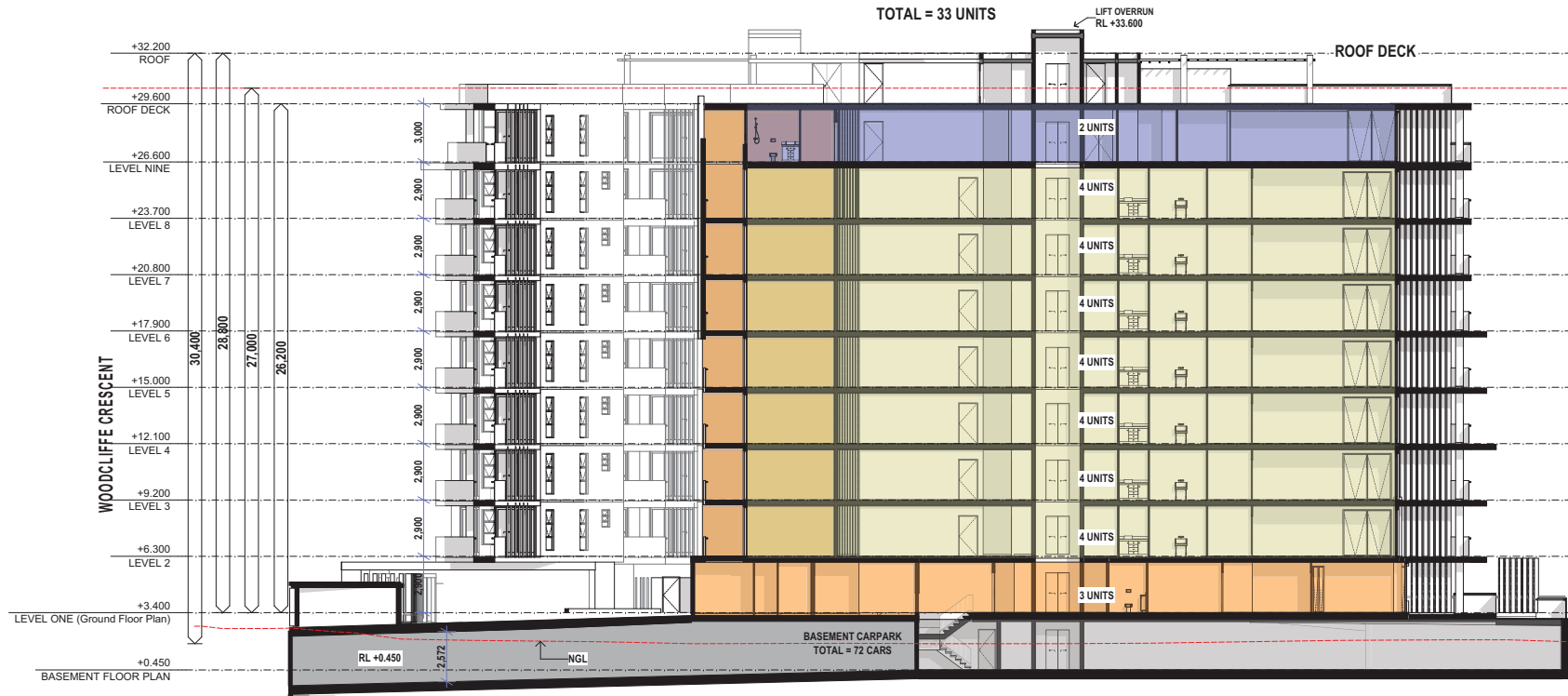
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MJW

scale
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



A Section A
SCALE: 1:200

REV	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	RM	20/09/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	RM	20/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	RM	11/08/2017
D	RESUBMIT FOR DEVELOPMENT APPROVAL	MF	26/05/2018
E	CONSULTANT COORDINATION FOR RA	MF	03/02/2018
F	REF COORDINATION PER RA	MF	22/02/2018
G	RESPONSE TO MBRP REF DATED 19 APRIL 2018	MF	18/09/2018
H	ISSUE FOR COORDINATION	MF	28/06/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	MF	18/07/2018

client
IOANNA PHILIPPIDES

project
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16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019

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drawing
SECTION

ORIGINAL DESIGN BY :

ALEX ENDRISOFF
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176318

date
19/7/2018

drawing number
DA215

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scale
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



A2 Section A - driveway
SCALE: 1:200

REV	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	SH	21/09/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	SH	26/09/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	SH	11/08/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	AP	25/07/2018
E	CONSULTANT COORDINATION FOR DA	AP	30/06/2018
F	REV COORDINATION FOR DA	AP	20/06/2018
G	RESPONSE TO MERC PERI DATED 19 APRIL 2018	AP	18/06/2018
H	ISSUE FOR COORDINATION	MC	20/06/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	AP	18/07/2018

client
IOANNA PHILIPPIDES

project
WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019

drawing
SECTION

ORIGINAL DESIGN BY :

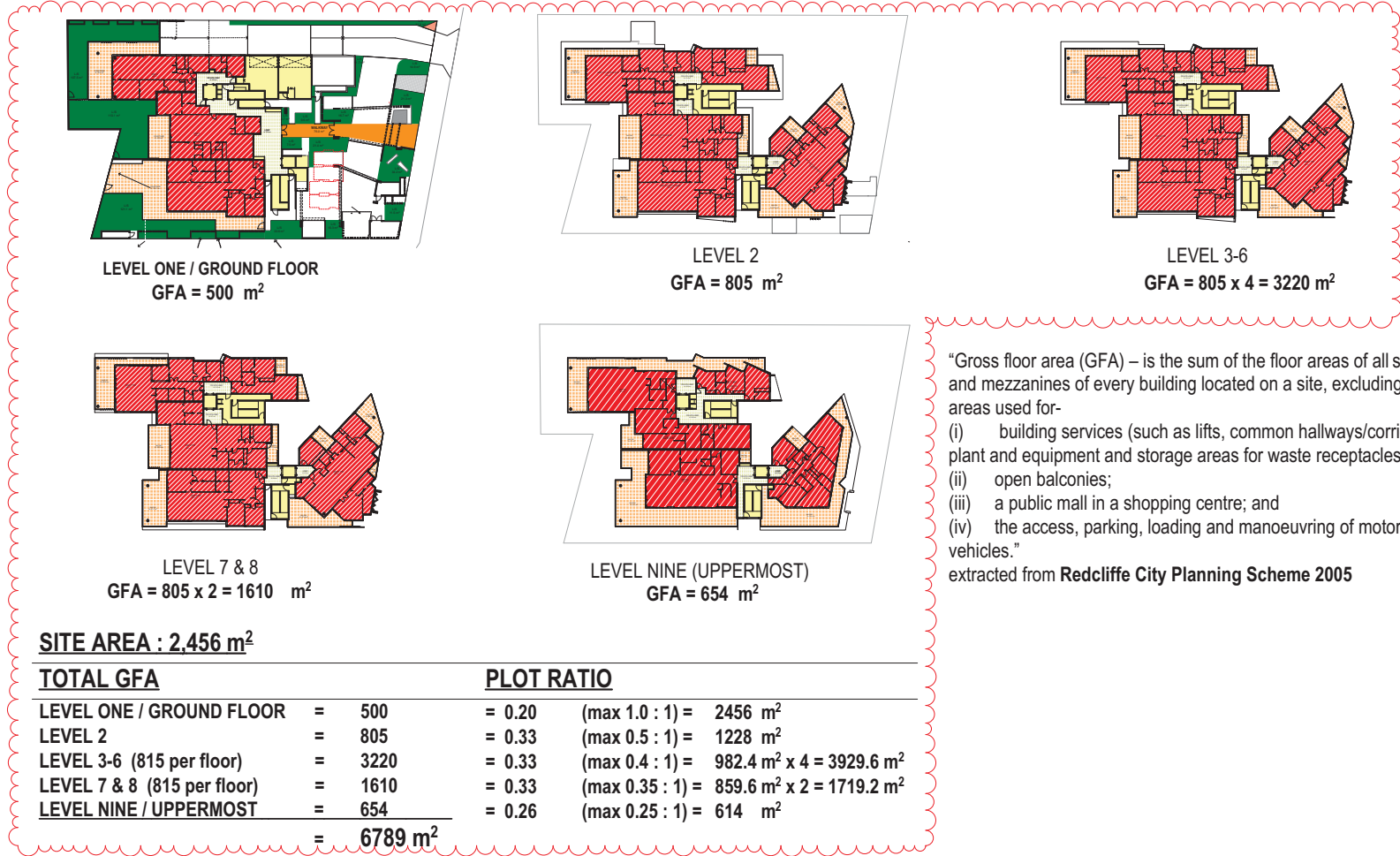


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176318	AHF	MJW
date	issue	AS NOTED @ A3
19/7/2018		
drawing number	rev	
DA216	1	

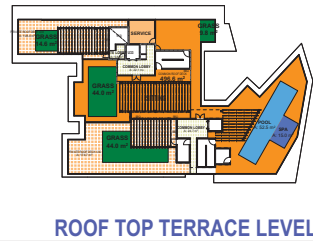
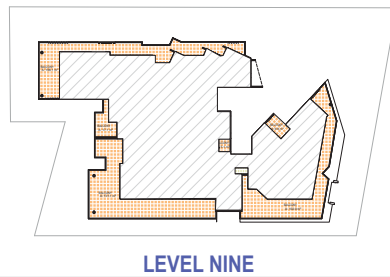
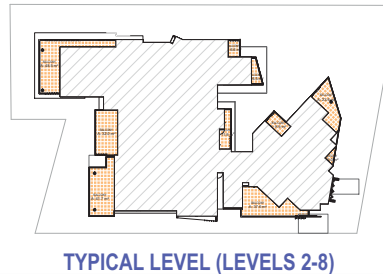
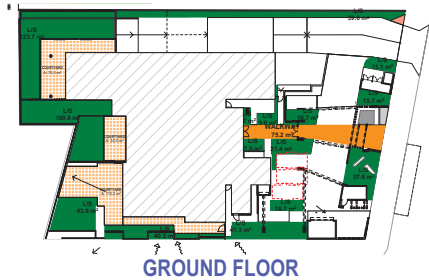
ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

GFA CALCULATION DIAGRAM



<table border="1"> <thead> <tr> <th>REV.</th> <th>DETAILS</th> <th>INT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR CLIENT COMMENTS</td> <td>REV</td> <td>29/03/2017</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>REV</td> <td>29/03/2017</td> </tr> <tr> <td>C</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>REV</td> <td>11/09/2017</td> </tr> <tr> <td>D</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>REV</td> <td>29/03/2018</td> </tr> <tr> <td>E</td> <td>CONSULTANT COORDINATION FOR DA</td> <td>REV</td> <td>06/02/2018</td> </tr> <tr> <td>F</td> <td>REV COORDINATION FOR DA</td> <td>REV</td> <td>22/03/2018</td> </tr> <tr> <td>G</td> <td>RESPONSE TO MIRC REP DATED 19 APRIL 2018</td> <td>REV</td> <td>18/03/2018</td> </tr> <tr> <td>H</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>REV</td> <td>29/03/2018</td> </tr> <tr> <td>I</td> <td>ISSUE FOR DEVELOPMENT APPROVAL</td> <td>REV</td> <td>18/07/2018</td> </tr> </tbody> </table>	REV.	DETAILS	INT	DATE	A	ISSUE FOR CLIENT COMMENTS	REV	29/03/2017	B	ISSUE FOR DEVELOPMENT APPROVAL	REV	29/03/2017	C	ISSUE FOR DEVELOPMENT APPROVAL	REV	11/09/2017	D	ISSUE FOR DEVELOPMENT APPROVAL	REV	29/03/2018	E	CONSULTANT COORDINATION FOR DA	REV	06/02/2018	F	REV COORDINATION FOR DA	REV	22/03/2018	G	RESPONSE TO MIRC REP DATED 19 APRIL 2018	REV	18/03/2018	H	ISSUE FOR DEVELOPMENT APPROVAL	REV	29/03/2018	I	ISSUE FOR DEVELOPMENT APPROVAL	REV	18/07/2018	client IOANNA PHILIPPIDES	project WOODY POINT APARTMENTS 16-20 WOODCLIFFE CRESCENT WOODY POINT QLD 4019 <small>Copyright This drawing shows design features and elements of a design prepared by AEW ARCHITECTS and is to be used only for work authorized in writing by the designers. It cannot be copied directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an offence.</small>	drawing GFA CALCULATION DIAGRAM ORIGINAL DESIGN BY : ALEX ENBRISON AEW ARCHITECTS		drawing number 176318 date 19/7/2018 drawing number DA217 checked by AHF checked by MJW scale AS NOTED @ A3 rev
REV.	DETAILS	INT	DATE																																										
A	ISSUE FOR CLIENT COMMENTS	REV	29/03/2017																																										
B	ISSUE FOR DEVELOPMENT APPROVAL	REV	29/03/2017																																										
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F	REV COORDINATION FOR DA	REV	22/03/2018																																										
G	RESPONSE TO MIRC REP DATED 19 APRIL 2018	REV	18/03/2018																																										
H	ISSUE FOR DEVELOPMENT APPROVAL	REV	29/03/2018																																										
I	ISSUE FOR DEVELOPMENT APPROVAL	REV	18/07/2018																																										

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



OPEN SPACE CALCULATION DIAGRAM

SITE AREA : 2,456 m²

Common Recreation		sqm
ROOF TOP TERRACE LEVEL	COMMON ROOF DECK	497
LEVEL 1 / GROUND FLOOR	WALKWAY	163

Private Open Space		sqm
LEVEL 1 / GROUND FLOOR 227 sqm/level	U1	113
	U2	32
	U3	70
LEVEL 2-8 (TYPICAL) 232 sqm/level	U4	@75 x 7 = 525
	U5	@42 x 7 = 294
	U6	@44 x 7 = 308
	U7	@62 x 7 = 434
LEVEL 9	U32	L09 248m ² + PRIVATE ROOF DECK 175 m ² = 423
	U33	L09 125m ² + PRIVATE ROOF DECK 108 m ² = 233

UPDATED

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	REV	2/20/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	REV	2/20/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	REV	11/28/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	REV	2/20/2018
E	CONSULTANT COORDINATION FOR DA	REV	8/20/2018
F	REV COORDINATION FOR DA	REV	2/20/2018
G	RESPONSE TO MIRC REP DATED 19 APRIL 2018	REV	18/04/2018
H	ISSUE FOR COORDINATION	REV	2/20/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	REV	18/07/2018

client
IOANNA PHILIPPIDES

project
**WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019**

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drawing
**OPEN SPACE CALCULATION
DIAGRAM**

ORIGINAL DESIGN BY :
ALEX ENBRISON
AEW ARCHITECTS

Victor G Feros
Town Planning Consultants

MARK WILLIAMS
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project number
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DA218

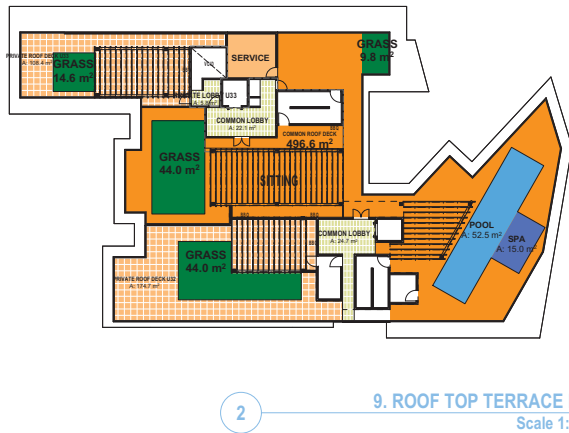
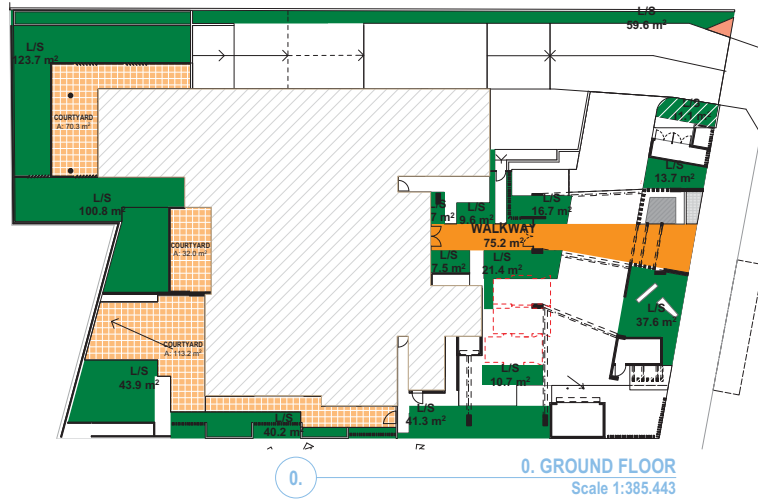
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



OPEN SPACE CALCULATION DIAGRAM

SITE AREA : 2,456 m ²		
LANDSCAPED AREA	REQUIRED	PROVIDED
GROUND FLOOR	sqm	sqm
(min. 10% of total L/S)		11
PLANTING (including deep landscape) (min. 26% of site area)		543
	UPDATED	
ROOF DECK		
LANDSCAPE		546
TOTAL LANDSCAPED AREA		1,090 m²
		UPDATED

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	REV	2/20/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	REV	2/20/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	REV	11/29/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	REV	2/20/2018
E	CONSULTANT COORDINATION FOR DA	REV	8/20/2018
F	REV COORDINATION FOR DA	REV	2/20/2018
G	RESPONSE TO MIRC REP DATED 19 APRIL 2018	REV	18/02/2018
H	ISSUE FOR COORDINATION	LSC	2/20/2018
I	ISSUE FOR DEVELOPMENT APPROVAL	REV	18/07/2018

client
IOANNA PHILIPPIDES

project
**WOODY POINT APARTMENTS
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WOODY POINT QLD 4019**

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drawing
LANDSCAPE CALCULATION

ORIGINAL DESIGN BY :
 AEW ARCHITECTS

Victor G Feros
Town Planning Consultants

MARK WILLIAMS
architects

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date
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drawing number
DA219

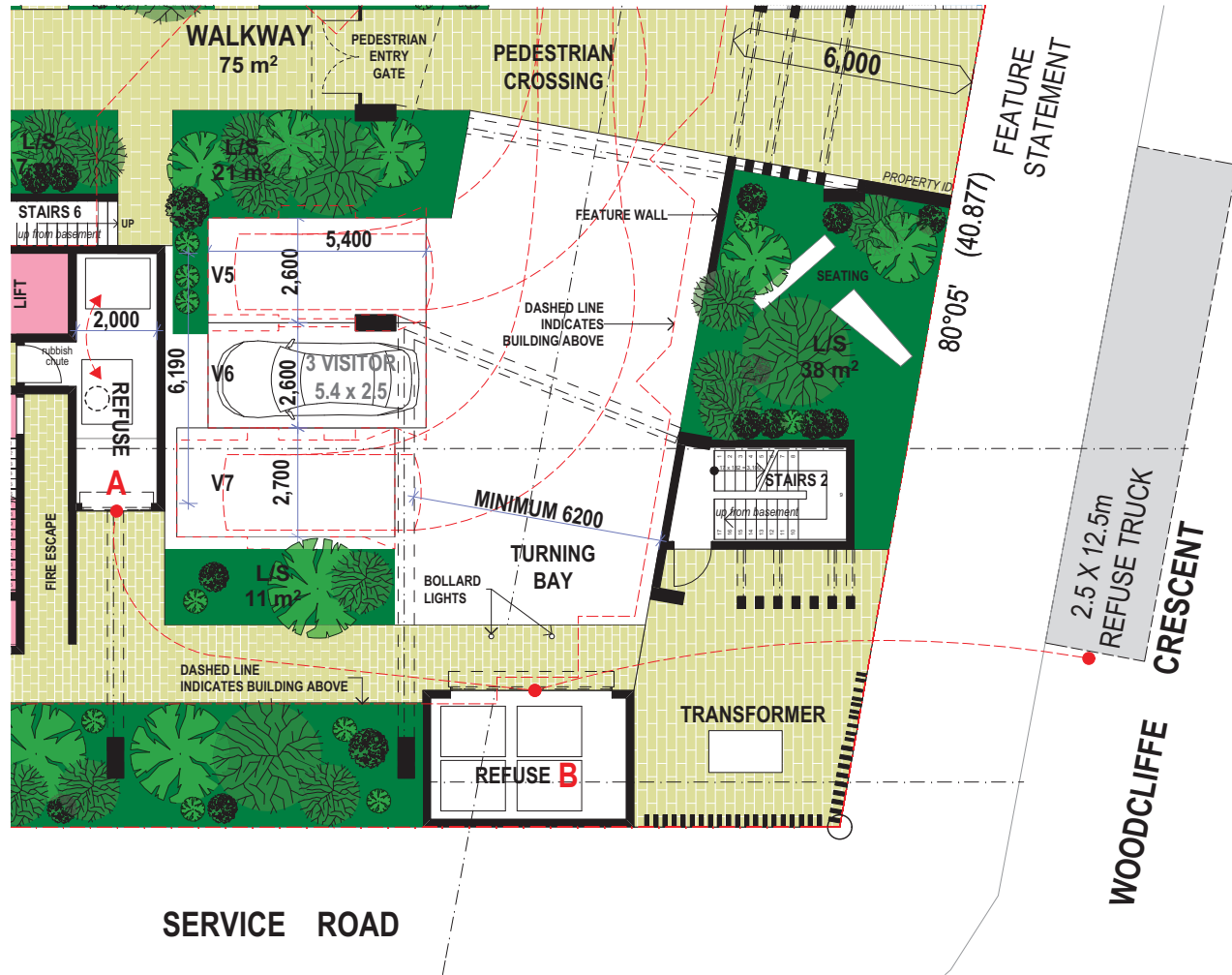
client by
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MJW

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



PLANNING SCHEME POLICY

Waste Management Program
for
Multiunit Development
at
16-20 Woodcliffe Crescent, Woody Point

The development will use 4 x 1100L bins for general waste serviced weekly and 1 x 1100L for recyclable waste serviced fortnightly.

The bin storage area is approximately located on the north eastern corner of the site with access to the chute through a pathway that also connects it to Woodcliffe Crescent. See diagram below for details.

Bin storage area A has the capacity for 2 bins. Once a bin in storage A is full, it will be wheeled to bin storage B from where it can be wheeled to the road/service point. And the other bin stored in A will be wheeled under the chute. See diagram below for details.

The bins will be washed inside the enclosure that will be drained to an approved sewerage connection point. A water tap and hose will be positioned inside the enclosure B.

Details of waste chutes or any compaction equipment will be provided at building approval stage and will comply with NCC/AS.

SERVICE ROAD

WOODCLIFFE CRESCENT



REV.	DETAILS	INT.	DATE
A	RESPONSE TO MICRC NPI DATED 19 APRIL 2018	AHF	18/09/2018
B	ISSUE FOR COORDINATION	AHF	26/09/2018
C	ISSUE FOR DEVELOPMENT APPROVAL	MJW	18/07/2018

client
IOANNA PHILIPPIDES

project
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drawing
WASTE MANAGEMENT PLAN

ORIGINAL DESIGN BY :
**ALEX ENBOROFF
AEV ARCHITECTS**

**MARK WILLIAMS
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project number 176318	client by AHF	checked MJW
date 19/7/2018	scale AS NOTED @ A3	rev AS NOTED @ A3
drawing number DA220	rev C	

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#5 Acoustic Assessment



26 February 2018

Our Ref: 17BRA0083 L01_1

Your Ref:

Attention: Ioanna Philippides

c/- Victor G Feros Town Planning Consultants
195 Dornoch Terrace
Highgate Hill, Qld 4101

Dear Ioanna,

RE: Acoustic Assessment of Basement Car Park Roller Door – 16-20 Woodcliffe Crescent, Woody Point

TTM was engaged by Ioanna Philippides to undertake an acoustic assessment of the proposed basement car park roller door for the residential development located at 16-20 Woodcliffe Crescent, Woody Point. This is in response to the Moreton Bay Regional Council *Information Request* (dated 5 October, 2017) item 5 *Acoustic Amenity*.

The assessment is based on the following information:

1. Moreton Bay Regional Council *Information Request* (dated 5 October, 2017) item 5 *Acoustic Amenity*.
2. Noise criteria as outlined in Section 2.
3. Noise measurements and calculations conducted by TTM.
4. Development plans as shown in Appendix A.

1. Noise Measurements

Unattended noise monitoring was conducted during the period of 1st December 2017 and 13th December 2017 to establish the existing ambient noise levels at the site location. The location of the noise monitor is shown in Figure 1. The monitor was in a position considered representative of the current ambient noise levels experienced in the vicinity of the site with consideration to access and security requirements.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



Figure 1: Location of Unattended Noise Monitor



The unattended noise monitor (ARL EL315 S/N: 15-302-489) was positioned in a free-field position and was set to measure statistical noise levels in “A” weighting, “Fast” response, over 15 minute intervals. The weather conditions during the unattended noise monitoring period included some rainfall, and data from these days has been excluded from the results. The monitor was calibrated before and after the measurement period with no significant drift from the reference signal noted. Noise measurements were conducted in accordance with Australian Standard AS1055:1997¹.

The results of the noise monitoring are shown in Table 1. The Rating Background Level (RBL) was determined in accordance with the Moreton Bay Regional Council (MBRC) *Planning Scheme Policy – Noise*. Graphical presentation of the measured levels is shown in Appendix B.

Table 1: Unattended Noise Monitoring Results

Time Period	Measured Noise Levels, dB(A)	
	RBL L ₉₀	L _{eq}
Daytime (7am – 6pm)	44	59
Evening (6pm – 10pm)	43	60
Night time (10pm – 7am)	37	51

Noise levels associated with typical on-site activities were taken from similar investigations conducted by TTM. All measurements were conducted generally in accordance with Australian Standard AS1055.

¹ AS 1055.1:1997. Acoustics - Description and measurement of environmental noise - General procedures.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



2. Noise Criteria

The proposed development is to be assessed under the superseded Redcliffe City Planning Scheme 2005. This planning scheme requires acoustic assessment in accordance with the *Environmental Protection (Noise) Policy 2008* (EPP2008). Details of the criteria and established noise limits are presented in the following sections.

2.1 EPP 2008 - Acoustic Quality Objectives

Table 2 presents the acoustic quality objectives as detailed in Schedule 1 of the EPP2008.

Table 2: Acoustic Quality Objectives (EPP2008)

Sensitive Receiver	Time of Day	Acoustic Quality Objectives, dB(A)		
		L _{Aeq,adj,1hr}	L _{A10,adj,1hr}	L _{A1,adj,1hr}
Dwelling (Outdoors)	Day and Evening (7am – 10pm)	50	55	65
Dwelling (Indoors)	Day and Evening (7am – 10pm)	35	40	45
	Night (10pm – 7am)	30	35	40

2.2 EPP 2008 - Background Creep

This criterion is to prevent background noise progressively increasing or creeping higher over time with the establishment of new developments in a locality. EPP2008 states that:

1. This section states the management intent for an activity involving noise.
2. To the extent that it is reasonable to do so, noise from an activity must not be—
 - a. for noise that is continuous noise measured by L_{A90,T}—more than nil dB(A) greater than the existing acoustic environment measured by L_{A90,T}; or
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In accordance with the Environmental Protection Regulation 2008, the time period (T) is considered to be a time interval of at least 15 minutes.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



The Background Creep criteria for steady-state and transient noise sources are stated in Table 3.

Table 3: Background Creep Noise Limits at Noise Sensitive Properties (EPP2008)

Time Period	Steady-State Noise Emission Criteria, dB(A)	Time Varying Noise Emission Criteria, dB(A)
	$L_{A90,T}$	$L_{Aeq,T}$
Day (7am – 6pm)	44	49
Evening (6pm – 10pm)	43	48
Night (10pm – 7am)	37	42

3. Noise Analysis

An assessment of the proposed basement car park door was conducted to determine the potential impacts at the nearest sensitive receivers.

2.3 Nearest Sensitive Receivers

This assessment will focus on the nearest sensitive receivers as outlined below and shown in Figure 2:

- Receiver 1: Residential tower located to the west of the site.

Figure 2: Noise Sensitive Receivers



If compliance can be achieved at Receiver 1, all remaining sensitive receivers are predicted to comply.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



2.4 Noise Source Levels

The basement car park door is proposed to be a fire-rated automatic roller shutter. This door is proposed to be the same or similar to a Mirage Doors S75 Fire Resistant Roller Shutter. Sound level measurements were taken of this door in operation on 5th December, 2017 at 'Unison' apartments at 12 Longland Street, Newstead. Table 4 presents the results of the measured sound levels.

Table 4: Measured Sound Levels – Roller Shutter

Source Description	Measured Sound Level at 1m dB(A)			Measured Duration (sec)
	L _{Aeq,T}	L _{A10,T}	L _{A1,T}	
Roller shutter door (Mirage Doors S75)	69	73	79	14

2.5 Predicted Noise Levels at Receivers

The predicted noise levels at the nearest receiver were based on the following assumptions:

- Existing solid barrier located along the western boundary of approximately 2m height.
- Distance attenuation along direct line of sight between roller door and nearest sensitive receiver.
- Awning above the basement car park entrance providing a noise barrier to the adjacent receiver. A minimum sound reduction of Rw15 is recommended, providing a minimum 10dB noise reduction.

The predicted acoustic quality objective noise levels for the proposed car park door at Receiver 1 are presented in Table 5. The criteria for day/evening periods is specified in the table heading, with the night time indoor criteria shown in brackets.

Table 5: Acoustic Quality Objective Noise Predictions

Receiver	Noise Source	Predicted Noise Level, dB(A)					
		L _{Aeq, 1hr}		L _{A10, 1 hr}		L _{A1, 1hr}	
		Outdoors	Indoors	Outdoors	Indoors	Outdoors	Indoors
	Criteria	50	35 (30)	55	40 (35)	65	45 (40)
1	Roller Shutter Door	35	30	39	34	45	40

Table 6 presents the predicted background creep noise levels at the nearest receiver.

Table 6: Background Creep Noise Predictions

Receiver	Noise Source	Predicted External Noise Level L _{Aeq} dB(A)	Complies with external criteria?		
			Day	Evening	Night
			49dB(A)	48dB(A)	42dB(A)
1	Roller Shutter Door	35	✓	✓	✓

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



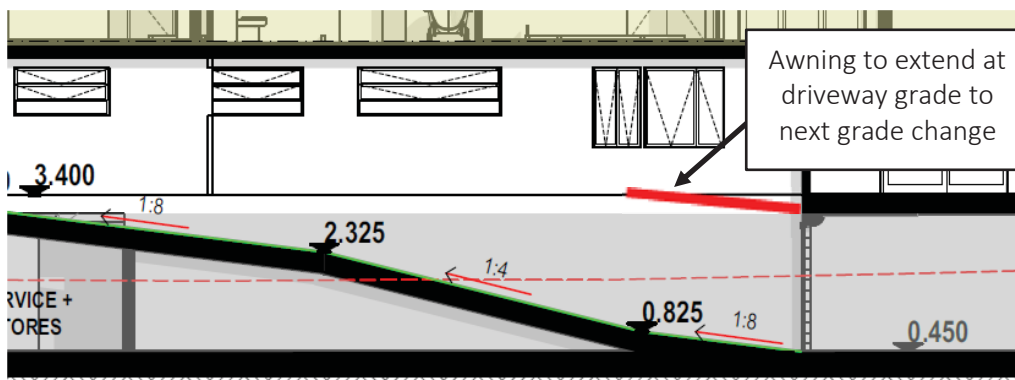
Noise levels are predicted to comply with the relevant noise criteria at the nearest sensitive receiver during all time periods. Sample calculations are included in Appendix C.

4. Recommendations

The following measures are recommended to achieve predicted compliance with the relevant criteria and minimise noise annoyance:

- Awning at car park entrance as shown in Figure 3. The awning is to achieve a minimum sound reduction of Rw15. For example, this can be achieved with a profiled metal sheet structure.

Figure 3: Recommended Awning at Car Park Entrance



- Roller door motor located on the inside of the roller door (i.e. inside the basement entrance).
- Any speed humps should be bitumen, concrete (as part of the slab) or rubber, not metal.
- Any grates or other protective covers in the car park and access driveways must be rigidly fixed in position to eliminate movement and be maintained.

5. Conclusion

An acoustic assessment of the proposed basement car park roller door was undertaken for the residential development located at 16-20 Woodcliffe Crescent, Woody Point. Compliance with the relevant noise criteria is predicted with the implementation of the recommendations outlined in Section 4.

We trust this information meets your requirements. Should you have any queries please do not hesitate to contact TTM.

Yours faithfully,

Steve Yorke
Lead Consultant – Acoustics
TTM

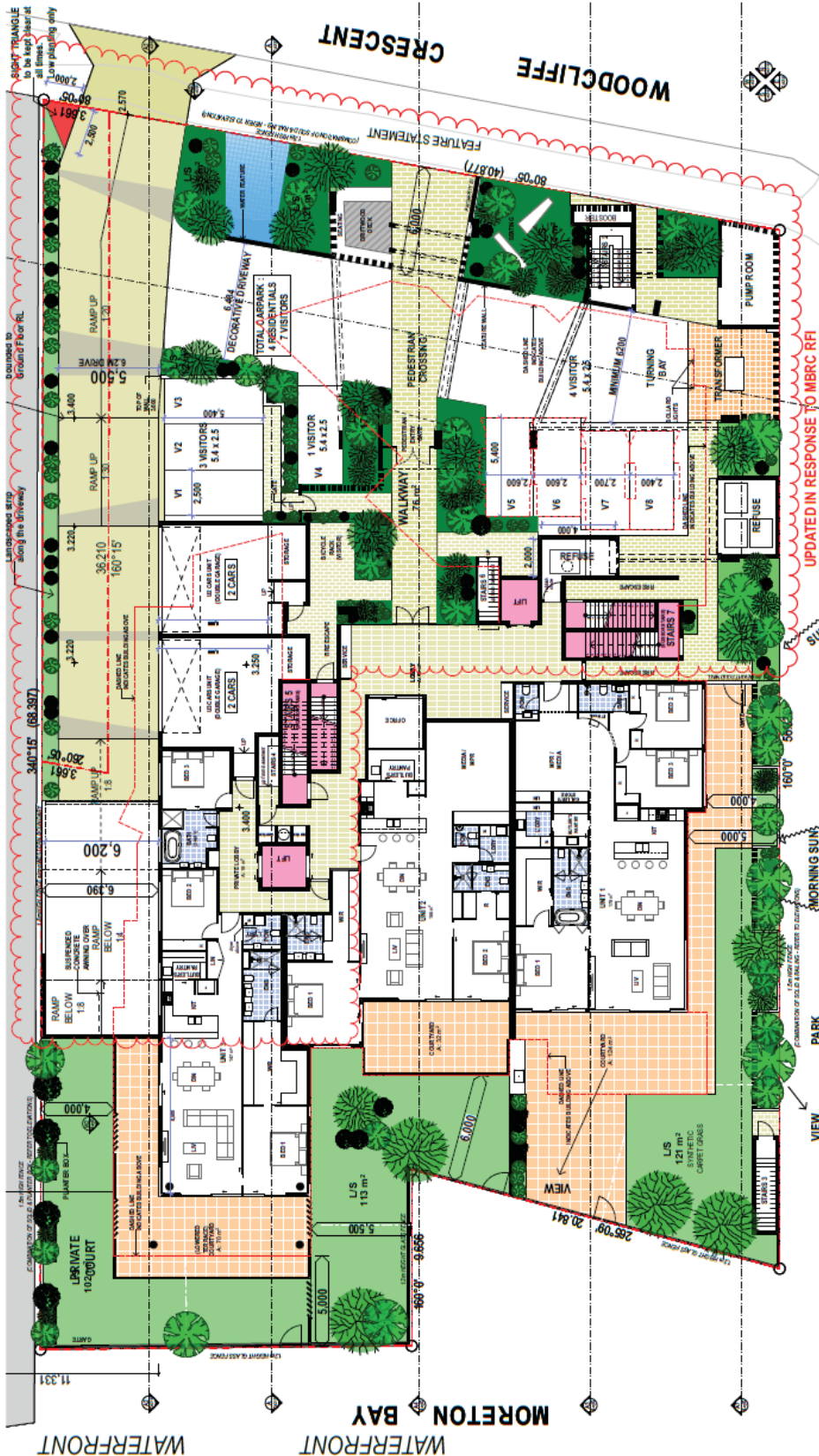
Reviewed by Jason Fox – Lead Consultant

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



Appendix A – Development Plans

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

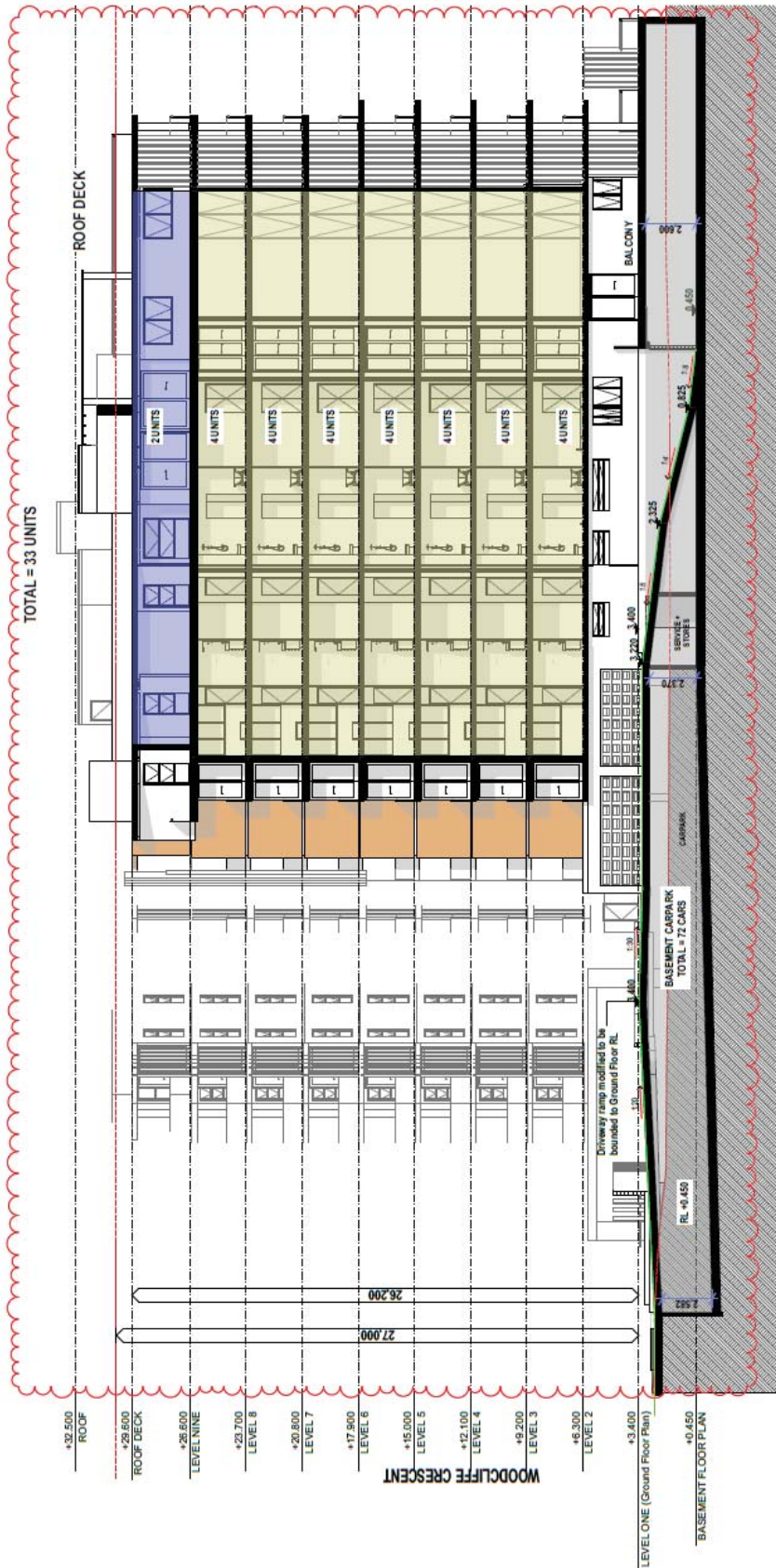


SERVICE ROAD

LEVEL ONE (Ground Floor Plan)
SCALE: 1:200

<p>REV. DETAILS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>23/02/2018</td> <td>IA</td> <td>IA</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>23/02/2018</td> <td>IA</td> <td>IA</td> <td>REVISED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>23/02/2018</td> <td>IA</td> <td>IA</td> <td>REVISED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>23/02/2018</td> <td>IA</td> <td>IA</td> <td>REVISED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>23/02/2018</td> <td>IA</td> <td>IA</td> <td>REVISED FOR PERMIT</td> </tr> </tbody> </table>	NO.	DATE	BY	CHKD.	DESCRIPTION	1	23/02/2018	IA	IA	ISSUED FOR PERMIT	2	23/02/2018	IA	IA	REVISED FOR PERMIT	3	23/02/2018	IA	IA	REVISED FOR PERMIT	4	23/02/2018	IA	IA	REVISED FOR PERMIT	5	23/02/2018	IA	IA	REVISED FOR PERMIT	<p>client IOANNA PHILIPPIDES</p>	<p>project WOODY POINT APARTMENTS 16-20 WOODCLIFFE CRESCENT WOODY POINT QLD 4019</p> <p>Scale: 1:200 The drawings are to be used for the purpose of the project. It is the responsibility of the client to ensure that the drawings are used for the intended purpose and are not used for any other purpose.</p>	<p>drawing LEVEL ONE (Ground Floor Plan)</p>	<p>AEV ARCHITECTS G/100/008, FORTITUDE WALES, WOOLLOOBYE QLD 4212 PH: 07 5531 1333 FX: 07 5531 1333 E: design@aevalarchitects.com.au W: aevalarchitects.com.au</p> <p>AEV ARCHITECTS</p>	<p>DA203</p>
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A2 Section A - driveway
SCALE: 1:200

UPDATED IN RESPONSE TO MBRC RFI

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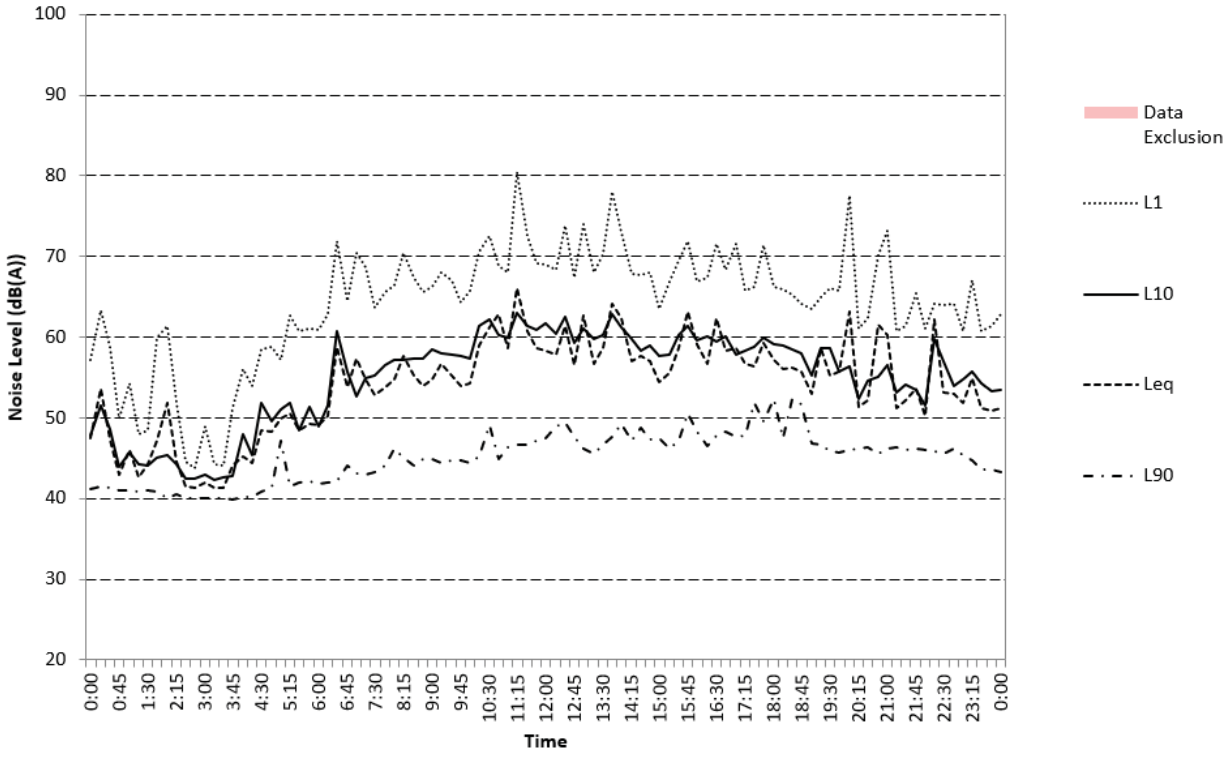
Appendix B – Unattended Noise Monitoring Graphs

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



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03/12/2017

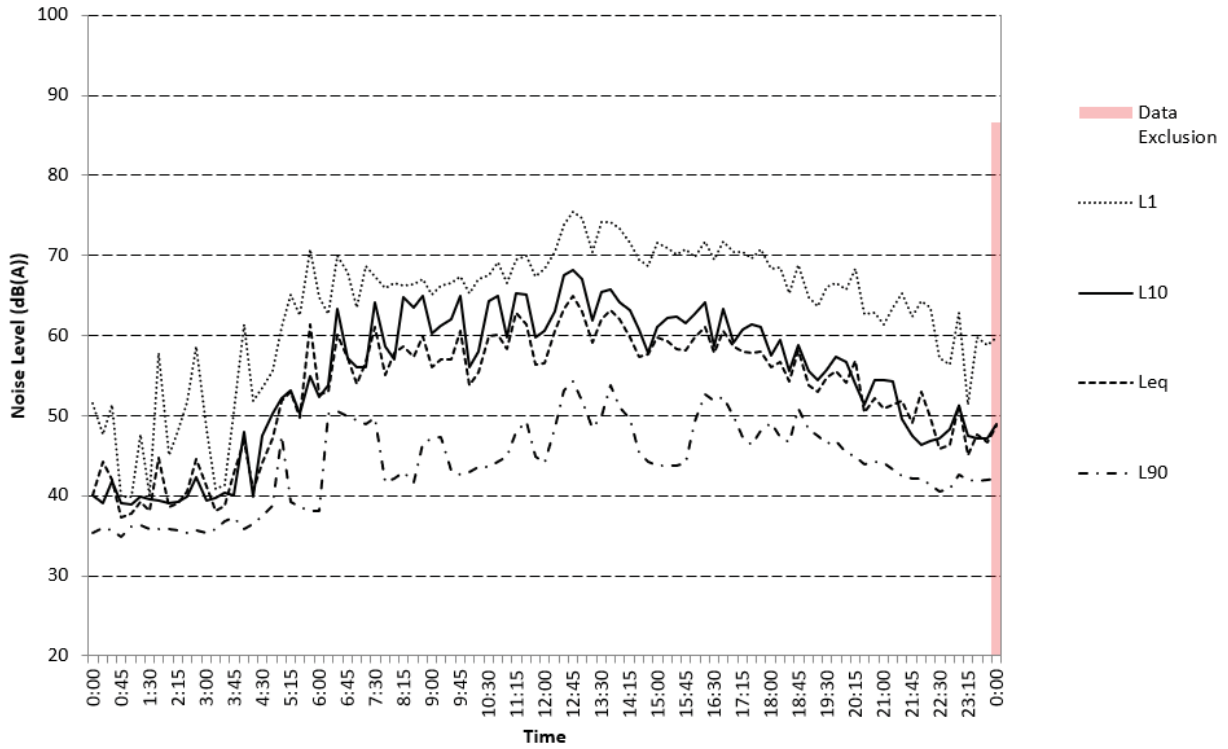


Moreton Bay Regional Council

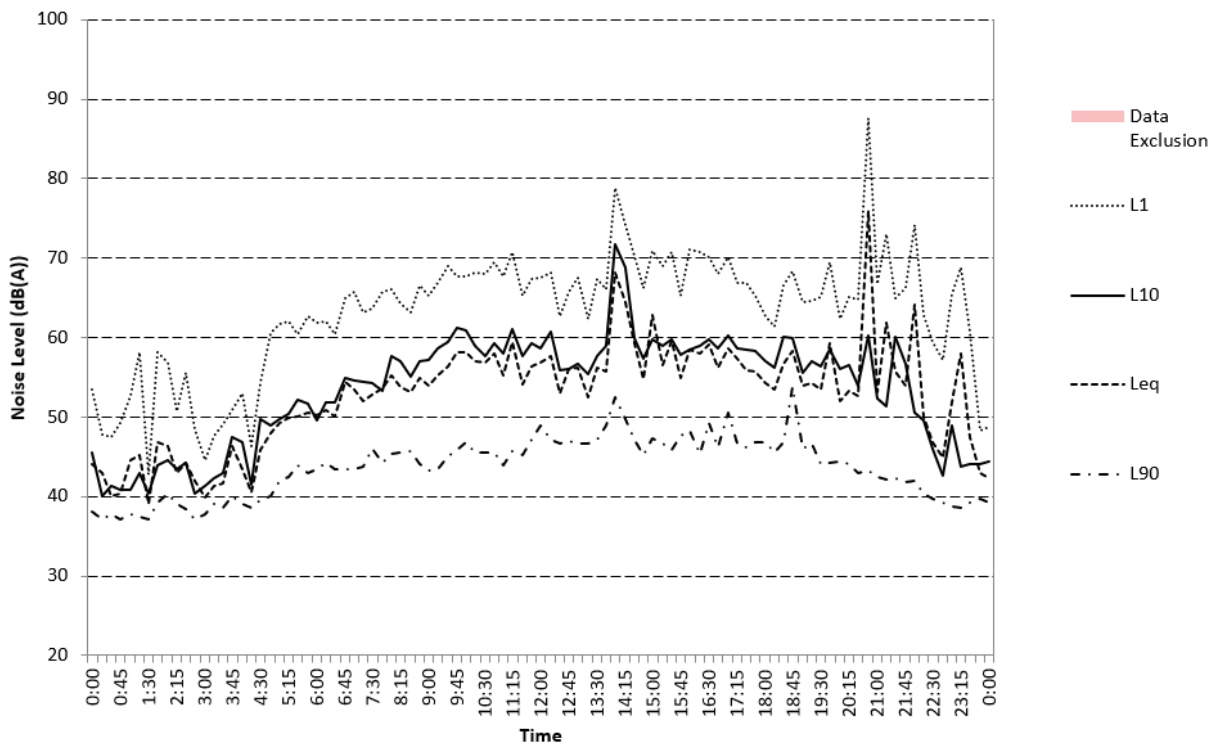
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04/12/2017

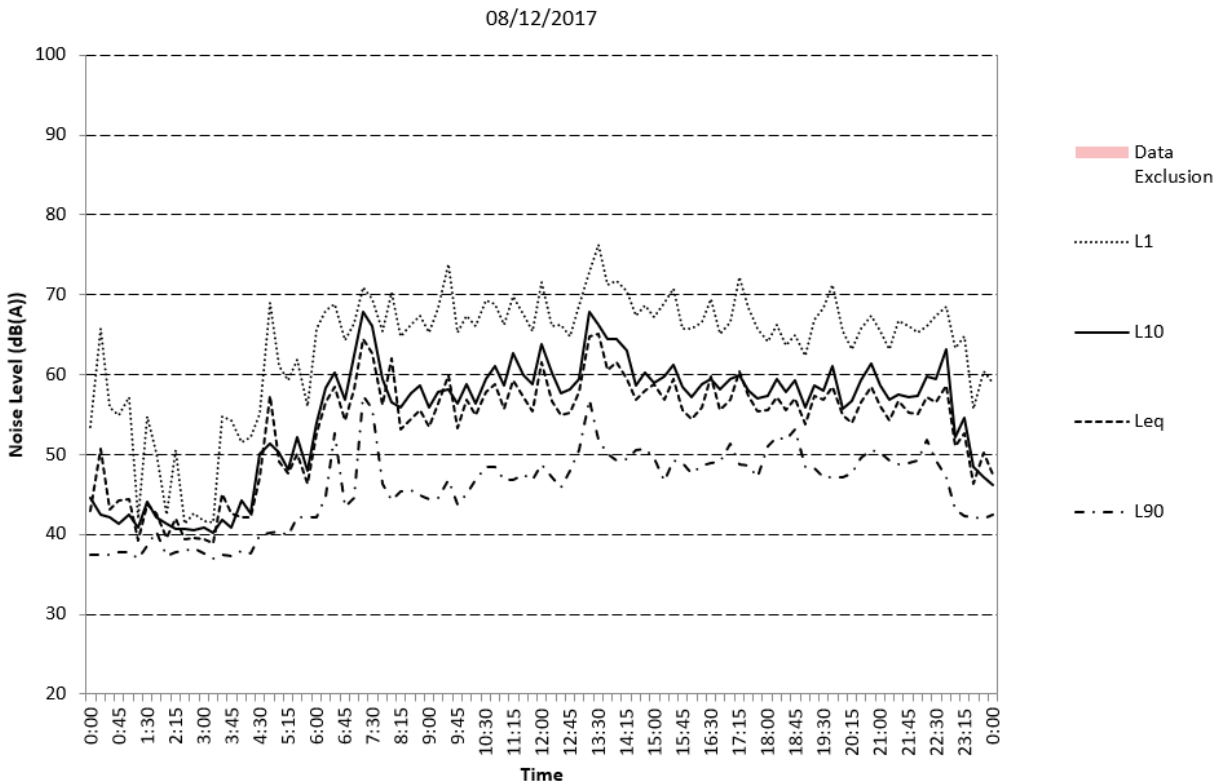
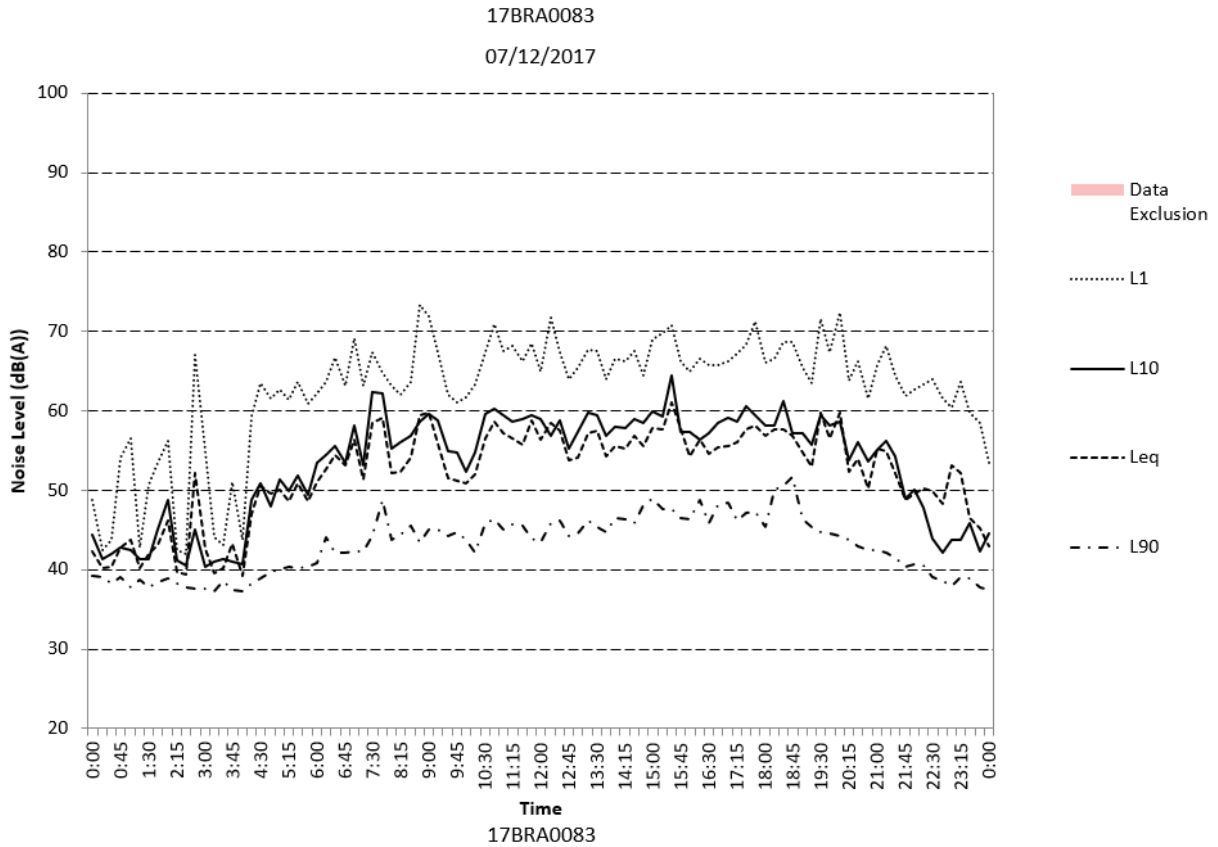


17BRA0083
06/12/2017



Moreton Bay Regional Council

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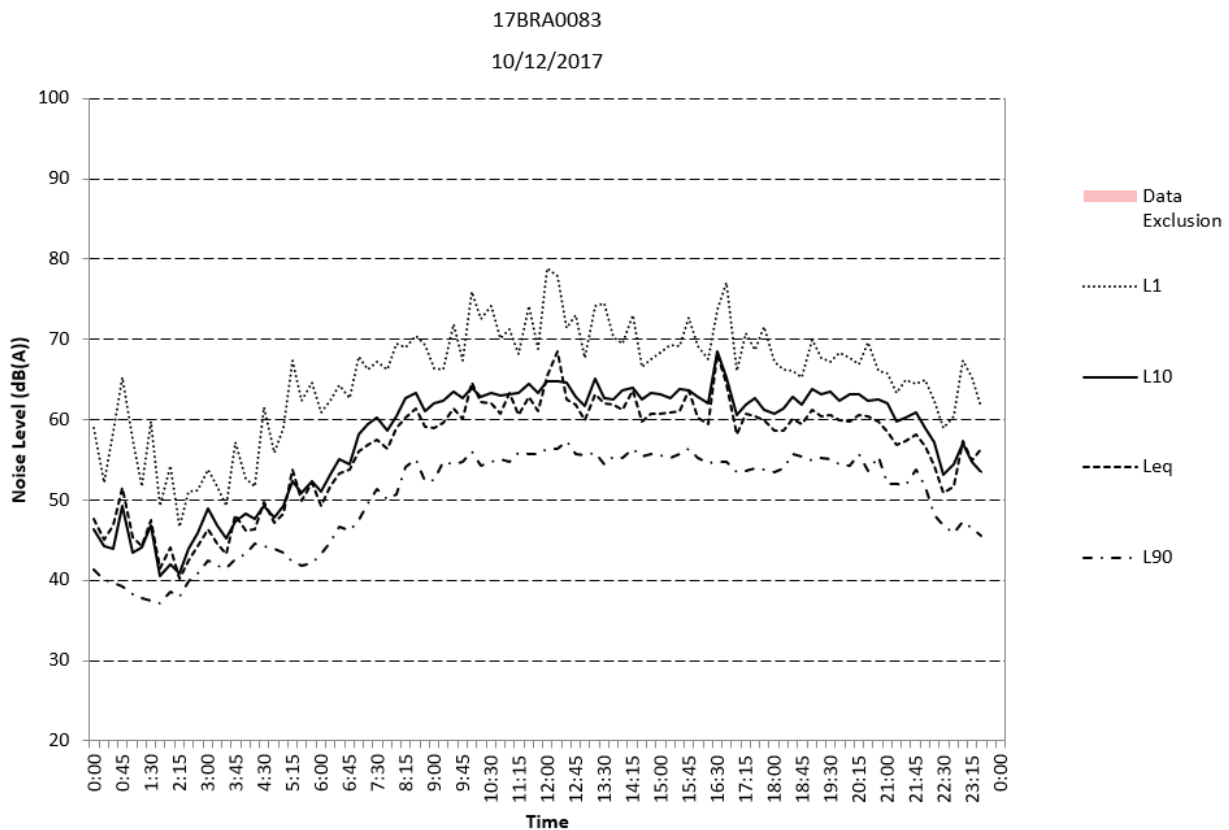
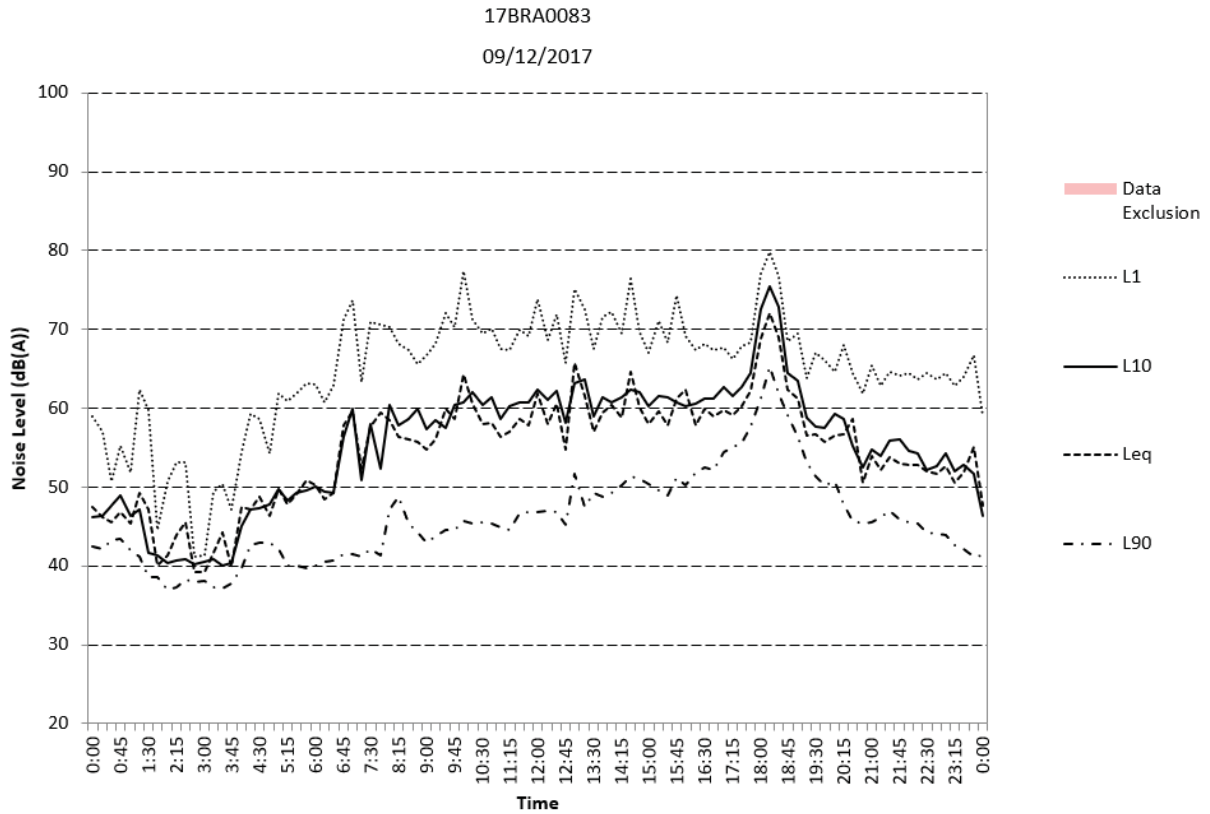


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COORDINATION COMMITTEE MEETING
9 October 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



Appendix C – Sample Calculations

Noise Source	Duration	Leq	Events	Leq period 1 hour	Distance to F
					R1 0
Roller shutter door		69		69	16
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0
0	0	0	0	#NUM!	0

Noise level after Distance loss					
Roller shutter door					45
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
0					#NUM!
Shielding losses (building, barrier etc)					
Roller shutter door					10
0					0
0					0
0					0
0					0
0					0
0					0
0					0
0					0
0					0
0					0
Noise Level at Receiver					
Roller shutter door					R1 35

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



22 August 2018
Our Ref: 17BRA0083 L02_1
Your Ref:

Attention: Ioanna Philippides

c/- Victor G Feros Town Planning Consultants
195 Dornoch Terrace
Highgate Hill, Qld 4101

Dear Ioanna,

RE: Acoustic Assessment of Rooftop Communal Area – 16-20 Woodcliffe Crescent, Woody Point

TTM was engaged by Ioanna Philippides to undertake an acoustic assessment of the rooftop communal area for the proposed residential development located at 16-20 Woodcliffe Crescent, Woody Point. This is in response to the Moreton Bay Regional Council *Additional Information Requirements* (dated 19 April, 2018) item 7 *Acoustic Amenity*.

The assessment is based on the following information:

1. Moreton Bay Regional Council *Additional Information Requirements* (dated 19 April, 2018) item 7 *Acoustic Amenity*.
2. Noise criteria as outlined in Section 2.
3. Noise measurements and calculations conducted by TTM.
4. Development plans as shown in Appendix A.

1. Noise Measurements

Unattended noise monitoring was conducted during the period of 1st December 2017 and 13th December 2017 to establish the existing ambient noise levels at the site location. The location of the noise monitor is shown in Figure 1. The monitor was in a position considered representative of the current ambient noise levels experienced in the vicinity of the site with consideration to access and security requirements.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



Figure 1: Location of Unattended Noise Monitor



The unattended noise monitor (ARL EL315 S/N: 15-302-489) was positioned in a free-field position and was set to measure statistical noise levels in “A” weighting, “Fast” response, over 15 minute intervals. The weather conditions during the unattended noise monitoring period included some rainfall, and data from these days has been excluded from the results. The monitor was calibrated before and after the measurement period with no significant drift from the reference signal noted. Noise measurements were conducted in accordance with Australian Standard AS1055:1997¹.

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2. Noise Criteria

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 - a. for noise that varies over time measured by L_{Aeq,adj,T}—more than 5dB(A) greater than the existing acoustic environment measured by L_{A90,T}.

In accordance with the Environmental Protection Regulation 2008, the time period (T) is considered to be a time interval of at least 15 minutes.

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The Background Creep criteria for steady-state and transient noise sources are stated in Table 3.

Table 3: Background Creep Noise Limits at Noise Sensitive Properties (EPP2008)

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3. Noise Analysis

An assessment of the proposed rooftop communal area was conducted to determine the potential impacts at the nearest sensitive receivers.

2.3 Nearest Sensitive Receivers

This assessment will focus on the nearest sensitive receivers as outlined below and shown in Figure 2:

- Receiver 1: Residential tower located to the west of the site.

Figure 2: Noise Sensitive Receivers



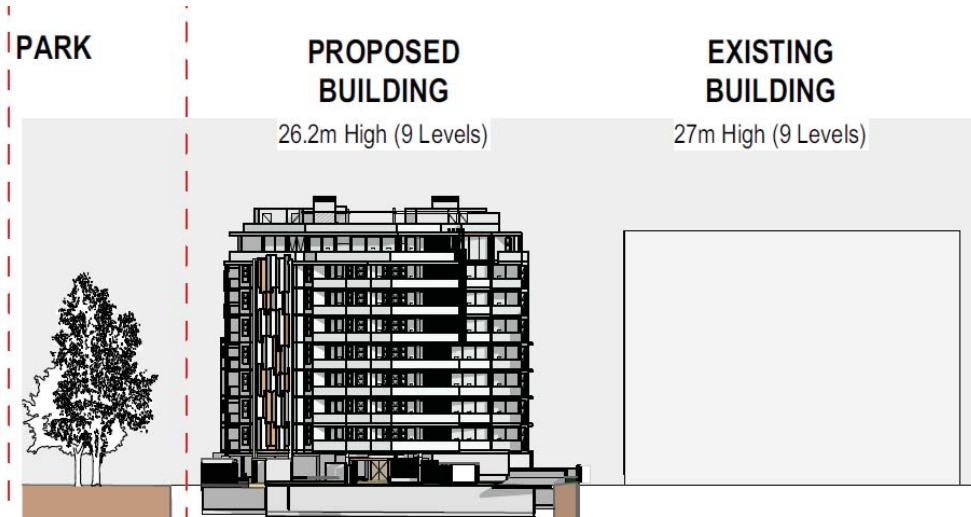
If compliance can be achieved at Receiver 1, all remaining sensitive receivers are predicted to comply.

The top floor apartments of Receiver 1 are expected to be at a similar or lower floor level compared to the rooftop deck level as indicatively illustrated in Figure 3.

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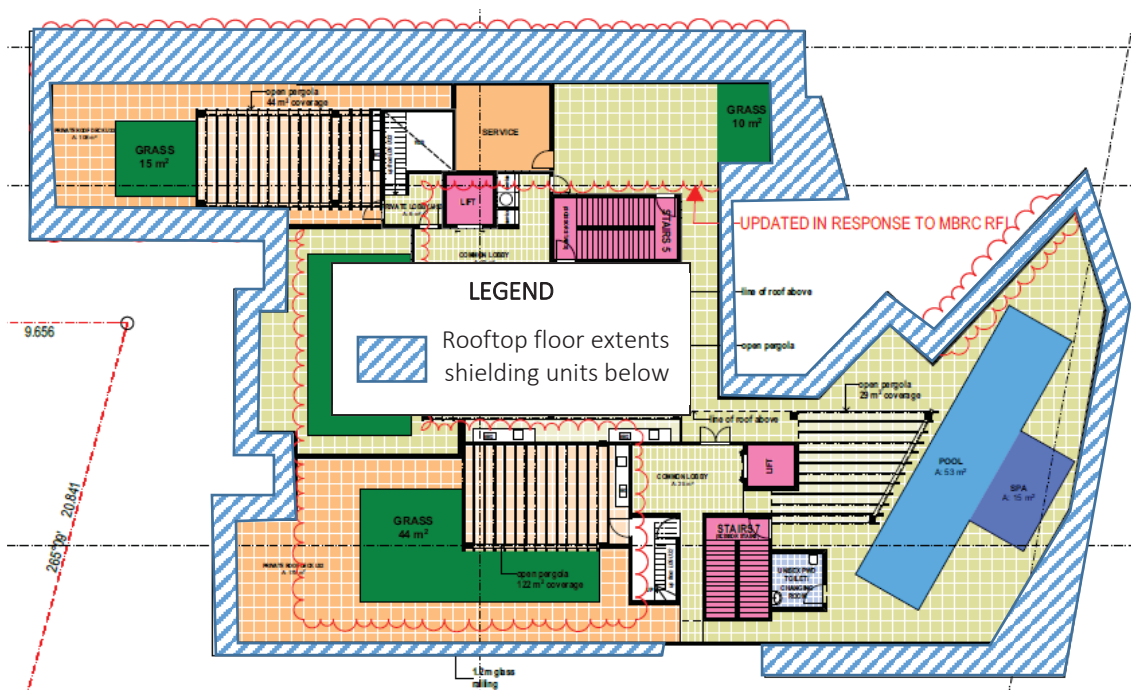


Figure 3: Indicative vertical orientation of adjacent building



The nearest onsite residential units are shielded from the rooftop communal area by the rooftop floor deck as identified in Figure 4, in addition to the solid balustrading around the perimeter of the communal areas. Onsite units are not expected to be adversely impacted by rooftop communal area activities.

Figure 4: Rooftop floor extends shielding units below



ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



2.4 Noise Source Levels

The proposed rooftop communal spaces consist of pergola areas over BBQ facilities, grassed zones, pool and spa. The previous design included a proposed open-air cinema. This has been removed. Table 4 presents the typical noise sources associated with the communal rooftop area.

Table 4: Rooftop Communal Area Noise Sources

Noise Source Description	Noise Level at 1m dB(A)			Measured Duration (sec)	Assessment Duration
	L _{Aeq,T}	L _{A10,T}	L _{A1,T}		
Conversation	65	68	70	60	Continuous
Crowd noise	71	74	80	60	Continuous

2.5 Predicted Noise Levels at Receivers

The predicted noise levels at the nearest receiver were based on the following assumptions:

- Conversation noise was assumed to be continuous over the period and based on a ‘male’ voice with ‘raised’ vocal effort as reported in published data contained in Harris, C.M., Handbook of Acoustical Measurements and Noise Control – 3rd ed. Ch 16.3, Mc Graw-Hill Inc, 1991.
- The crowd noise level is based on the published paper ‘Prediction of Noise from Small to Medium Sized Crowds’, Hayne et al., Acoustics 2011 and is assumed to be continuous over the period.
- The nearest communal congregation area to Receiver 1 is at the south-western pergola area of the rooftop. The pergola area situated in the middle of the roof is screened to Receiver 1 by the stairwell and common lobby.
- Predictions from the south-western communal area closest to Receiver 1, include attenuation from the 1.8 metre high solid wall along western edge (as shown on the architectural plans).
- Receiver location at nearest façade of receiver.
- Noise attenuation of 7dB through an open window at a receiver for internal noise level predictions. It is noted that between 15dB to 20dB could be expected to be achieved through a closed window or door.
- No use of rooftop area during the night time hours 10pm-7am.

The predicted acoustic quality objective noise levels at Receiver 1 are presented in Table 5. The criteria for day/evening periods is specified in the table heading. Sample calculations are included in Appendix C.

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Table 5: Acoustic Quality Objective Noise Predictions – Receiver 1

Source Location	Noise Source	Predicted Noise Level at Receiver 1 dB(A)					
		L _{Aeq} , 1hr		L _{A10} , 1 hr		L _{A1} , 1hr	
		Outdoors	Indoors	Outdoors	Indoors	Outdoors	Indoors
	Criteria	50	35	55	40	65	45
Nearest communal area	Conversation	34	27	37	30	39	32
	Crowd noise	40	33	43	36	49	42
Pool area	Conversation	36	29	39	32	41	34
	Crowd noise	42	35	45	38	51	44

Noise levels are predicted to comply with the relevant noise criteria at the nearest sensitive receiver during the day / evening period.

Table 6 presents the predicted background creep noise levels at the nearest receiver.

Table 6: Background Creep Noise Predictions – Receiver 1

Source Location	Noise Source	Predicted External Noise Level L _{Aeq} dB(A)	Complies with external criteria?		
			Day	Evening	Night
			49dB(A)	48dB(A)	42dB(A)
Nearest communal area	Conversation	34	✓	✓	N/A
	Crowd noise	40	✓	✓	N/A
Pool area	Conversation	36	✓	✓	N/A
	Crowd noise	42	✓	✓	N/A

Noise levels are predicted to comply with the relevant noise criteria at the nearest sensitive receiver.

4. Recommendations

The following measures are recommended to achieve predicted compliance with the relevant criteria and minimise noise annoyance:

- No use of rooftop area during the night time hours 10pm-7am.
- The 1.8 metre high wall along the western edge of the rooftop area, as shown on the architectural plans, is to be a solid wall (no gaps, holes – except as required for drainage), and is expected to be of masonry construction.

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5. Conclusion

An acoustic assessment of the rooftop communal area was undertaken for the proposed residential development located at 16-20 Woodcliffe Crescent, Woody Point. Compliance with the relevant noise criteria is predicted with the implementation of the recommendations outlined in Section 4.

We trust this information meets your requirements. Should you have any queries please do not hesitate to contact TTM.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Steve Yorke', is written over a light blue horizontal line.

Steve Yorke
Lead Consultant – Acoustics
TTM

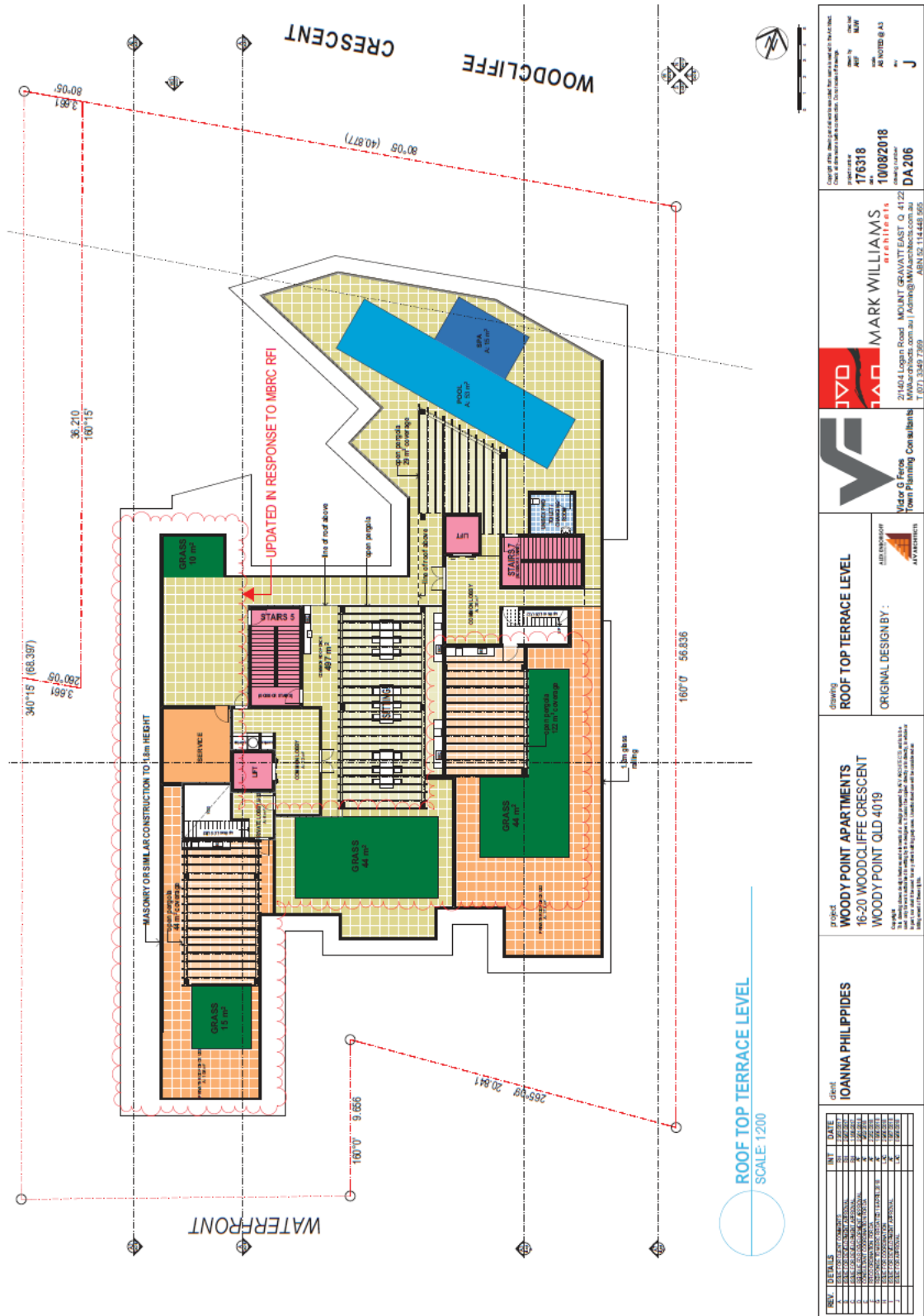
Reviewed by Jason Fox – Lead Consultant

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Appendix A – Development Plans

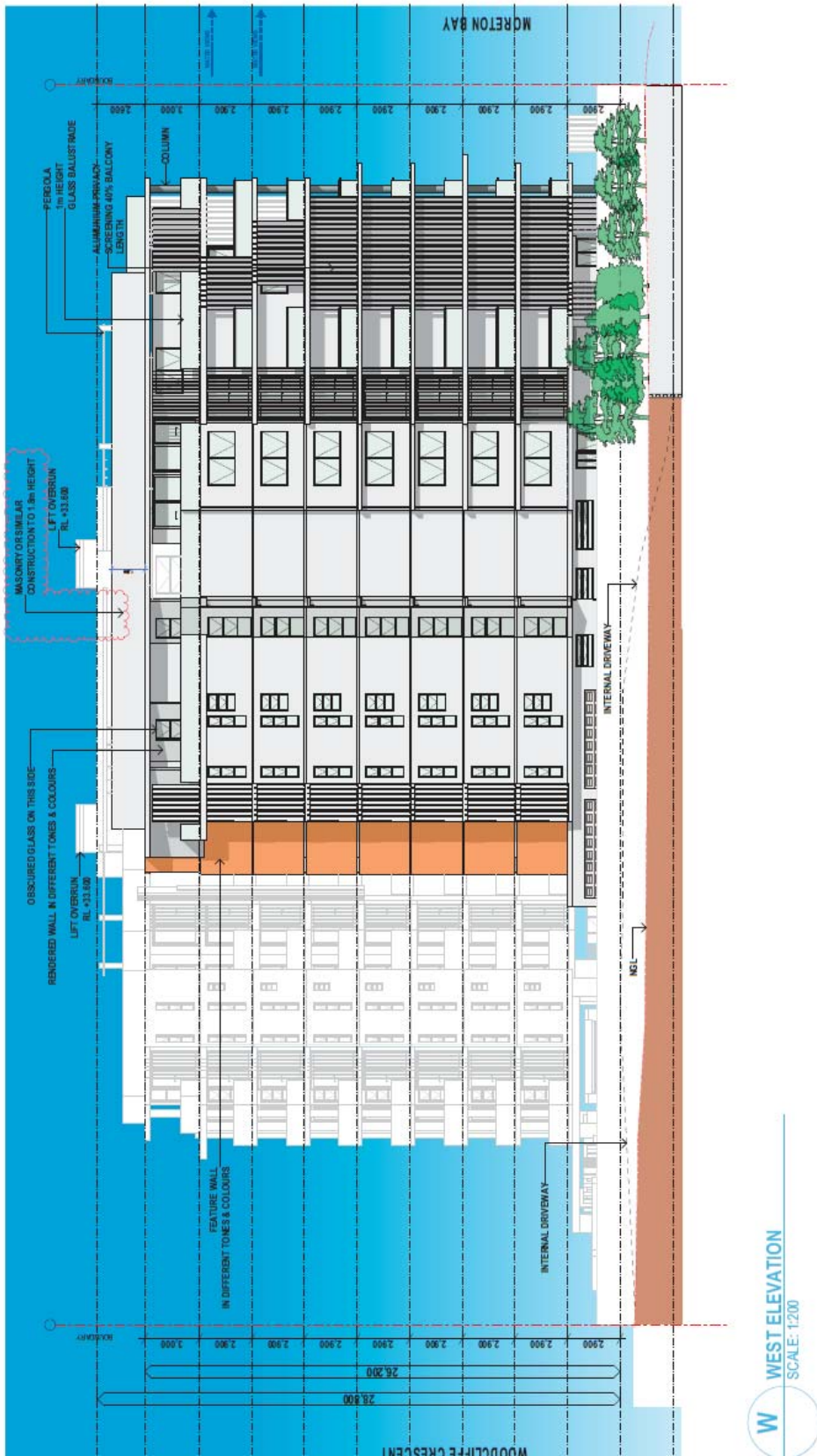
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33	10/08/2018	ISSUED FOR PERMIT

<p>PROJECT WOODY POINT APARTMENTS 16-20 WOODCLIFFE CRESCENT WOODY POINT QLD 4019</p> <p>Copyright © 2018 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.</p>	<p>CLIENT IOANNA PHILIPPIDES</p>	<p>DESIGNED BY ORIGINAL DESIGN BY:</p>	<p>ARCHITECT MARK WILLIAMS ARCHITECTS 2140 St. Logan Road Mount Gravatt East Q. 4122 T: 071 3349 7569 A: 071 3349 7569 ABN: 52 114481 955</p>
<p>DATE 10/08/2018</p> <p>SCALE 1:200</p>		<p>PROJECT NO. 10082018</p> <p>DA DA 206</p>	

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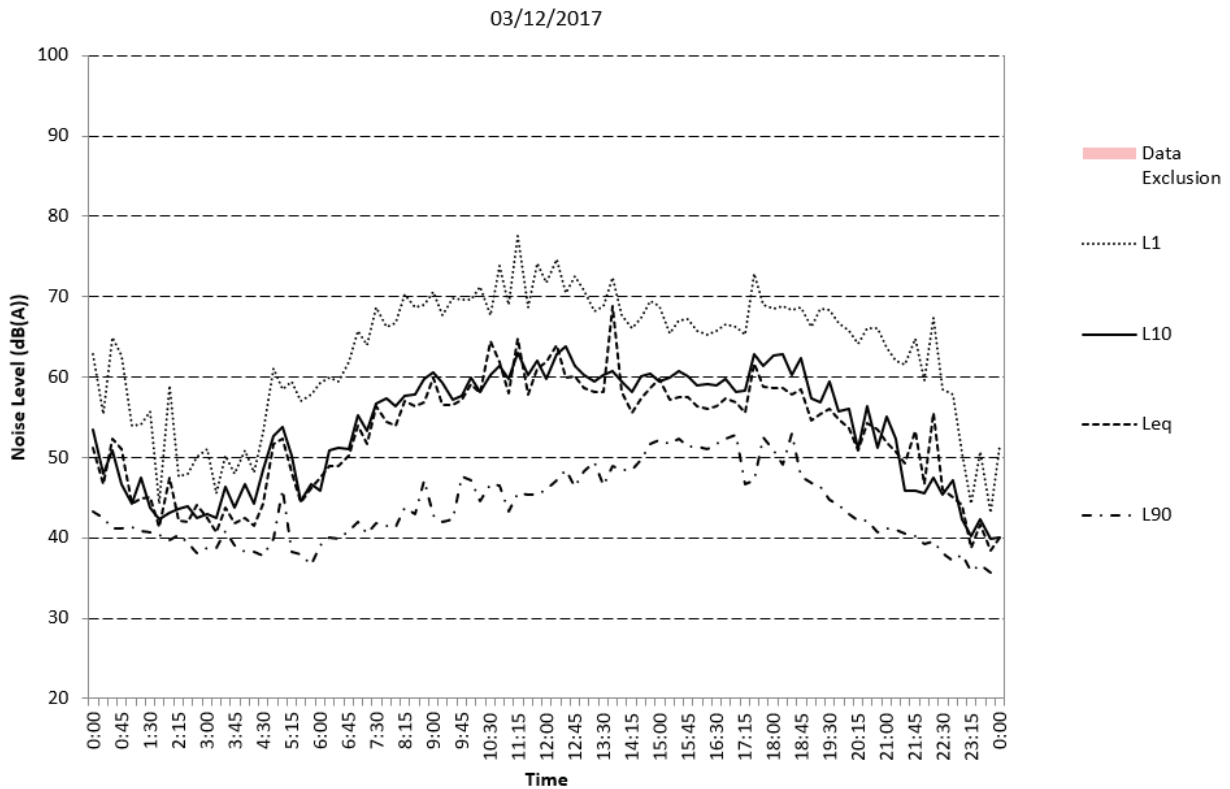
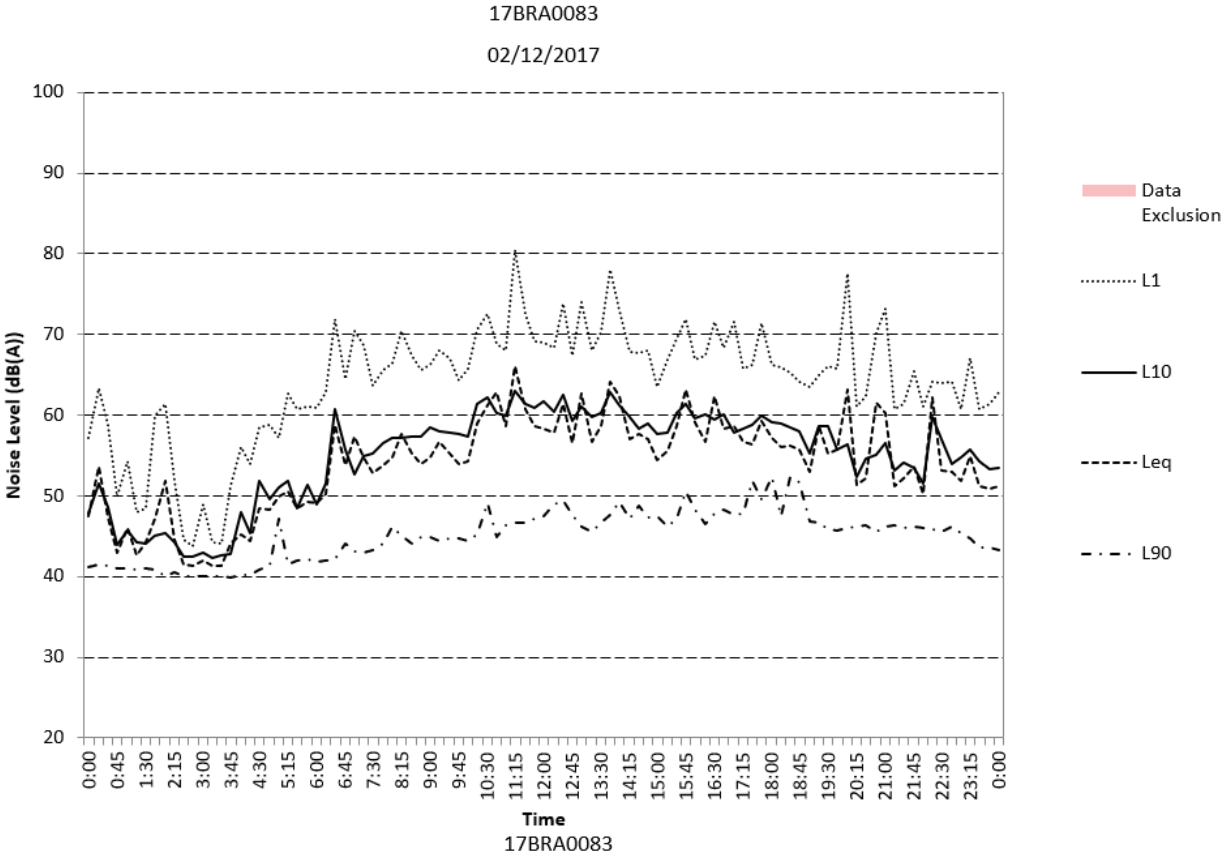
Appendix B – Unattended Noise Monitoring Graphs

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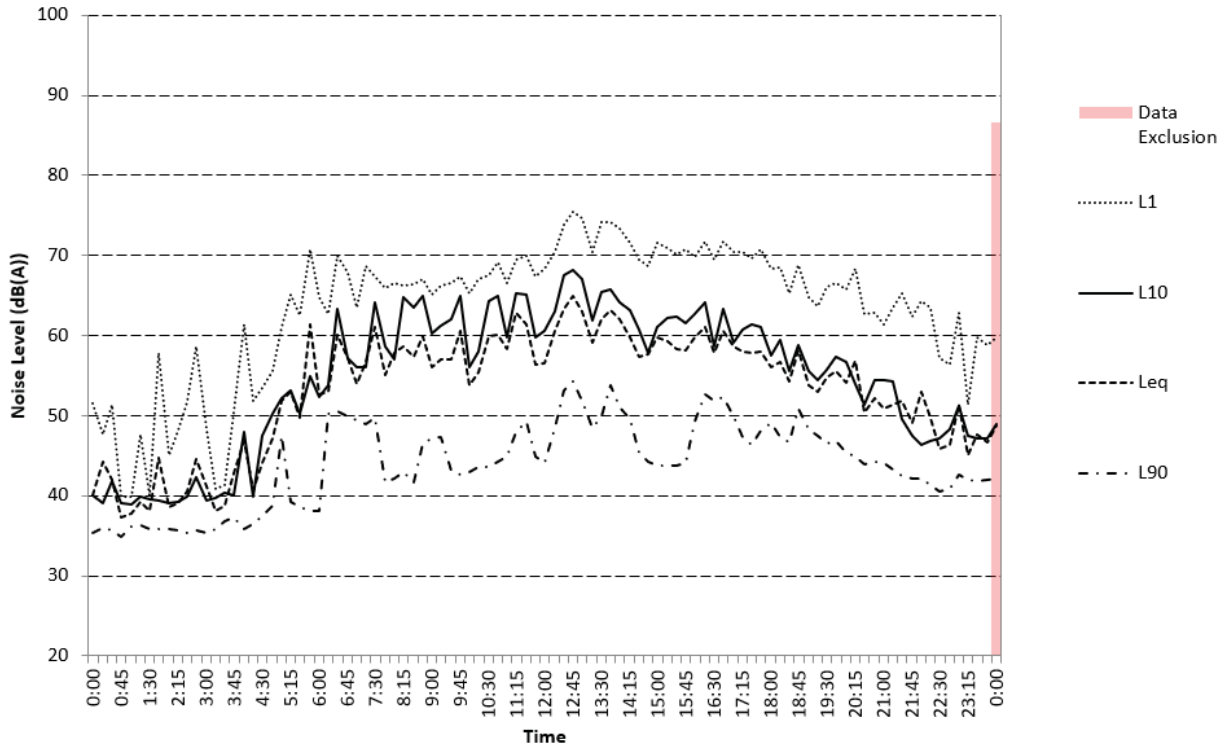


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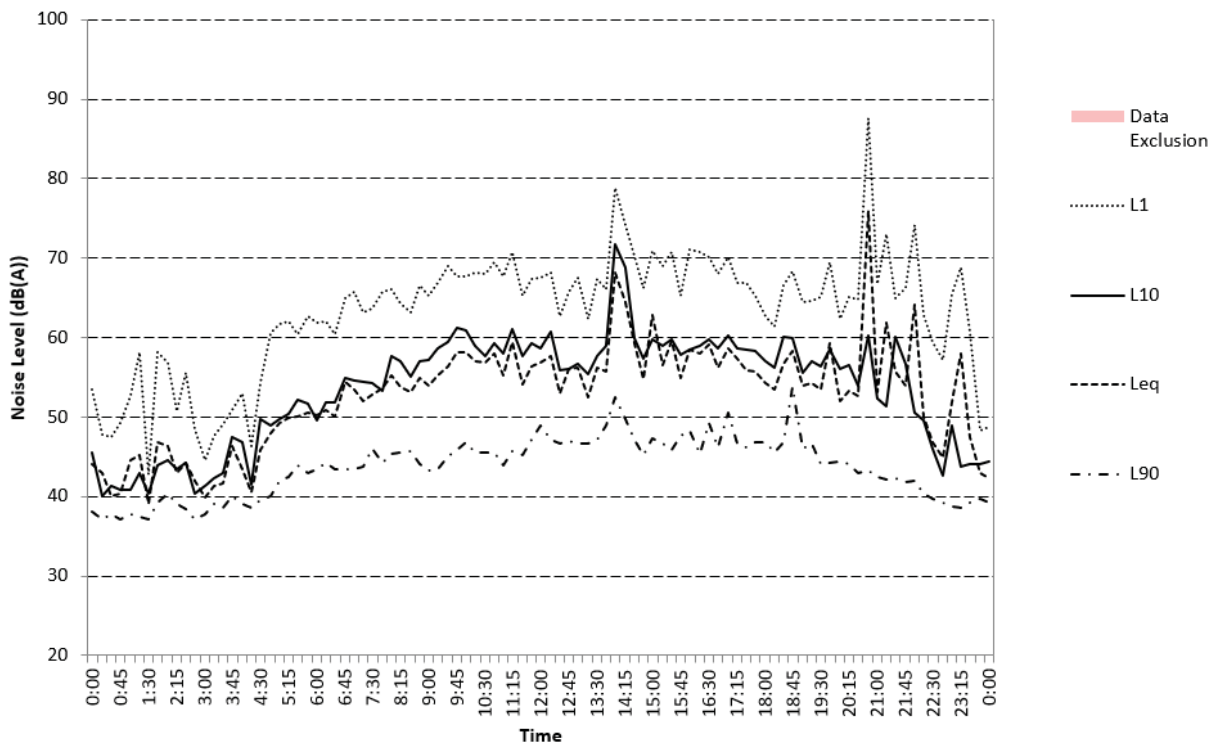
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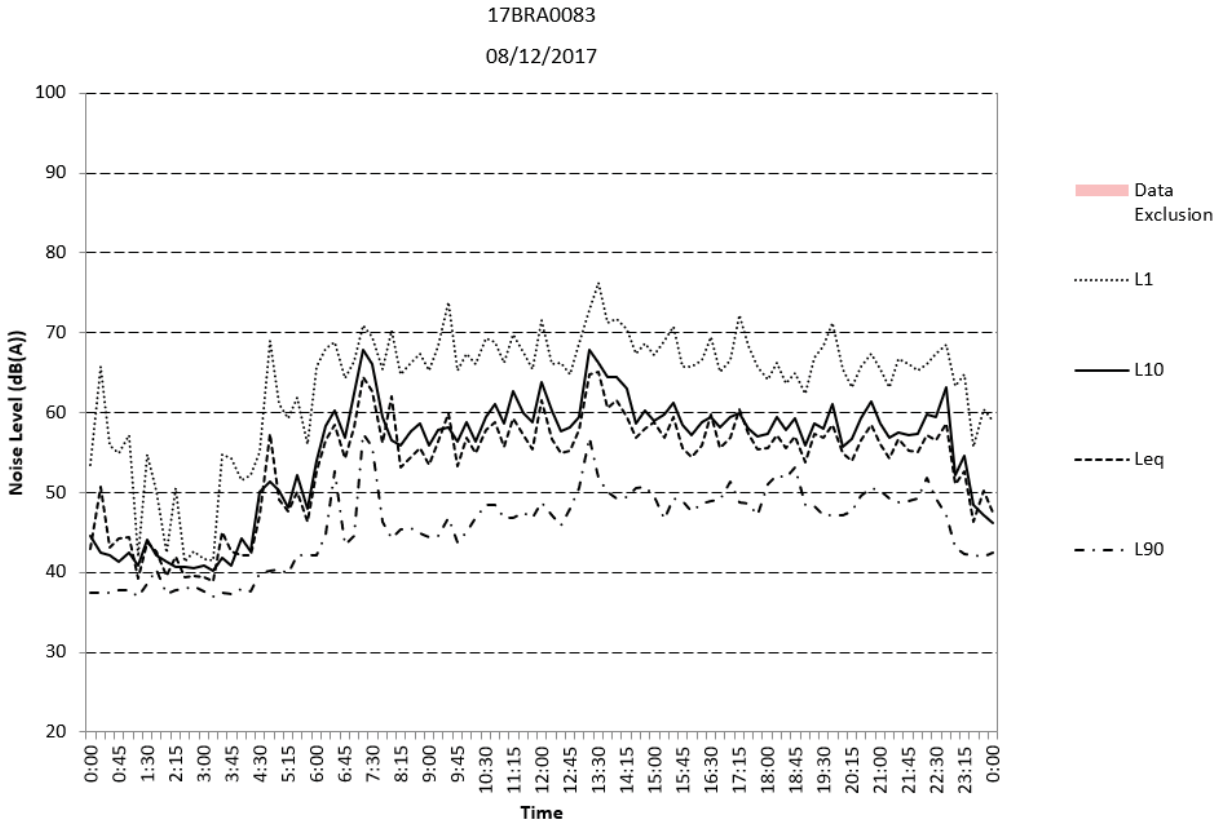
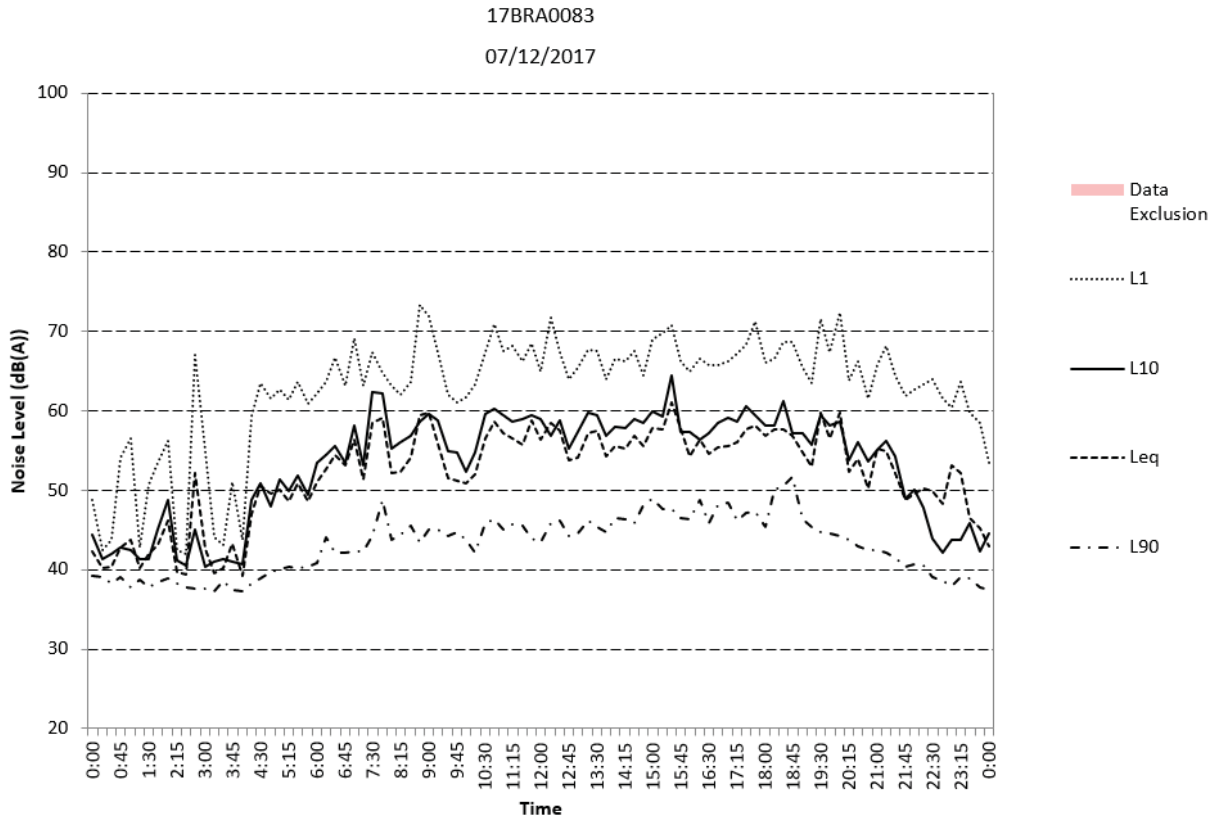


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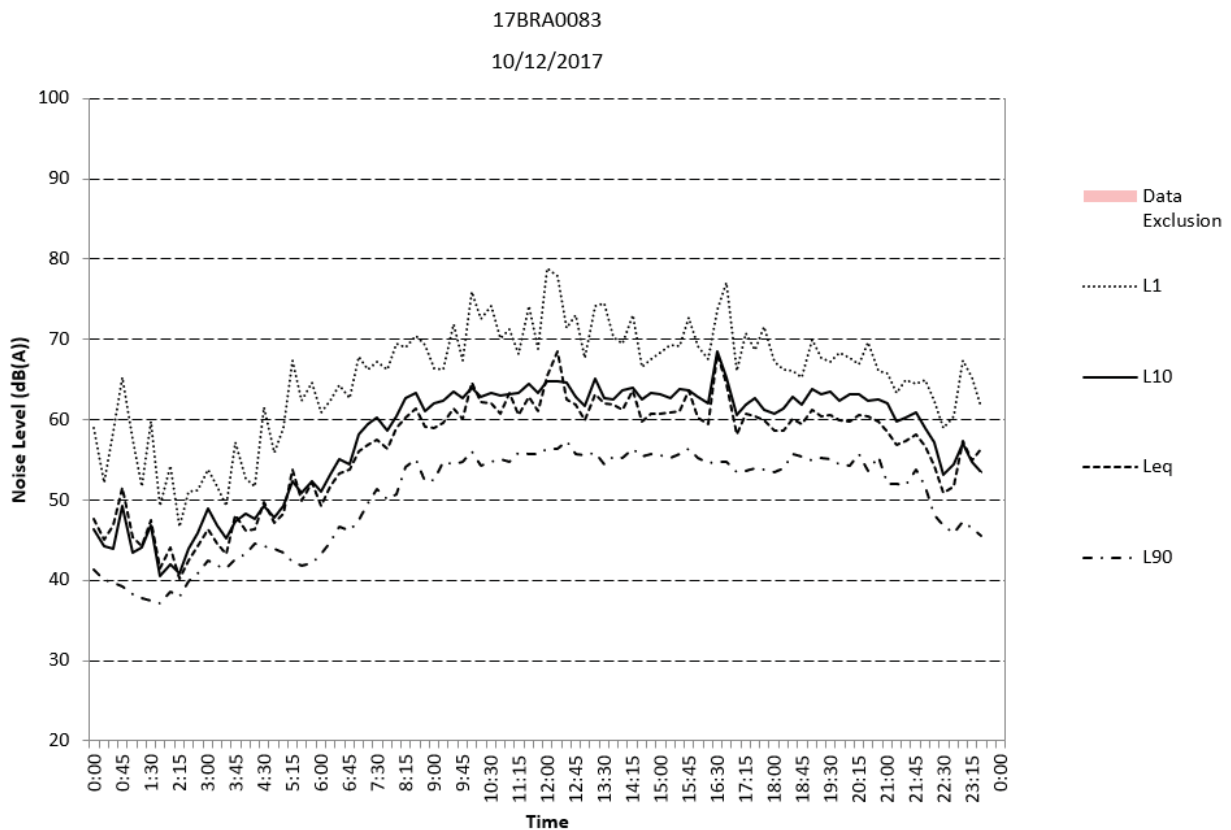
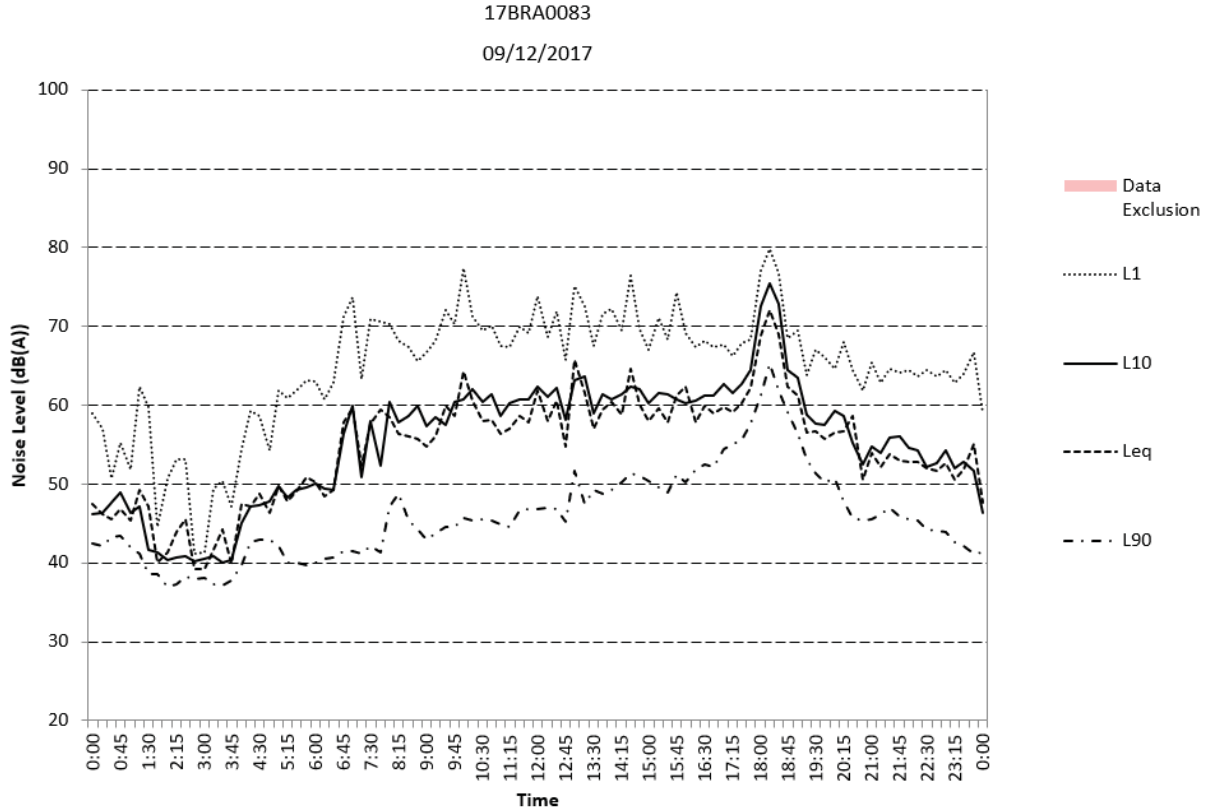


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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



Appendix C – Sample Calculations

Noise Source	Duration	Leq	Events	Leq period	Distance to R1	
					R1	0
	0	0	0		#NUM!	0
	0	0	0		#NUM!	0
	0	0	0		#NUM!	0
Nearest open pergola	0	0	0		#NUM!	0
Conversation (raised voice)	60	65	60	65		16
Crowd noise	60	71	60	71		16
Pool	0	0	0		#NUM!	0
Conversation (raised voice)	60	65	60	65		27
Crowd noise	60	71	60	71		27
	0	0	0		#NUM!	0
	0	0	0		#NUM!	0
	0	0	0		#NUM!	0

Noise level after Distance loss						
	0					#NUM!
	0					#NUM!
	0					#NUM!
Nearest open pergola						#NUM!
Conversation (raised voice)						41
Crowd noise						47
Pool						#NUM!
Conversation (raised voice)						36
Crowd noise						42
	0					#NUM!
	0					#NUM!
	0					#NUM!
Shielding losses (building, barrier etc)						
	0					0
	0					0
	0					0
Nearest open pergola						0
Conversation (raised voice)						7
Crowd noise						7
Pool						0
Conversation (raised voice)						0
Crowd noise						0
	0					0
	0					0
	0					0
Noise Level at Receiver						
	0					#NUM!
	0					#NUM!
	0					#NUM!
Nearest open pergola						#NUM!
Conversation (raised voice)						34
Crowd noise						40
Pool						#NUM!
Conversation (raised voice)						36
Crowd noise						42

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#6 Stormwater Management Response



17 May 2018

620.12227-L03-v0.1.docx

Victor G Feros Towns Planning Consultants
195 Dornoch Terrace
HIGHGATE HILL QLD 4101

Attention: Victor Feros

Dear Victor

**16-20 Woodcliffe Crescent, Woody Point
Response to Moreton Bay Regional Council – Additional Information
Requirements**

Moreton Bay Regional Council issued a letter titled *Additional Information Requirements* on 19 April 2018, regarding the proposed development at the subject site located at 16-20 Woodcliffe Crescent, Woody Point.

A response to the stormwater issue is provided below.

Development Engineering

9. *Item 8 of Council's information request Letter has not been satisfactorily addressed. The information provided by the applicant only outlines that stormwater is to be discharged to Moreton Bay via bioretention system. Approval from the state authority has not been provided for the proposed discharge as requested in Item 8.*

The previously provided Stormwater Management Plan (Cardno Aug 2017) does not include concept stormwater infrastructure layout. The concept layout plan requested in Item 8 of Council's Information Request has not been provided. The plan was requested for the purpose of identifying a lawful point of discharge and the location of stormwater quality treatment devices. It is not clear if it is feasible for stormwater to be discharged to Moreton Bay, given no approval has been provided to Council from the relevant state authority. It is not clear if stormwater can be lawfully discharged given the lack of underground infrastructure in the immediate vicinity of the development site and partial fall of the site towards Moreton Bay. The site has been raised to achieve a flood planning level of 3.4 mAHD which provides some opportunity for discharge to Woodcliffe Crescent.

The response to information request outlines that stormwater is to be treated to achieve quality objectives, via bio-retention prior to discharge. The bio-retention basin location has not been identified on any plan. The bio-retention area must be accessible for maintenance purposes and within common property. It is also unclear how a bio-retention basin will be able to fit vertically with regards to ceiling level of the basement, as a bio retention basin at the rear of the site will encroach vertically into parking areas and inhibit vertical clearance to vehicles.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

Victor G Feros Towns Planning Consultants
16-20 Woodcliffe Crescent, Woody Point
Response to Moreton Bay Regional Council

17 May 2018
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Page 2

Based on the above, provide further information, including a site based concept stormwater management layout plan to address the above matters. Where a point of discharge is retained to Moreton Bay, consent of the relevant state authority must also be provided. Alternatively, a revised discharge arrangement to Woodcliffe Crescent should be proposed.

Amended proposal plans should also be provided, illustrating the proposed bio-retention area. This should include an amended site plan and a cross section drawing, showing suitable vertical clearance can be provided between the basin and the basement ceiling.

Response: A meeting was held with Council officers on 3 May 2018 to discuss the issues raised in the *Additional Information Requirements*. It was agreed that since the area of the subject site is less than 2,500 m² and the proposed use is multi-level residential, a detailed Stormwater Management Plan is not required for the proposed development. Thus, it is no longer proposed to construct a bioretention basin as part of the development.

Stormwater runoff from car parks and vehicle manoeuvring areas at ground level will be directed to grass swales or vegetated areas where possible, prior to discharge to the stormwater collection system within the site.

It is proposed to collect the stormwater runoff from the development and discharge it to an existing stormwater outlet adjacent to the subject site. The existing stormwater infrastructure located in the Council-owned land in the property to the east of the site is shown in Figure 1 (circled in red). The size and invert levels of the two stormwater pipes shown in Figure 1 need to be confirmed through survey. However, Council records indicate that the pipe in the south-west corner of the Council-owned land is a 300 mm diameter pipe, while the one along the eastern boundary is a 450 mm diameter pipe.

Thus, a stormwater pipe from the proposed development will discharge to one of these outlet locations. The final design of the stormwater outlet will be determined as part of the detailed design.

Moreton Bay Regional Council

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Supporting Information

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

Victor G Feros Towns Planning Consultants
16-20 Woodcliffe Crescent, Woody Point
Response to Moreton Bay Regional Council

17 May 2018
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Page 3



Figure 1. Existing Stormwater Infrastructure (Source: Moreton Bay Regional Council)

Yours sincerely

MICHAEL DELLA
Technical Director - Water Advisory

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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Supporting Information

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#7 Referral Agency Response

RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

SARA reference: 1709-1586 SRA
Council reference: DA/34871/2017/V2M
Applicant reference: VGF-3810

15 March 2018

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510
mbrc@moretonbay.qld.gov.au

Dear Sir

Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 3 October 2017.

Applicant details

Applicant name: Ms. I. Philippides
Applicant contact details: 195 Dornoch Terrace
Highgate Hill QLD 4101
brisbane@ferosplanning.com.au

Location details

Street address: 16-20 Woodcliffe Crescent, Woody Point
Real property description: 1RP195591
Local government area: Moreton Bay Regional Council

Application details

Development permit Material Change of Use for Multiple Dwelling (33 units)

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.17.3.6.1 Tidal works or work in a coastal management district

South East Queensland (North) regional
office
Mike Ahern Building, Level 3, 12 First
Avenue, Maroochydore
PO Box 1129, Maroochydore QLD 4558

Moreton Bay Regional Council

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9 October 2018

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Supporting Information

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

1709-1586 SRA

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Basement Floor Plan	AEV Architects	26/02/2018	DA202	G
Level One (Ground Floor Plan)	AEV Architects	26/02/2018	DA203	G
Elevation	AEV Architects	22/02/2018	DA210	F
Section	AEV Architects	22/02/2018	DA215	F
Section	AEV Architects	22/02/2018	DA216	F

A copy of this response has been sent to the applicant for their information.

For further information please contact Tom Kasauskas, Senior Planning Officer, on 53529717 or via email SEQNorthSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager (Planning)

cc Ms. I. Philippides, brisbane@ferosplanning.com.au
enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

1709-1586 SRA

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
10.17.3.6.1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The proposed seawall and development setbacks from the seaward boundary must be provided generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Basement Floor Plan, prepared by AEV Architects, dated 26/02/2018, reference DA202 revision G • Level One (Ground Floor Plan), prepared by AEV Architects, dated 26/02/2018, reference DA203, revision G • Elevation, prepared by AEV Architects, dated 22/02/2018, reference DA210, revision F • Section, prepared by AEV Architects, dated 22/02/2018, reference DA215, revision F • Section, prepared by AEV Architects, dated 22/02/2018, reference DA216, revision F 	Prior to the commencement of use and to be maintained at all times
2.	For the proposed works, only use clean materials and ensure that the works do not cause contamination.	For the duration of the works
3.	Erosion and sediment control measures which are in accordance with <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i> , are to be installed and maintained to prevent the release of sediment to tidal waters.	For the duration of the works
4.	<p>Submit "As Constructed drawings" to palm@ehp.qld.gov.au or mail to:</p> <p style="padding-left: 40px;">Department of Environment and Science Permit and License Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001</p>	Within two (2) weeks of the completion of the works
5.	(a) In the event that the works cause disturbance or oxidisation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the	(a) Upon disturbance or oxidisation until the affected soil has been neutralised or contained.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

1709-1586 SRA

	<p>Department of Science, Information Technology, Innovation and the Arts, 2014.</p> <p>(b) Certification by an appropriately qualified person, confirming that the affected soil has been neutralised or contained, in accordance with (a) above is to be provided to palm@ehp.qld.gov.au or mailed to:</p> <p>Department of Environment and Science Permit and License Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001</p>	<p>(b) At the time the soils have been neutralised or contained.</p>
--	--	--

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

1709-1586 SRA

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values.
- To allow for compliance in relation to what is considered generally in accordance with the approved plans when preliminary plans are submitted with the application. Development inconsistent with the approval may have an impact on coastal management that was not considered in assessment.
- To ensure any disturbance to acid sulfate soils is managed to prevent impacts to coastal environments.

Findings on material questions of fact

- The subject land is within the coastal management district and partly within an erosion prone area.
- The proposed development is a material change of use for a multiple dwelling (33 units).
- The proposed development involves building work partly within the erosion prone area.
- The development application demonstrates that, with relevant development conditions imposed, the development will comply with the purpose statement of State code 8 of the State Development Assessment Provisions.
- The development therefore complies with the relevant assessment benchmarks as per the Planning Regulation 2017.

Evidence or other material on which the findings were based

- Development application
- Response to further advice notice
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

GE78-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1709-1586 SRA

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: Ms. I. Philippides
Applicant contact details: 195 Dornoch Terrace
Highgate Hill QLD 4101
brisbane@ferosplanning.com.au

Location details

Street address: 16-20 Woodcliffe Crescent, Woody Point
Real property description: 1RP195591
Local government area: Moreton Bay Regional Council

Development details

Development permit: Material Change of Use for Multiple Dwelling (33 units)

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material change of use	State Development Assessment Provisions, State code 8: Coastal development and tidal works

Reasons for the department's decision

The reasons for the decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values.
- To allow for compliance in relation to what is considered generally in accordance with the approved plans when preliminary plans are submitted with the application. Development inconsistent with the approval may have an impact on coastal management that was not considered in assessment.
- To ensure any disturbance to acid sulfate soils is managed to prevent impacts to coastal environments.

Decision

- Nature of development: Material change of use for Multiple dwelling

South East Queensland (North) regional office
Mike Ahern Building, Level 3, 12 First Avenue, Maroochydore
PO Box 1129, Maroochydore QLD 4558

Moreton Bay Regional Council

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

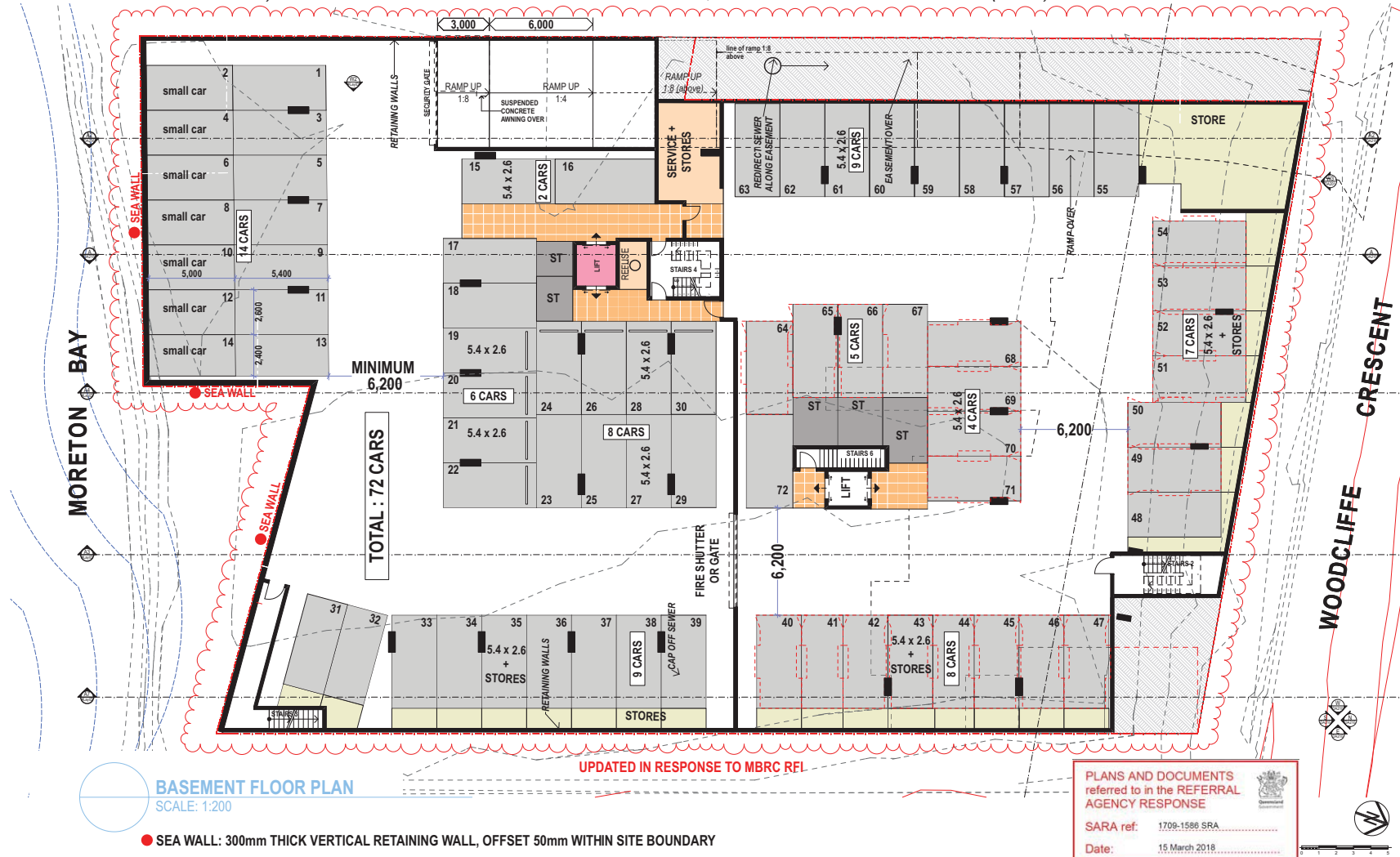
1709-1586 SRA

- Nature of the decision: Approved, subject to conditions
- Date of decision: 15 March 2018

Relevant material

- Development application
- Response to further advice notice
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	RM	23/02/2018
B	ISSUE FOR DEVELOPMENT APPROVAL	RM	26/07/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	RM	11/09/2017
D	RESUBMIT FOR DEVELOPMENT APPROVAL	AF	25/10/2018
E	CONSULTANT COORDINATION FOR DA	AF	05/02/2018
F	REF COORDINATION FOR DA	AF	22/02/2018
G	REF COORDINATION FOR DA	AF	26/02/2018

client
IOANNA PHILIPPIDES

project
WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019

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drawing
BASEMENT FLOOR PLAN



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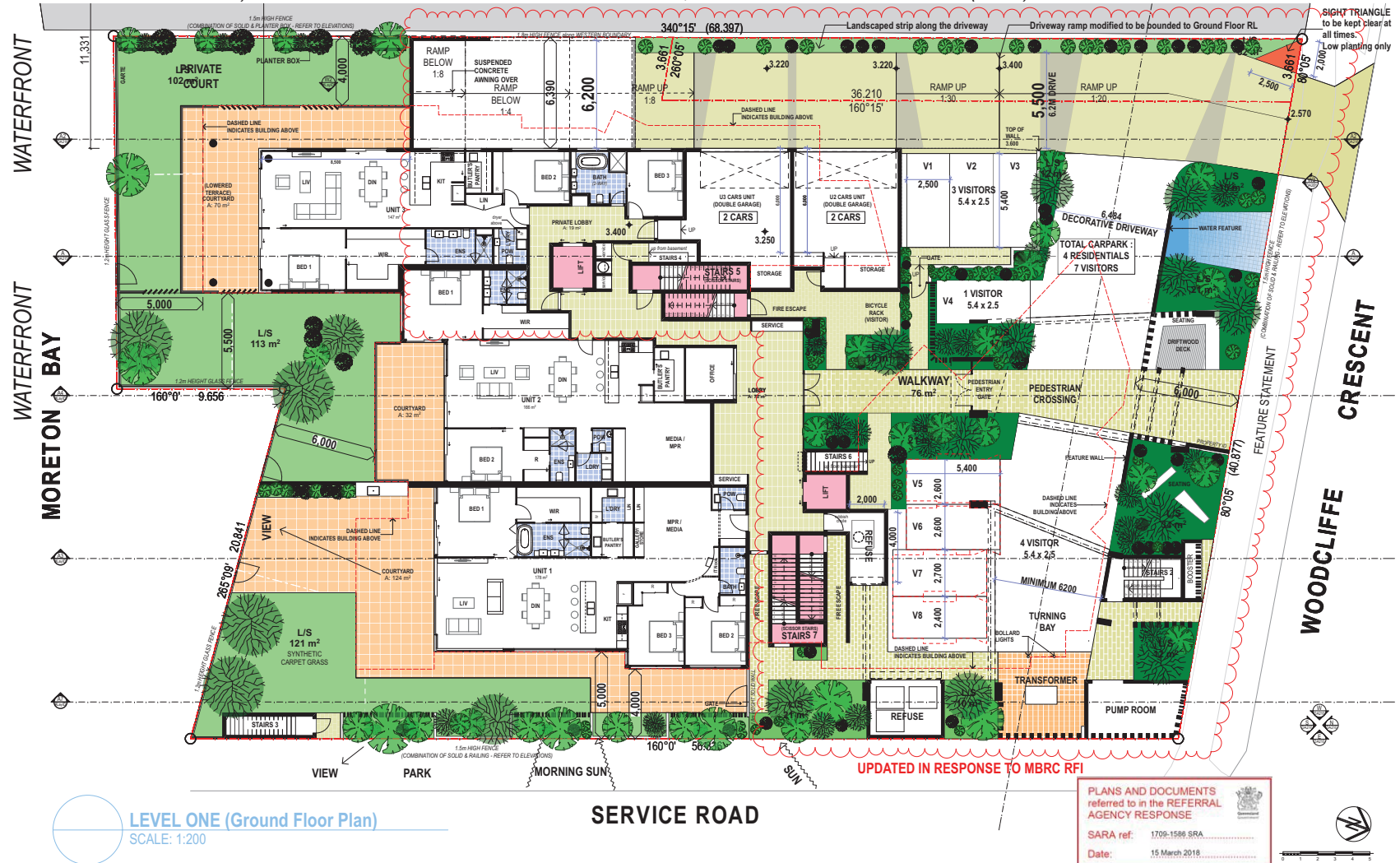
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



LEVEL ONE (Ground Floor Plan)
SCALE: 1:200

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1700-1588 SRA
Date: 15 March 2018

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	RS	23/02/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	RS	20/07/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	RS	11/08/2017
D	ISSUE FOR DEVELOPMENT APPROVAL	AF	25/07/2018
E	CONSULTANT COORDINATION FOR DA	AF	30/02/2018
F	RFI COORDINATION FOR DA	AF	26/02/2018
G	RFI COORDINATION FOR DA	AF	26/02/2018

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LEVEL ONE (Ground Floor Plan)



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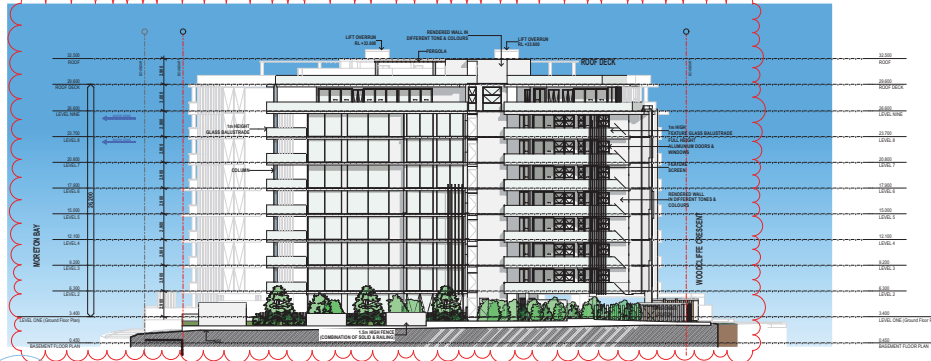
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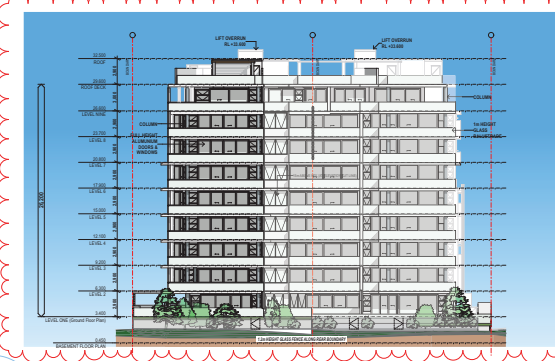
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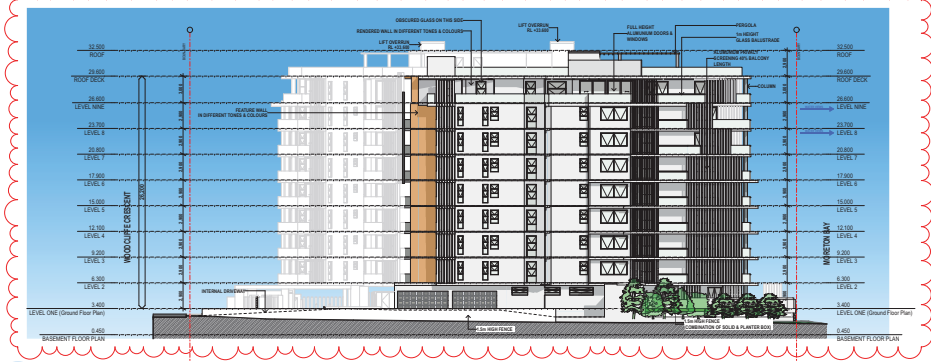
ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



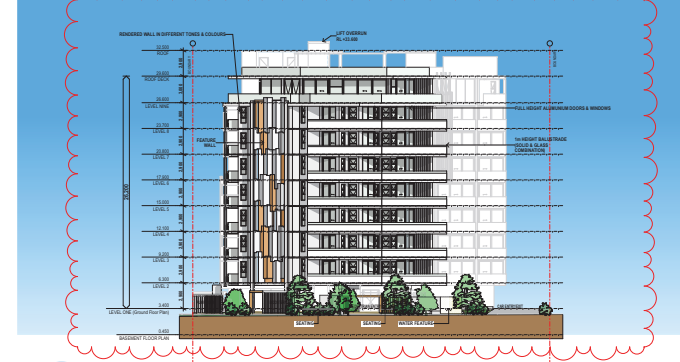
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SCALE: 1:500



S SOUTH ELEVATION
SCALE: 1:500



W WEST ELEVATION
SCALE: 1:500



N NORTH ELEVATION
SCALE: 1:500

UPDATED IN RESPONSE TO MBRC RFI

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1709-1586 SRA

Date: 15 March 2018

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	SH	23/02/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	RH	28/07/2017
C	RESOLVE FOR DEVELOPMENT APPROVAL	RS	11/08/2017
D	RESOLVE FOR DEVELOPMENT APPROVAL	AP	25/10/2018
E	CONSULTANT COORDINATION FOR DA	AF	09/02/2018
F	RFI COORDINATION FOR DA	AF	23/02/2018

client
IOANNA PHILIPPIDES

project
WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019

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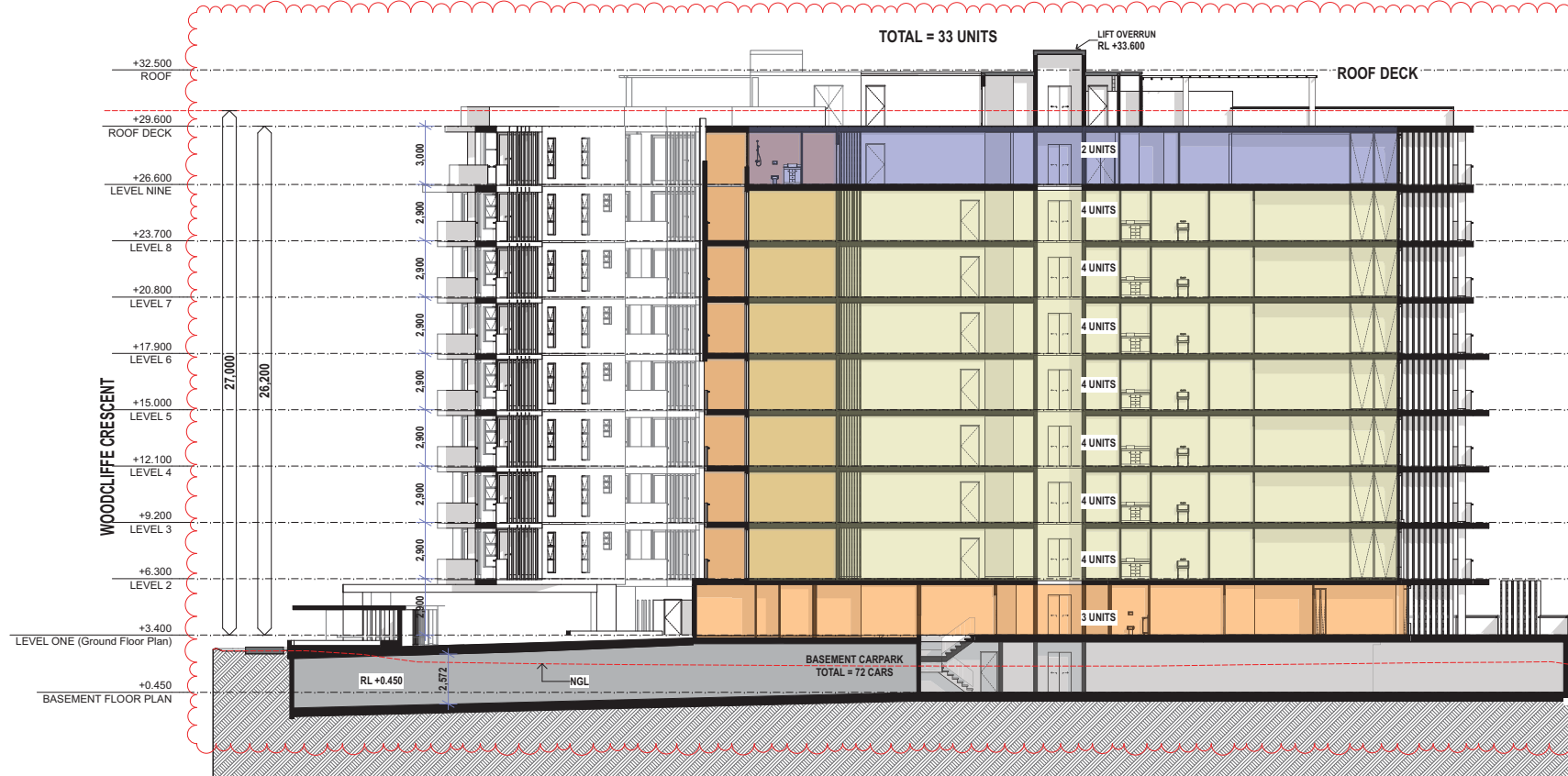
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



A Section A
SCALE: 1:200

UPDATED IN RESPONSE TO MBRC RFI

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1709-1586.SRA
Date: 15 March 2018

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	AW	22/02/2018
B	ISSUE FOR DEVELOPMENT APPROVAL	AW	26/02/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	AW	11/06/2017
D	RESOLVE FOR DEVELOPMENT APPROVAL	AF	25/01/2018
E	CONSULTANT COORDINATION FOR DA	AF	26/02/18
F	RECOORDINATION FOR DA	AF	22/02/2018

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IOANNA PHILIPPIDES

project
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drawing number
DA215

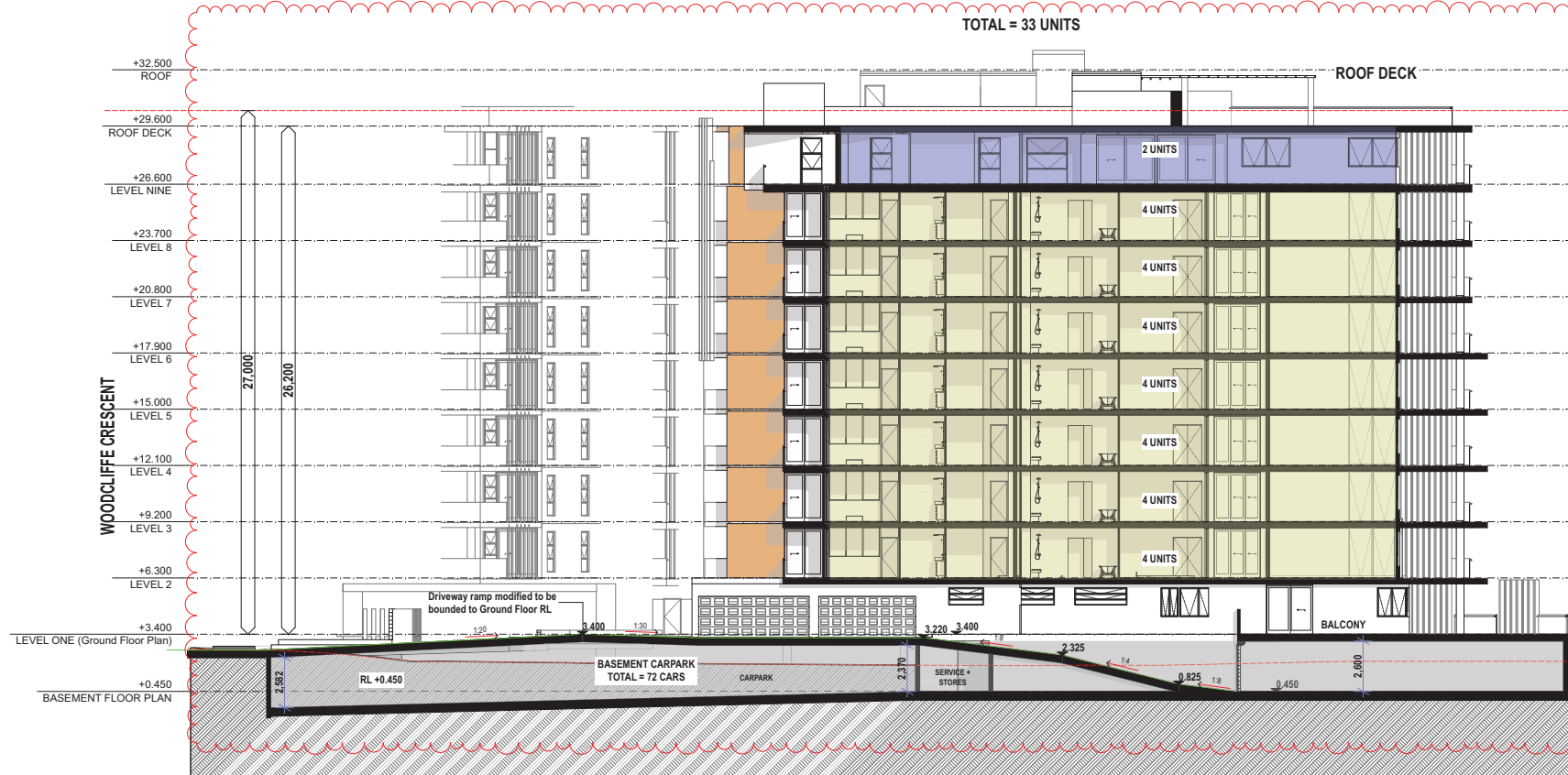
drawn by
AHF

checked
MJW

scale
AS NOTED @ A3

rev
F

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



A2 Section A - driveway
SCALE: 1:200

UPDATED IN RESPONSE TO MBRC RFI

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1709-1586 SRA

Date: 15 March 2018

REV.	DETAILS	INT	DATE
A	ISSUE FOR CLIENT COMMENTS	MF	23/03/2017
B	ISSUE FOR DEVELOPMENT APPROVAL	MF	20/07/2017
C	ISSUE FOR DEVELOPMENT APPROVAL	MF	11/08/2017
D	RESOLVE FOR DEVELOPMENT APPROVAL	MF	20/07/2018
E	CONSULTANT COORDINATION FOR DA	MF	02/02/2018
F	RECOORDINATION FOR DA	MF	22/02/2018

client
IOANNA PHILIPPIDES

project
**WOODY POINT APARTMENTS
16-20 WOODCLIFFE CRESCENT
WOODY POINT QLD 4019**

drawing
SECTION



AEV ARCHITECTS
P.O. BOX 356, FORTITUDE VALLEY,
QLD 4005
m: 0411 700 800
p: 07 3832 1100
f: 07 3832 1133
e: designs@aevarchitects.com.au
w: aevarchitects.com.au



Copyright of this drawing and all works executed from same is vested in the Architect. Check all dimensions before construction. Do not scale off drawings.

project number
176318

date
26/02/2018

drawing number
DA216

drawn by
AHF

checked
MJW

scale
AS NOTED @ A3

rev
F

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
9 October 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#8 Properly Made Submissions

A & B Eden

903/6-12 Oxley Avenue Woody Point
4019 | Telephone 0418 709 720 | Email
alan.eden@edenmail.com.au

24 March 2018

The Assessment Manager
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

By Email: mbrc@moretonbay.qld.gov.au (**Attention:** Assessment Manager)

Dear Sir,

RE Proposed Development 16-20 Woodcliffe Crescent, Woody Point
Application Reference: DA/34871/2017/V2M

We are owner and occupiers of apartments at 6-12 Oxley Avenue Woody Point, which adjoins the above-described site. Our address and contact details are as set out above.

We object to the proposal described above, in its present form. We attach for your attention a report prepared for the purpose, setting out detailed submissions.

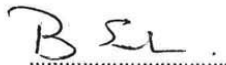
Of particular concern to us is the impact of the proposed development due to its height and proximity to the Western and Southern boundaries; the addition of a rooftop terrace level; and the variations generally from the existing approval. We do however rely upon each and every submission in the attached report.

Please contact us if you require any further information, or wish to discuss.

Yours faithfully



Alan Eden



Barbara Eden

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

Town planning submission in response to new application for material change of use for property at 16-20 Woodcliffe Crescent, Woody point

General

1. Each of the submissions below is to be read severally (except to the extent that it derives meaning from other paragraphs), and also collectively.

Proposed development ought not be approved in its current form

2. The proposed development ought not be approved in its present form, except subject to conditions which address the matters raised in this submission.
3. The proposed development:
 - a. Is inconsistent with the planning scheme and the relevant planning instruments;
 - b. Impacts adversely and materially and unreasonably on the residential amenity, in particular the amenity of the adjoining neighbours;
 - c. Exceeds the parameters of the existing approval;
 - d. Is not compatible with existing proximate buildings; and
 - e. Is, in its present form, inconsistent with the existing local urban design and character.
4. The applicant is “pushing the envelope” in the sense that it has sought relaxation of height restrictions, boundary setbacks, and site coverage ratios.
5. In respect of each of these factors, it has exceeded the position presented and approved in the 2006 application.
6. The applicant has not shown that the height and bulk of the proposed building, in its proposed dimensions, will contribute to the amenity of the immediate neighbourhood, rather than detract from it.

Background

7. The development site is the subject of a previous decision, made in response to a development application by the same applicant, on 23 October 2006. That decision approved a development which is similar (but not as extensive) as the new application. The plans of the development as then approved differ substantially from the plans the subject of the current application.
8. The lot owners of some of the Western adjoining properties (6-12 Oxley Avenue), and likely existing lot owners of the other (14 Oxley Avenue), purchased their properties in reliance upon the 2006 approval, and in particular in reliance upon the plans attached to that approval, all of which were publicly available.
9. The building height and Western and Southern boundary setbacks, in particular, affect the amenity of the owners of the adjoining properties. By reference to the 2006 plans, it was possible to map out the extent to which the views to the East and South East would be affected by the development, and the extent to which overshadowing would be affected by the development, and this was done by purchasers at the time.
10. The adjoining owners have a reasonable expectation that boundary setback, building height and plot ratio rules specified in the applicable planning instruments are not relaxed, except for good reason. Adjoining owners have a reasonable expectation, in this particular case, that the extent of relaxation of such rules as approved by the local authority in its publicly available document for the existing approval (that is the 2006 approval) will not be ignored, but that those previously approved relaxations, at the least, will set the limit on relaxations.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

11. The site of the subject proposed development is large in area – exceeding an area the site of each of the adjoining developments to the West of the subject site. Accordingly, relaxation of the setback rules, building height rules, and plot ratio rules, is not necessary to ensure commercial viability of the development. It is reasonable to assume that the developer is seeking to maximise saleable residential unit numbers or sizes, so as to maximise the return from the development. If that is the case, further relaxation of the planning instrument rules should not be given if that has a negative impact on the amenity of the neighbourhood, and in particular of the adjoining neighbours. In other words, relaxations which have the consequence of maximising of return by sacrificing the amenity of the neighbours should not be granted.

Relevance

12. The impact assessment must be carried out against the assessment benchmarks in the planning instruments.
13. What is required is that the local authority, and the Assessment Manager, judges the reasonableness of the expectations of all parties by reference to the planning scheme in place. In doing that, the local authority must give due recognition to the boundary setback rules, and the height limitation rules, and the plot ratio rules, where not to do so would materially adversely affect the adjoining owners.

Proposed development exceeds the parameters of the existing approval

14. The differences between the 2006 approved plans – a public document – and the newly proposed development, are of material consequence to the amenity of the neighbourhood, and in particular, of material adverse consequence to the adjoining owners/occupiers.
15. The differences are:
 - a. an additional level has in effect been added, being the “rooftop terrace”. This effectively renders the building a 10 story building. No rooftop terrace was proposed in the 2006 approved plans.
 - b. The rooftop terrace, particularly given its design, will have a significant adverse effect on the amenity of the adjoining owners. It includes an open-air cinema.

(This rooftop facility is likely to be largely impracticable, given the situation of the building (often subject to high winds, and very frequently subject to uncomfortable winds, especially in unprotected areas such as a rooftop). The rooftop terrace includes an “open air cinema” and also what appears to be entertainment areas, which would suffer from the same impracticality issues. If the rooftop common areas are included so as to qualify the building/site for the required open space and landscaped area requirements, then that should be seen as a device to pretend compliance, rather than as a practical measure to provide useful open space or landscaped areas.)
 - c. Of importance to the adjoining owners is that the rooftop development will have a material adverse effect on the amenity of the adjoining owners.
 - d. Both facilities, that is, the open air cinema and the entertainment areas, are likely by their stated function be attended with visual and noise nuisances. The relaxation of the boundary setback on the Western boundary is also relevant to this issue.
 - e. The boundary setbacks have been reduced, as compared to the 2006 approved plans. Those relevant to the amenity of the neighbours are the setbacks on the Western boundary and on the Southern boundary.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

- f. Setback from the Western boundary for the proposed development at levels two to eight is 4.494 m. This compares with the setbacks on the 2006 plans, which was 6.4 m.
- g. The setback from the Western boundary on level nine for the proposed development is 6.927 m (in fact somewhat less than that at three points – estimated at 6 m). The setback at level nine on the 2006 plans was, at the relevant point as regards effect on the views from the adjoining property) was 7.3 m.
- h. The setback from the Southern boundary for the proposed development at levels two to eight is 5 m. This compares with the setbacks on the 2006 plans, which was 8.99 m.
- i. The setback from the Southern boundary for the proposed development at level nine is 5 m. This compares with the setback on the 2006 plans, which was 8.99 m.
- j. This reduction in setbacks has a significant adverse effect on the amenity of the adjoining owners to the West, apart from the effect caused by the proximity of the structure in itself. The reduction in setbacks greatly restricts the view of these apartments to the South east and East. The reduction in radius of the view is significant. The reduction in setbacks also increases overshadowing, to the detriment of the adjoining owners.
- k. The applicant has had no regard to the amenity of these neighbours in its new application. The same outcome could have been achieved as regards apartment numbers and apartment sizes, by reducing setbacks on the Northern and Eastern sides of the building.

Proposed development does not comply with the planning instruments and is otherwise contrary to town planning principles

- 16. The setbacks proposed also exceed the setbacks required by the applicable planning instruments:
 - a. Setback at levels two to eight on the Western boundary is 4.494 m. Required setback is 5.5 m.
 - b. Also, the setback is required to be greater for levels six, seven, and eight.
 - c. The setback on level nine is 6.927 m (in fact somewhat less than that at three points – estimated at 6 m). The required setback is 7.5 m.
- 17. The applicant describes the setback allowed at level nine as a “slight encroachment” on the required setback. A 1.5 m encroachment is not a “slight encroachment”. No encroachment ought to be allowed, given in particular that the 2006 approved plans do not involve such an encroachment.
- 18. The applicant has made no, or if any, very little, attempt to address the amenity of the Western boundary neighbours. The building could have been located closer to the Eastern boundary (where there are no neighbours – that boundary fronts a service road and park), with relaxations on that side. Any relaxations should be taken on the Northern and Eastern boundaries, so as to not adversely affect the amenity of the neighbours.
- 19. The applicant has conceded that the Western boundary neighbours will be affected by the development, in that it has emphasised certain privacy features of the windows on that side, for the benefit of the occupiers of the proposed new development. However, the most obvious adverse privacy incident, being the rooftop entertainment areas, is ignored. It is not suggested that this issue ought to be addressed by screening – that would exacerbate the overshadowing and aspect problems. It may be addressed by limiting the usable rooftop areas to the Western side.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

20. This reduction in setbacks has a significant adverse effect on the amenity of the adjoining owners to the West, apart from the effect caused by the proximity of the structure in itself. The reduction in setbacks greatly restricts the view of these apartments to the South east and East. The reduction in radius of the view is significant. The reduction in setbacks also increases overshadowing, to the detriment of the adjoining owners.
21. The applicant has provided no evidence of the shadow impact of the reduced setbacks, or of the impact in terms of restriction of views from the adjoining property.
22. The proposed development exceeds, substantially, the building height rules. The applicant has asserted in the response to the Request for Information, that the building height of the proposed building is 26.2 m.
23. However, the applicant is requesting a substantial relaxation of the six-floor requirement, and so the relevance of the building height, if that relaxation is to be granted, is the height in context of the adjoining buildings.
24. The height at level nine floor of the adjoining building at 6-12 Oxley Avenue is 25.5 m. The height at level nine floor of the proposed building is 26.6 m. If relaxation of the six floor limit is to be taken (the appropriateness of which is not conceded), the top floor level of the proposed building should not exceed RL 25.5 m.
25. In addition to this, the height in context of the adjoining buildings (which is relevant, because the applicant is seeking relaxation of the 6 level requirement) needs to take into account the structures on the roof, namely the structures described as open-air cinema and entertainment area, and the lift overruns, given especially that it is the rooftop structures which will affect the amenity of the adjoining owners, and also the visual appearance of the building. The RL at rooftop for the proposed building, taking into account the roof top structures, is 32.5 m. The consequence is that the proposed building would present as exceeding significantly in height the buildings at 6-12 Oxley Avenue and at 14 Oxley Avenue, especially from the perspective of the level nine owners of the adjoining buildings.
26. The height of the proposed building also exceeds that of the building approved under the 2006 plans. Again, at the least, the development should not exceed that (and the calculation of the building height to the underside of the uppermost built floor is not a legitimate approach to take in this regard), for the reason that these plans, a public document, were relied upon by purchasers of the adjoining properties to the West. Exceeding the building height materially adversely affects the aspect of those neighbours.
27. As to whether the relaxation from the six floor limit, to nine floors, should be accepted, the application does not show a trade-off in terms of scale and form. The proposed building attempts to use the full dimensions of the site. In scale, the proposed building exceeds the scale of adjoining buildings.
28. The building includes no commercial or retail space on the ground floor, as required. The local area needs additional commercial and/or retail space, so as to ensure that there is a viable minimum number of commercial/retail enterprises in the area, so as to ensure that the area is a destination for custom to those enterprises. That is, presumably, the concept of the town plan in that regard. As at the present, anecdotal evidence indicates that there is not such a viable minimum number of enterprises.
29. As regards the relaxations required generally, none of these relaxations are necessary to resolve conflict between assessment benchmarks.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
9 October 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)



INFINITY BLUE CTS 39443

28 March 2018

The Assessment Manager
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

via email transmission: mbrc@moretonbay.qld.gov.au

Dear Sir,

**RE: Proposed Development 16-20 Woodcliffe Crescent, Woody Point
Application Reference: DA/34871/2017/V2M**

We are the body corporate administrators for the apartments described as Infinity Blue CTS 39443, situated at 6-12 Oxley Avenue, Woody Point. The apartments adjoin the above-described development site. Our address and contact details are as set out above.

The body corporate objects to the proposal described above, in its present form. We attach for your attention a report prepared for the purpose, setting out detailed submissions.

Regards,
On behalf of the committee for the body corporate

Julie MacCarthy
Community Relationship Manager
Direct: (07) 3622 3921
julie@capitolbca.com.au

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

Town planning submission in response to new application for material change of use for property at 16-20 Woodcliffe Crescent, Woody point

General

1. Each of the submissions below is to be read severally (except to the extent that it derives meaning from other paragraphs), and also collectively.

Proposed development ought not be approved in its current form

2. The proposed development ought not be approved in its present form, except subject to conditions which address the matters raised in this submission.
3. The proposed development:
 - a. Is inconsistent with the planning scheme and the relevant planning instruments;
 - b. Impacts adversely and materially and unreasonably on the residential amenity, in particular the amenity of the adjoining neighbours;
 - c. Exceeds the parameters of the existing approval;
 - d. Is not compatible with existing proximate buildings; and
 - e. Is, in its present form, inconsistent with the existing local urban design and character.
4. The applicant is “pushing the envelope” in the sense that it has sought relaxation of height restrictions, boundary setbacks, and site coverage ratios.
5. In respect of each of these factors, it has exceeded the position presented and approved in the 2006 application.
6. The applicant has not shown that the height and bulk of the proposed building, in its proposed dimensions, will contribute to the amenity of the immediate neighbourhood, rather than detract from it.

Background

7. The development site is the subject of a previous decision, made in response to a development application by the same applicant, on 23 October 2006. That decision approved a development which is similar (but not as extensive) as the new application. The plans of the development as then approved differ substantially from the plans the subject of the current application.
8. The lot owners of some of the Western adjoining properties (6-12 Oxley Avenue), and likely existing lot owners of the other (14 Oxley Avenue), purchased their properties in reliance upon the 2006 approval, and in particular in reliance upon the plans attached to that approval, all of which were publicly available.
9. The building height and Western and Southern boundary setbacks, in particular, affect the amenity of the owners of the adjoining properties. By reference to the 2006 plans, it was possible to map out the extent to which the views to the East and South East would be affected by the development, and the extent to which overshadowing would be affected by the development, and this was done by purchasers at the time.
10. The adjoining owners have a reasonable expectation that boundary setback, building height and plot ratio rules specified in the applicable planning instruments are not relaxed, except for good reason. Adjoining owners have a reasonable expectation, in this particular case, that the extent of relaxation of such rules as approved by the local authority in its publicly available document for the existing approval (that is the 2006 approval) will not be ignored, but that those previously approved relaxations, at the least, will set the limit on relaxations.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

11. The site of the subject proposed development is large in area – exceeding an area the site of each of the adjoining developments to the West of the subject site. Accordingly, relaxation of the setback rules, building height rules, and plot ratio rules, is not necessary to ensure commercial viability of the development. It is reasonable to assume that the developer is seeking to maximise saleable residential unit numbers or sizes, so as to maximise the return from the development. If that is the case, further relaxation of the planning instrument rules should not be given if that has a negative impact on the amenity of the neighbourhood, and in particular of the adjoining neighbours. In other words, relaxations which have the consequence of maximising of return by sacrificing the amenity of the neighbours should not be granted.

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(This rooftop facility is likely to be largely impracticable, given the situation of the building (often subject to high winds, and very frequently subject to uncomfortable winds, especially in unprotected areas such as a rooftop). The rooftop terrace includes an “open air cinema” and also what appears to be entertainment areas, which would suffer from the same impracticality issues. If the rooftop common areas are included so as to qualify the building/site for the required open space and landscaped area requirements, then that should be seen as a device to pretend compliance, rather than as a practical measure to provide useful open space or landscaped areas.)
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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

- f. Setback from the Western boundary for the proposed development at levels two to eight is 4.494 m. This compares with the setbacks on the 2006 plans, which was 6.4 m.
- g. The setback from the Western boundary on level nine for the proposed development is 6.927 m (in fact somewhat less than that at three points – estimated at 6 m). The setback at level nine on the 2006 plans was, at the relevant point as regards effect on the views from the adjoining property) was 7.3 m.
- h. The setback from the Southern boundary for the proposed development at levels two to eight is 5 m. This compares with the setbacks on the 2006 plans, which was 8.99 m.
- i. The setback from the Southern boundary for the proposed development at level nine is 5 m. This compares with the setback on the 2006 plans, which was 8.99 m.
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- k. The applicant has had no regard to the amenity of these neighbours in its new application. The same outcome could have been achieved as regards apartment numbers and apartment sizes, by reducing setbacks on the Northern and Eastern sides of the building.

Proposed development does not comply with the planning instruments and is otherwise contrary to town planning principles

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- 18. The applicant has made no, or if any, very little, attempt to address the amenity of the Western boundary neighbours. The building could have been located closer to the Eastern boundary (where there are no neighbours – that boundary fronts a service road and park), with relaxations on that side. Any relaxations should be taken on the Northern and Eastern boundaries, so as to not adversely affect the amenity of the neighbours.
- 19. The applicant has conceded that the Western boundary neighbours will be affected by the development, in that it has emphasised certain privacy features of the windows on that side, for the benefit of the occupiers of the proposed new development. However, the most obvious adverse privacy incident, being the rooftop entertainment areas, is ignored. It is not suggested that this issue ought to be addressed by screening – that would exacerbate the overshadowing and aspect problems. It may be addressed by limiting the usable rooftop areas to the Western side.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

20. This reduction in setbacks has a significant adverse effect on the amenity of the adjoining owners to the West, apart from the effect caused by the proximity of the structure in itself. The reduction in setbacks greatly restricts the view of these apartments to the South east and East. The reduction in radius of the view is significant. The reduction in setbacks also increases overshadowing, to the detriment of the adjoining owners.
21. The applicant has provided no evidence of the shadow impact of the reduced setbacks, or of the impact in terms of restriction of views from the adjoining property.
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25. In addition to this, the height in context of the adjoining buildings (which is relevant, because the applicant is seeking relaxation of the 6 level requirement) needs to take into account the structures on the roof, namely the structures described as open-air cinema and entertainment area, and the lift overruns, given especially that it is the rooftop structures which will affect the amenity of the adjoining owners, and also the visual appearance of the building. The RL at rooftop for the proposed building, taking into account the roof top structures, is 32.5 m. The consequence is that the proposed building would present as exceeding significantly in height the buildings at 6-12 Oxley Avenue and at 14 Oxley Avenue, especially from the perspective of the level nine owners of the adjoining buildings.
26. The height of the proposed building also exceeds that of the building approved under the 2006 plans. Again, at the least, the development should not exceed that (and the calculation of the building height to the underside of the uppermost built floor is not a legitimate approach to take in this regard), for the reason that these plans, a public document, where relied upon by purchasers of the adjoining properties to the West. Exceeding the building height materially adversely affects the aspect of those neighbours.
27. As to whether the relaxation from the six floor limit, to nine floors, should be accepted, the application does not show a trade-off in terms of scale and form. The proposed building attempts to use the full dimensions of the site. In scale, the proposed building exceeds the scale of adjoining buildings.
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Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
9 October 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

ACN 137 837 613
PTY LIMITED ACN 137 837 613

2nd Floor 86-90 Bay
St Broadway NSW
2007

PO Box 332
Broadway
NSW 2007

Telephone 0414 746 449
E: ken@kenramsaysolicitor.com.au

27 March 2018

The Assessment Manager
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

By Email: mbrc@moretonbay.qld.gov.au (Attention: Assessment Manager)

Dear Sir/Madam,

RE Proposed Development 16-20 Woodcliffe Crescent, Woody Point
Application Reference: DA/34871/2017/V2M

ACN 137 837 616 Pty Ltd is the owner of apartments 101, 102, 103, 604 and 804 (lots 101, 102, 103, 604 and 804 in Strata Plan 182843 at Infinity Blue, 6-12 Oxley Avenue, Woody Point, which adjoins the above-described site. We were the original purchasers of those apartments. Our address and contact details are as set out above. Our apartments are those that are hatched on the attached plans. They are all tenanted.

ACN 137 837 616 Pty Ltd has reviewed the Applicant's response to Council's Information Request, and we do not believe that the Applicant has by any means sufficiently addressed Council's expressed concerns in relation to the Item 2, Building Height and Building Mass, and Item 3, Building Setbacks.

While the changes to height and mass would detrimentally affect Infinity Blue as a whole, three of our apartments, 103, 604, and 804, are on levels 1, 6 and 8 on the eastern side of Infinity Blue, and the amenity of their tenants, would be particularly affected by the setback changes that the Applicant is seeking (in terms of overshadowing, restricted views, and loss of privacy). All the other units facing east would be similarly affected.

When ACN 137 837 616 Pty Ltd purchased it was aware of the terms of Council's approval of the proposed development at the subject site and it purchased in the belief that the areas of non-compliance would not be eroded any further. We object to the changes that the Applicant has made to the originally approved development, and I attach for your attention a report that sets out our detailed submissions. Of particular concern to us are the following, but we do however rely upon each and every submission in the attached report:

- 1 the impact of the proposed development due to its height, mass, and proximity to the Western and Southern boundaries of the site;
- 2 the addition of a rooftop terrace level;
- 3 the variations generally from the original approval; and
- 4 the continued absence of commercial and/or retail areas.

ACN 137 837 613 Pty Limited ATF The Patrice Trust

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Please acknowledge receipt and contact us if you require any further information, or if you wish to discuss.

Yours faithfully



.....
Ken Ramsay
Director

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

Town planning submission in response to new application for material change of use for property at 16-20 Woodcliffe Crescent, Woody Point

General

1. Each of the submissions below is to be read severally (except to the extent that it derives meaning from other paragraphs), and also collectively.

Proposed development ought not be approved in its current form

2. The proposed development ought not be approved in its present form, except subject to conditions which address the matters raised in this submission.
3. The proposed development:
 - a. Is inconsistent with the planning scheme and the relevant planning instruments;
 - b. Impacts adversely and materially and unreasonably on the residential amenity, in particular the amenity of the adjoining neighbours;
 - c. Exceeds the parameters of the existing approval;
 - d. Is not compatible with existing proximate buildings; and
 - e. Is, in its present form, inconsistent with the existing local urban design and character.
4. The applicant is “pushing the envelope” in the sense that it has sought relaxation of height restrictions, boundary setbacks, and site coverage ratios.
5. In respect of each of these factors, it has exceeded the position presented and approved in the 2006 application.

Background

6. The development site is the subject of a previous decision, made in response to a development application by the same applicant, on 23 October 2006. That decision approved a development which is similar (but not as extensive) as the new application. The plans of the development as then approved differ substantially from the plans the subject of the current application.
7. The lot owners of some of the Western adjoining properties (6-12 Oxley Avenue), and likely existing lot owners of the other (14 Oxley Avenue), purchased their properties in reliance upon the 2006 approval, and in particular in reliance upon the plans attached to that approval, all of which were publicly available.
8. The building height and Western and Southern boundary setbacks, in particular, affect the amenity of the owners of the adjoining properties. By reference to the 2006 plans, it was possible to map out the extent to which the views to the East and South East would be affected by the development, and the extent to which overshadowing would be affected by the development, and this was done by purchasers at the time.
9. The adjoining owners have a reasonable expectation that boundary setback, building height and plot ratio rules specified in the applicable planning instruments are not relaxed, except for good reason. Adjoining owners have a reasonable expectation, in this particular case, that the extent of relaxation of such rules as approved by the local authority in its publicly available document for the existing approval (that is the 2006 approval) will not be ignored, but that those previously approved relaxations, at the least, will set the limit on relaxations.
10. The site of the subject proposed development is large in area – exceeding an area the site of each of the adjoining developments to the West of the subject site. Accordingly, relaxation of the setback rules, building height rules, and plot ratio rules, is not necessary to ensure commercial viability of the development. It is reasonable to assume that the developer is

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seeking to maximise saleable residential unit numbers or sizes, so as to maximise the return from the development. If that is the case, further relaxation of the planning instrument rules should not be given if that has a negative impact on the amenity of the neighbourhood, and in particular of the adjoining neighbours. In other words, relaxations which have the consequence of maximising of return by sacrificing the amenity of the neighbours should not be granted.

Relevance

11. The impact assessment must be carried out against the assessment benchmarks in the planning instruments.
12. What is required is that the local authority, and the Assessment Manager, judges the reasonableness of the expectations of all parties by reference to the planning scheme in place. In doing that, the local authority must give due recognition to the boundary setback rules, and the height limitation rules, and the plot ratio rules, where not to do so would materially adversely affect the adjoining owners.

Proposed development exceeds the parameters of the existing approval

13. The differences between the 2006 approved plans – a public document – and the newly proposed development, are of material consequence to the amenity of the neighbourhood, and in particular, of material adverse consequence to the adjoining owners/occupiers.
14. The differences are:
 - a. an additional level has in effect been added, being the “rooftop terrace”. This effectively renders the building a 10 story building. No rooftop terrace was proposed in the 2006 approved plans.
 - b. The rooftop terrace, particularly given its design, will have a significant adverse effect on the amenity of the adjoining owners. It includes an open-air cinema.

(This rooftop facility is likely to be largely impracticable, given the situation of the building (often subject to high winds, and very frequently subject to uncomfortable winds, especially in unprotected areas such as a rooftop). The rooftop terrace includes an “open air cinema” and also what appears to be entertainment areas, which would suffer from the same impracticality issues. If the rooftop common areas are included so as to qualify the building/site for the required open space and landscaped area requirements, then that should be seen as a device to pretend compliance, rather than as a practical measure to provide useful open space or landscaped areas.)
 - c. Of importance to the adjoining owners is that the rooftop development will have a material adverse effect on the amenity of the adjoining owners.
 - d. Both facilities, that is, the open air cinema and the entertainment areas, are likely by their stated function be attended with visual and noise nuisances. The relaxation of the boundary setback on the Western boundary is also relevant to this issue.
 - e. The boundary setbacks have been reduced, as compared to the 2006 approved plans. Those relevant to the amenity of the neighbours are the setbacks on the Western boundary and on the Southern boundary.
 - f. Setback from the Western boundary for the proposed development at levels two to eight is 4.494 m. This compares with the setbacks on the 2006 plans, which was 6.4 m.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

- g. The setback from the Western boundary on level nine for the proposed development is 6.927 m (in fact somewhat less than that at three points – estimated at 6 m). The setback at level nine on the 2006 plans was, at the relevant point as regards effect on the views from the adjoining property) was 7.3 m.
- h. The setback from the Southern boundary for the proposed development at levels two to eight is 5 m. This compares with the setbacks on the 2006 plans, which was 8.99 m.
- i. The setback from the Southern boundary for the proposed development at level nine is 5 m. This compares with the setback on the 2006 plans, which was 8.99 m.
- j. This reduction in setbacks has a significant adverse effect on the amenity of the adjoining owners to the West, apart from the effect caused by the proximity of the structure in itself. The reduction in setbacks greatly restricts the view of these apartments to the South east and East. The reduction in radius of the view is significant. The reduction in setbacks also increases overshadowing, to the detriment of the adjoining owners.
- k. The applicant has had no regard to the amenity of these neighbours in its new application. The same outcome could have been achieved as regards apartment numbers and apartment sizes, by reducing setbacks on the Northern and Eastern sides of the building.

Proposed development does not comply with the planning instruments and is otherwise contrary to town planning principles

- 15. The setbacks proposed also exceed the setbacks required by the applicable planning instruments:
 - a. Setback at levels two to eight on the Western boundary is 4.494 m. Required setback is 5.5 m.
 - b. Also, the setback is required to be greater for levels six, seven, and eight.
 - c. The setback on level nine is 6.927 m (in fact somewhat less than that at three points – estimated at 6 m). The required setback is 7.5 m.
- 16. The applicant describes the setback allowed at level nine as a “slight encroachment” on the required setback. A 1.5 m encroachment is not a “slight encroachment”. No encroachment ought to be allowed, given in particular that the 2006 approved plans do not involve such an encroachment.
- 17. The applicant has made no, or if any, very little, attempt to address the amenity of the Western boundary neighbours. The building could have been located closer to the Eastern boundary (where there are no neighbours – that boundary fronts a service road and park), with relaxations on that side. Any relaxations should be taken on the Northern and Eastern boundaries, so as to not adversely affect the amenity of the neighbours.
- 18. The applicant has conceded that the Western boundary neighbours will be affected by the development, in that it has emphasised certain privacy features of the windows on that side, for the benefit of the occupiers of the proposed new development. However, the most obvious adverse privacy incident, being the rooftop entertainment areas, is ignored. It is not suggested that this issue ought to be addressed by screening – that would exacerbate the overshadowing and aspect problems. It may be addressed by limiting the usable rooftop areas to the Western side.
- 19. The proposed development exceeds, substantially, the building height rules. The applicant has asserted in the response to the Request for Information, that the building height of the proposed building is 26.2 m.

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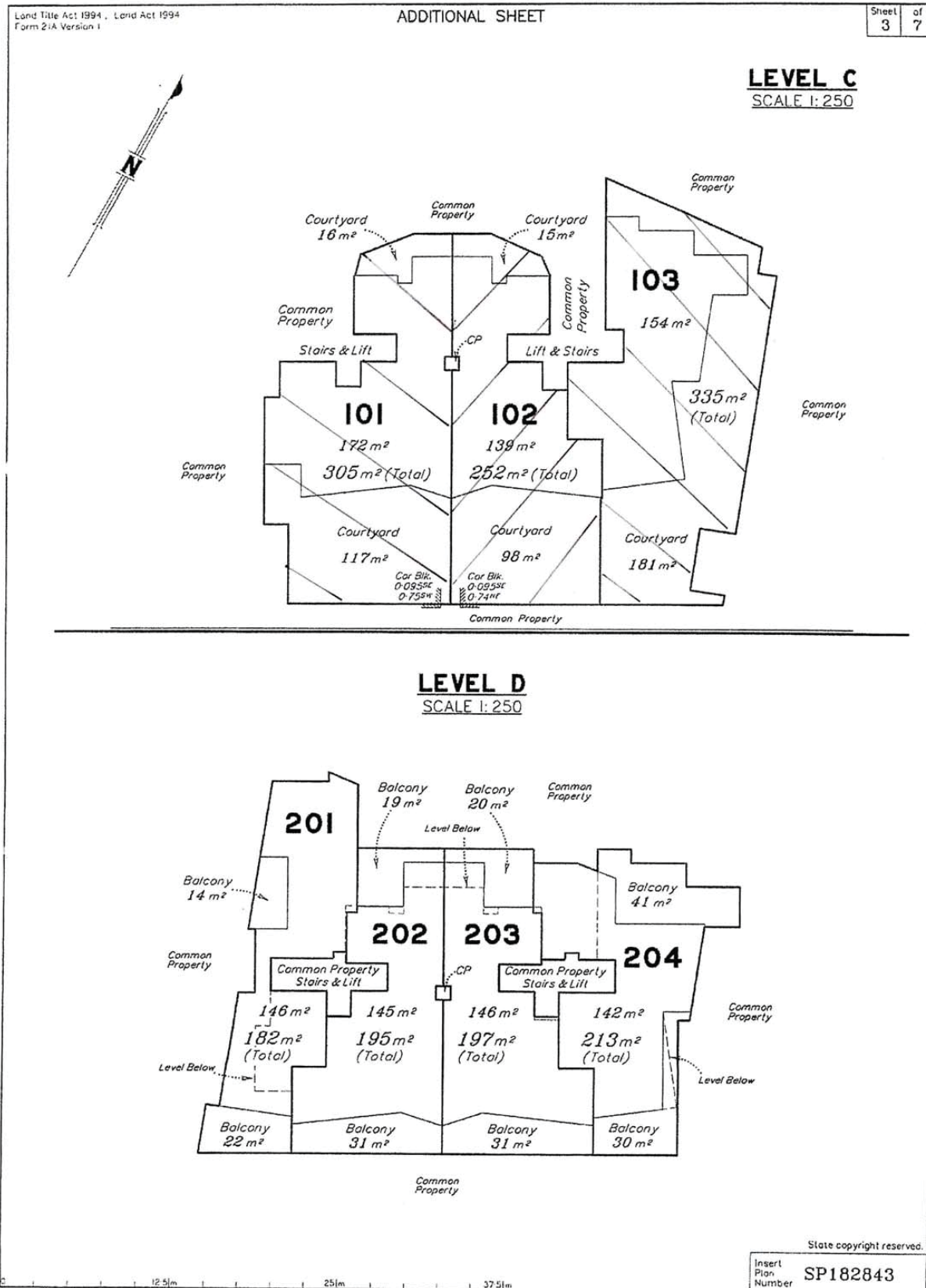
20. However, the applicant is requesting a substantial relaxation of the six-floor requirement, and so the relevance of the building height, if that relaxation is to be granted, is the height in context of the adjoining buildings.
21. The height at level nine floor of the adjoining building at 6-12 Oxley Avenue is 25.5 m. The height at level nine floor of the proposed building is 26.6 m. If relaxation of the six floor limit is to be taken (the appropriateness of which is not conceded), the top floor level of the proposed building should not exceed RL 25.5 m.
22. In addition to this, the height in context of the adjoining buildings (which is relevant, because the applicant is seeking relaxation of the 6 level requirement) needs to take into account the structures on the roof, namely the structures described as open-air cinema and entertainment area, and the lift overruns, given especially that it is the rooftop structures which will affect the amenity of the adjoining owners, and also the visual appearance of the building. The RL at rooftop for the proposed building, taking into account the roof top structures, is 32.5 m. The consequence is that the proposed building would present as exceeding significantly in height the buildings at 6-12 Oxley Avenue and at 14 Oxley Avenue, especially from the perspective of the level nine owners of the adjoining buildings.
23. The height of the proposed building also exceeds that of the building approved under the 2006 plans. Again, at the least, the development should not exceed that (and the calculation of the building height to the underside of the uppermost built floor is not a legitimate approach to take in this regard), for the reason that these plans, a public document, were relied upon by purchasers of the adjoining properties to the West. Exceeding the building height materially adversely affects the aspect of those neighbours.
24. As to whether the relaxation from the six floor limit, to nine floors, should be accepted, the application does not show a trade-off in terms of scale and form. The proposed building attempts to use the full dimensions of the site. In scale, the proposed building exceeds the scale of adjoining buildings.
25. The building includes no commercial or retail space on the ground floor, as required. The local area needs additional commercial and/or retail space, so as to ensure that there is a viable minimum number of commercial/retail enterprises in the area, so as to ensure that the area is a destination for custom to those enterprises. That is, presumably, the concept of the town plan in that regard. As at the present, anecdotal evidence indicates that there is not such a viable minimum number of enterprises.

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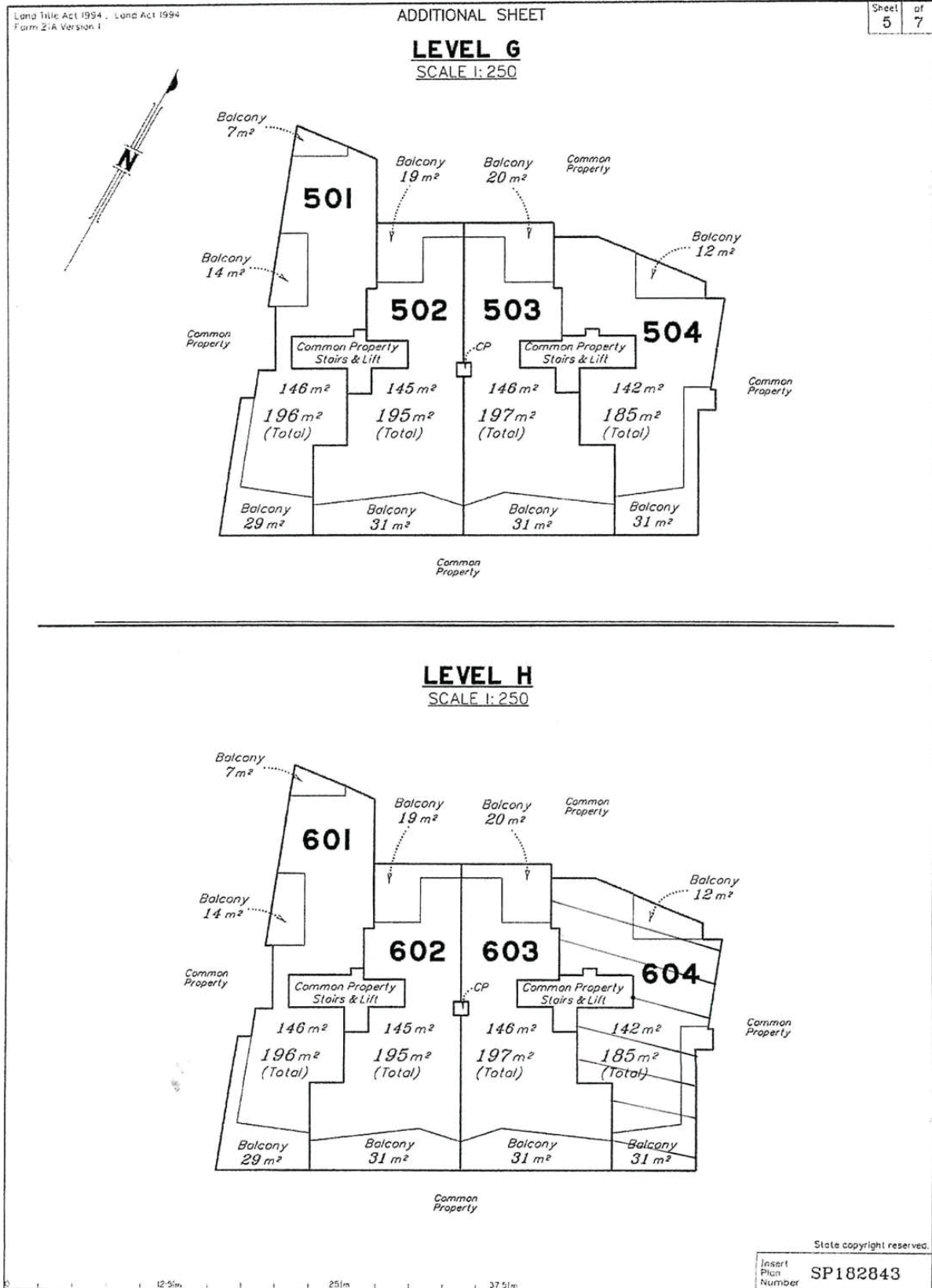


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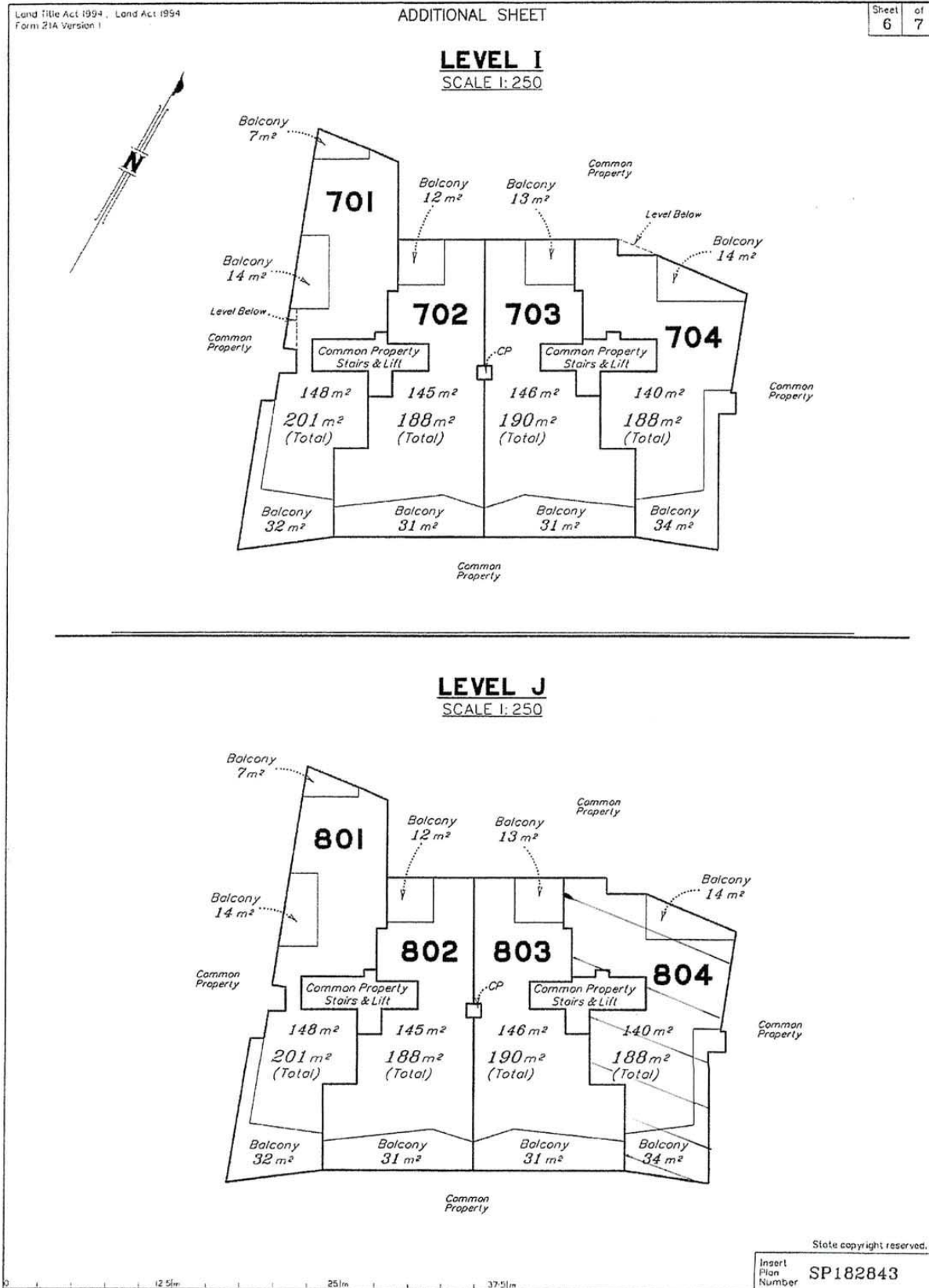


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Scanned By: Jeffrey Truscott On: 27/03/2018 9:18:19 AM Moreton Bay Regional Council - Caboolture District

Lucy and Ian Matthews

U704 6-12 Oxley Avenue.

Woody Point. Qld. 4019.

Telephone: Lucy 0499 379 644; Ian 0498 362 109.

Email: lucamatt@bigpond.com

26 March 2018

The Assessment Manager
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

By Email: mbrc@moretonbay.qld.gov.au (**Attention:** Assessment Manager)

Dear Sir,

RE Proposed Development 16-20 Woodcliffe Crescent, Woody Point.
Application Reference: DA/34871/2017/V2M

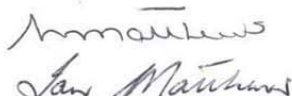
We are owner and occupiers of an apartment at 6-12 Oxley Avenue, which adjoins the above-described site. Our address and contact details are as set out above.

We object to the proposal described above, in its present form. We attach for your attention a report prepared for the purpose, setting out detailed submissions. We will also send a hard copy of this correspondence to you by mail.

Of particular concern to us is the impact of the proposed development due to its height and proximity to the Western and Southern boundaries; the addition of a rooftop terrace level; and the variations generally from the existing approval. We do however rely upon each and every submission in the attached report.

Please contact us if you require any further information, or wish to discuss.

Yours faithfully,


Lucy and Ian Matthews.



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Town planning submission in response to new application for material change of use for property at 16-20 Woodcliffe Crescent, Woody Point, Q. 4019.

General

1. Each of the submissions below is to be read severally (except to the extent that it derives meaning from other paragraphs), and also collectively.

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5. In respect of each of these factors, it has exceeded the position presented and approved in the 2006 application.

Background

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reasonable to assume that the developer is seeking to maximise saleable residential unit numbers or sizes, so as to maximise the return from the development. If that is the case, further relaxation of the planning instrument rules should not be given if that has a negative impact on the amenity of the neighbourhood, and in particular of the adjoining neighbours. In other words, relaxations which have the consequence of maximising of return by sacrificing the amenity of the neighbours should not be granted.

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(This rooftop facility is likely to be largely impracticable, given the situation of the building (often subject to high winds, and very frequently subject to uncomfortable winds, especially in unprotected areas such as a rooftop). The rooftop terrace includes an "open air cinema" and also what appears to be entertainment areas, which would suffer from the same impracticality issues. If the rooftop common areas are included so as to qualify the building/site for the required open space and landscaped area requirements, then that should be seen as a device to pretend compliance, rather than as a practical measure to provide useful open space or landscaped areas.)
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- f. Setback from the Western boundary for the proposed development at levels two to eight is 4.494 m. This compares with the setbacks on the 2006 plans, which was 6.4 m.
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- k. The applicant has had no regard to the amenity of these neighbours in its new application. The same outcome could have been achieved as regards apartment numbers and apartment sizes, by reducing setbacks on the Northern and Eastern sides of the building.

Proposed development does not comply with the planning instruments and is otherwise contrary to town planning principles

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20. However, the applicant is requesting a substantial relaxation of the six-floor requirement, and so the relevance of the building height, if that relaxation is to be granted, is the height in context of the adjoining buildings.
21. The height at level nine floor of the adjoining building at 6-12 Oxley Avenue is 25.5 m. The height at level nine floor of the proposed building is 26.6 m. If relaxation of the six floor limit is to be taken (the appropriateness of which is not conceded), the top floor level of the proposed building should not exceed RL 25.5 m.
22. In addition to this, the height in context of the adjoining buildings (which is relevant, because the applicant is seeking relaxation of the 6 level requirement) needs to take into account the structures on the roof, namely the structures described as open-air cinema and entertainment area, and the lift overruns, given especially that it is the rooftop structures which will affect the amenity of the adjoining owners, and also the visual appearance of the building. The RL at rooftop for the proposed building, taking into account the roof top structures, is 32.5 m. The consequence is that the proposed building would present as exceeding significantly in height the buildings at 6-12 Oxley Avenue and at 14 Oxley Avenue, especially from the perspective of the level nine owners of the adjoining buildings.
23. The height of the proposed building also exceeds that of the building approved under the 2006 plans. Again, at the least, the development should not exceed that (and the calculation of the building height to the underside of the uppermost built floor is not a legitimate approach to take in this regard), for the reason that these plans, a public document, were relied upon by purchasers of the adjoining properties to the West. Exceeding the building height materially adversely affects the aspect of those neighbours.
24. As to whether the relaxation from the six floor limit, to nine floors, should be accepted, the application does not show a trade-off in terms of scale and form. The proposed building attempts to use the full dimensions of the site. In scale, the proposed building exceeds the scale of adjoining buildings.
25. The building includes no commercial or retail space on the ground floor, as required. The local area needs additional commercial and/or retail space, so as to ensure that there is a viable minimum number of commercial/retail enterprises in the area, so as to ensure that the area is a destination for custom to those enterprises. That is, presumably, the concept of the town plan in that regard. As at the present, anecdotal evidence indicates that there is not such a viable minimum number of enterprises.

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Peter Diете (Principal Submitter)
203/14 Oxley Avenue
"Point Plaza"
Woody Point Qld, 4019
Phone: 0451181150
Email: ptrdiete@gmail.com

23 March 2018

Assessment Manager
PO Box 159
Caboolture Qld, 4510

Re: Development Permit Application DA/34871/2017/V2M

Dear Assessment Manager,

I am writing on behalf of a number of concerned residents of "Point Plaza" apartments at Woody Point (listed in Attachment A.), to lodge an objection to the abovementioned Development Permit Application on **Lot 1 on RP195591, 16 – 20 Woodcliffe Crescent, Woody Point, Queensland.**

The following objections are submitted for Council consideration with particular reference to the Town Planning Report provided by Victor G Feros, Town Planning Consultants.

In summary our objections to the proposed development are:

- ***Object to the extinguishment of Easement A over the Lot.***
- ***The development will detract from the current ambience and character of the Woody Point Village and it will not contribute to a strong leisure and arts and crafts focus as it does not include any retail or public spaces.***
- ***The proposed development will not contribute to the visual amenity of the Woody Point Village area. In addition, the proposed rooftop terrace may create disturbances for "Point Plaza" residents.***

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- *An additional high-rise tower of 9 storeys at the waterfront along Woodcliffe Crescent will create a 'crowded' effect. This will detract from the bayside identity and will not complement the scale and character of the foreshore landscape.*
- *There will be a negative impact on the social well-being of people in "Point Plaza" through the loss of views and access to natural light on the eastern facing side of the existing building.*
- *The proposed building will contribute negatively to the streetscape and neighbouring buildings as it is a full residential building with no public/retail spaces. The proposed building will impact heavily on the privacy of "Point Plaza" residents on the eastern side. The proposed building will result in substantial overshadowing on "Point Plaza" apartments on the eastern side. The close proximity of the proposed building to "Point Plaza" may result in increased wind turbulence, by creating a 'wind tunnel' effect between the two buildings as the prevailing winds are southerly to south easterly.*
- *This development will not maintain pedestrian access to foreshore and beaches. It will also will not maintain glimpses or full views of the bays for both residents of "Point Plaza" and the community.*
- *Observations over many years confirm that pedestrians quite often traverse (with difficulty) along the foreshore between "Infinity Blue" apartments and the Public Park area, including recreational fishers and families. The proposed development does not include any development of the foreshore area.*
- *The development site is within an area zoned "Retail Core Zone" but does not include any retail uses. Additional retail uses such as a supermarket or other retail outlets together with additional car parking would be advantageous to the local residents and the many visitors to the Woody Point Village. In addition, this will stifle opportunities for the future development of retail outlets in Woody Point Village.*
- *The Building Heights Plan subscribes a limit of 6 storeys and 21 metres height limit. The proposed development is 9 storeys and a height of 27 metres which will dramatically reduce the natural light and ventilation, privacy and outlook for residents on the eastern side of "Point Plaza".*

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

- ***The proposed development does not include any public/retail spaces and therefore detracts from the current ambience of the Woody Point Village. The land could be put to better use for a supermarket or other retail outlet together with a public carpark for local residents and the large number of weekend visitors using the public picnic and jetty areas at Woody Point.***
- ***The proposed building will cast a significant shadow over the Woodcliffe Crescent Park as well as the foreshore on the southern boundary.***

The following objection is with reference to the Superseded Planning Scheme City of Redcliffe (2005).

- ***Boundary Setbacks: Setbacks from the Western and Southern Boundary have been reduced when compared to the 2006 approved plans. The Western boundary levels 2 to 8 has been reduced from 67.4m in 2006 to the current proposal of 4.494m. In addition, the setback from the Western boundary on level 9 has been reduced from 7.3M to 6.927m. The Southern boundary setback levels 2 to 9 has been reduced from 8.99m to 5m on the current proposal.***
- ***The proposed reduction in the setbacks results in a substantial impact on the amenity of the "Point Plaza" owners on the Eastern side of the building by not only restricting the view but also reducing access to natural light.***

The following is a general observation not relating to the Town Planning Report or Superseded Planning Scheme City of Redcliffe (2005) but is considered an important safety issue for local residents and visitors to the Woody Point Village precinct.

- ***The current speed limit for vehicular traffic in the Woody Point Village is 40kpm with regular heavy traffic being experienced in the area. Many drivers and motor cycle riders very often disregard this speed limit. The area is also heavily pedestrianized and a popular transit and stop off point for bicycle riders, in particular during weekends and public holidays. "Point Plaza" residents have witnessed many near misses between vehicles, motor cycles, bicycles and pedestrians along Woodcliffe Crescent as there are currently no Pedestrian Crossings or Speed Humps. The proposed additional high-rise building will make this situation even more dangerous for drivers, riders and pedestrians alike with the increased human and vehicular activity along Woodcliffe Crescent.***

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Further details, objections and observations are included below in Attachment B. For ease of reading I have used a format of firstly the relevant Town Planning Report paragraph followed by the Applicants Response then the response of the residents or owners at "Point Plaza".

Please direct any correspondence or questions to the Principal Submitter whose details are shown at the top of this letter.

Thank you in advance for your consideration of this request, we look forward to a favorable decision from Council.

Yours Sincerely,



Peter Diets

On behalf of "Point Plaza" residents/owners listed in Attachment A.

Moreton Bay Regional Council

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Attachment A.

Objection is submitted by Peter Diete on behalf of the following residents or owners of apartments at "Point Plaza".

Name	Address
P & D Cranshaw	Unit 101, 14 Oxley Avenue, Woody Point, Qld, 4019
M. White	Unit 102, 14 Oxley Avenue, Woody Point, Qld, 4019
N. Mead	Unit 103, 14 Oxley Avenue, Woody Point, Qld, 4019
P & T Diete	Unit 203, 14 Oxley Avenue, Woody Point, Qld, 4019
M. Deeble	Unit 204, 14 Oxley Avenue, Woody Point, Qld, 4019
S.Sulfaro	Unit 302, 14 Oxley Avenue, Woody Point, Qld, 4019
S & S Khoo	Unit 303, 14 Oxley Avenue, Woody Point, Qld, 4019
T. Ahern	Unit 503, 14 Oxley Avenue, Woody Point, Qld, 4019

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Attachment B.

Lot 1 on RP 195591

Objection relating to the Town Planning Report

3.00 THE SITE

3.08: Existing Easement

“Easement A exists over Lot 1 RP 195591, the purpose of which is now redundant. In consequence, it is the declared intention of the Applicant to proceed with its extinguishment upon notification that the Application, the subject of this reporting, is approved.”

- **OUR RESPONSE: Object to the extinguishment of Easement A. The applicant has not provided any reason as to why the easement purpose is now redundant.**

6.00 TOWN PLANNING DESIGNATIONS

6.02.2 Desired Environmental Outcomes. (DEO)

DEO 3. The distinctive local character of each urban village that is made up from a combination of its physical attractiveness, safety, accessibility and distinctive role on the Redcliffe Peninsula is enhanced and protected.

Applicant Response: The proposed development, which is located within Woody Point Village, is designed in accordance with the surrounding land uses and amenity so as to enhance and protect the local character of the Village, to continue to be a centre with a strong leisure and arts and crafts focus catering to both residents and visitors.

- **OUR RESPONSE: Disagree. The proposed residential tower will not enhance and protect the local Village character of Woody Point Village. In addition, it will not contribute to a strong leisure and arts and crafts focus as it does not include any retail or public spaces.**

DEO 11: Development has a high standard of amenity safety and equity of access with the external impacts and appearance of development compatible and complementary with the location.

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Applicant Response: The proposed design for the development generally complies with the criteria of the relevant Codes of the Planning Scheme. The design will conform with the surrounding similar land uses, while contributing to the visual amenity of the area.

All areas of the building are easily accessible by residents. The roof top terrace space, which is predominantly an area for all residents of the building (excluding the two private roof decks for the penthouse units), includes grassed areas, an open-air cinema, a shaded BBQ and entertaining area, and a pool and spa. The roof deck affords panoramic views of Moreton Bay and Bramble Bay.

Landscaping is provided along both Woodcliffe Crescent and the service road on the eastern side of the site, on part of roof top level and the private courtyards of the ground floor units.

The character and style of the building is achieved by the astute placement of large balconies and by the distinctive shape which maximizes the views for occupants. An ample setback from Woodcliffe Crescent ensures that the building does not tower over the public domain.

- **OUR RESPONSE: Disagree. The proposed development will not contribute to the visual amenity of the Woody Point Village area. In addition, the proposed rooftop terrace may create disturbances for “Point Plaza” residents.**

DEO 13 (ii). Development and supporting infrastructure in the planning scheme area.

Applicant Response: While the subject site is located within an area zoned ‘Retail Core Zone’, this Application does not propose retail uses. Notwithstanding, the proposed development is in keeping with surrounding similarly-scaled residential uses. Further, surrounding uses in proximity to the subject site, in particular, along Oxley Avenue, offer a variety range of retail uses, including cafes, restaurants, boutique stores, a pharmacy and the Belvedere Hotel. Accordingly, it is submitted that proposing additional retail uses within the site is not deemed necessary, in this instance.

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- **OUR RESPONSE: Do not agree. Additional retail uses such as a supermarket or other retail outlets together with additional car parking would be advantageous to the local residents and the many visitors to the Woody Point Village. In addition, this will stifle opportunities for the future development of retail outlets in Woody Point Village.**

7.00: Town Planning Procedures.

7.01: Citywide Code.

6. Social and community issues.

Specific Outcome SO15: Development supports the cultural, economic, physical and social well-being of people and communities.

Applicant Response: Not Applicable. The development will have no adverse impacts upon the cultural, economic, physical and social well-being of people and communities.

- **OUR RESPONSE: Disagree. There will be a negative impact on the social well-being of people in “Point Plaza” through the loss of views and access to natural light on the eastern facing side of the existing building.**

14. Scenic Coastal Landscapes

Specific Outcome SO44 (g) and (i): The following distinguishing coastal values of the coastal framework as identified on Figure 3 – Landscape Character are protected and maintained:

- g) pedestrian access to the foreshore and beaches;
- i) glimpses or full views of the bays;

Applicant Response: Not Applicable

- **OUR RESPONSE: This development will not maintain g) pedestrian access to foreshore and beaches. It will also will not maintain i) glimpses or full views of the bays for both residents of “Point Plaza” and the community.**

Specific Outcome SO45: The design of buildings over 3 storeys tall within the bayside identity area on Figure 1 – Landscape Framework, respect and complement the scale and character of the foreshore landscape character.

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Applicant Response: Complies. The proposed development is consistent with the character of surrounding land uses, respecting and complementing the foreshore landscape character and maintaining the bayside identity.

- **OUR RESPONSE: Strongly disagree. An additional high-rise tower at the waterfront will detract from the bayside identity and will not complement the scale and character of the foreshore landscape.**

30. Urban Design

Specific Outcome SO89: *Buildings are designed to define and activate high quality streets and public spaces that allow a high level of pedestrian accessibility, connectivity, legibility and comfort.*

Applicant Response: Complies. The proposed development is designed to allow high levels of pedestrian accessibility, connectivity, legibility and comfort.

- **OUR RESPONSE: Strongly disagree. The proposed building does not provide any level of public pedestrian accessibility, connectivity, legibility and comfort as there are no public/retail spaces proposed.**

Specific Outcome SO90: *Buildings and structures contribute positively to the streetscape and neighbouring buildings and do not result in a loss of privacy, overshadowing, glare, or wind turbulence.*

Applicant Response: Complies. The proposed development design and structure contributes positively to the streetscape and neighbouring buildings and does not result in a loss of privacy, overshadowing, glare, or wind turbulence.

- **OUR RESPONSE: Very Strongly Disagree. The proposed building will contribute negatively to the streetscape and neighbouring buildings as it is a full residential building with no public/retail spaces. The proposed building will impact heavily on the privacy of “Point Plaza” residents on the eastern side. The proposed building will result in substantial overshadowing on “Point Plaza” apartments on the eastern side. The close proximity of the proposed building to “Point Plaza” may result in increased wind turbulence, by creating a ‘wind tunnel’ effect between the two buildings as the prevailing winds are southerly to south easterly.**

(J) FOR SITES LOCATED IN WOODY POINT VILLAGE IDENTIFIED ON THE ZONING PLAN

53. Role

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Specific Outcome SO129: *Woody Point Village continues to be a centre with a strong leisure and arts and crafts focus catering to both residents and visitors.*

Applicant Response: Complies. The proposal is consistent with other uses in Woody Point Village, particularly the Multiple Dwelling developments to the immediate west of the subject site and maintains a strong leisure and arts and crafts focus for residents and visitors.

- **OUR RESPONSE:** Strongly disagree. The proposed development does not contribute to a strong leisure and arts and crafts focus in Woody Point as it is fully residential development with no public/retail spaces. The land could be put to better use as a supermarket or other retail outlet together with public car parking to cater for existing residents and the large number of weekend visitors using the retail outlets, public picnic and jetty areas of Woody Point.

54. Urban Design

Specific Outcome SO131 c): *Development facilitates the elements shown on Figure 20 including.*

c) pedestrian routes;

Applicant Response SO131 c): Alternative Solution. Figure 20 identifies the possible future pedestrian route along the foreshore to the south of the subject site. No pedestrian route is proposed in this Application, for the following reasons

- Notwithstanding that Figure 20 – Woody Point Village indicates a pedestrian route across the coastal (riparian) frontage of the subject site, it is plainly demonstrable that, in this particular instance, there is no particular advantage or benefit to the public in seeking to connect the Woody Point Jetty environs to the discretely-isolated “pocket” park on the east boundary of the subject site, noting that
 - There is no Planning Scheme intention to link to parkland further to the east; and
 - Any such pedestrian connection is not required, as there is an alternative convenient connection along the street-activated frontages of Anzac Avenue and Woodcliffe Crescent, consistent with accepted Town Planning practice.
- Further to (i) above, accordingly, no useful purpose would be served by any insistence upon any such codified routing; and that therefore, no particular community advantage or public benefit would accrue.
- Any such requirement would be considered to be iniquitous in the specific circumstances (noting that the principle of “equity” is the cornerstone of

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Town Planning principles), given that, as stated above, there is no mandatory or other intention to continue any such pathway across the coastal (riparian) frontages of residential properties further to the east, otherwise seeking to provide an equitable connection joining the Jetty environs to parkland to the east (referred to above); and

- In any event, no such requirement was imposed upon the previously approved development on the land. There is no apparent reason in support of any subsequent changed planning circumstance, with reference to the Superseded Planning Scheme. Any insistence upon such provision is therefore submitted to be unreasonable and is not supportable, in Town Planning or related terms, and it is so submitted.
- **OUR RESPONSE: Disagree. Observations over many years confirm that pedestrians quite often traverse (with difficulty) along the foreshore between “Infinity Blue” apartments and the Public Park area, including recreational fishers and families. The proposed development does not include any development of the foreshore area. In addition, the reference to “Anzac Avenue” in the applicant response is incorrect.**

7.02: Retail Core Zone Code.

(A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE

Specific Outcome SO4 a) (i) and j): *Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:*

a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to:

(i) height, mass and proportion; and

i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.’

Probable Solution: PS4.1: *In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.*

Applicant Response: The proposed Multiple Dwelling development will comprise nine (9) storeys and be approximately 27 metres in height, and therefore is not in accordance with the Building Heights Plan, which prescribes a limit of six (6) storeys and 21 metres. However, adjoining properties to the west

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and south-west of the subject site, as well as other developments along the foreshore of the Woody Point area, have Multiple Dwelling buildings, which are of a similar height of the proposed development.

Furthermore, the proposed height of this development is in accordance with the height approved by Council in previous Application for the same development on the same site (Redcliffe City Council Reference: 416/532 A543693). Therefore, it is submitted that the proposed development is supportable and within the reasonable expectations of both the Council and local residents (refer to Appendix 10 – Proposed Architectural Drawings and Appendix 11 – Architectural Statement).

- **OUR RESPONSE: Strongly object. The Building Heights Plan subscribes a limit of 6 storeys and 21 metres height limit. The proposed development is 9 storeys and a height of 27 metres which will dramatically reduce the natural light and ventilation, privacy and outlook for residents on the eastern side of “Point Plaza”.**

Specific Outcome S07: *Mixed use buildings have a minimum of 50% site cover of active uses on the ground, which may include business premises, community well-being facilities (excluding places of public worship), food service, hotel, shop or showroom / superstore (less than 500m²) are located on the ground or storey 2 of buildings. No multiple dwellings are to be located on the ground level.*

Probable Solution PS 7.2: *Where accommodation units are proposed, at least 50% of the ground floor of the building is accessible to the public.*

Applicant Response: PS7.2: Not Applicable.

- **OUR RESPONSE: The proposed development does not include any public/retail spaces and therefore detracts from the current ambience of the Woody Point Village. The land could be put to better use for a supermarket or other retail outlet together with a public carpark for local residents and the large number of weekend visitors using the public picnic and jetty areas at Woody Point.**

7.03: Residential Uses Code.

(A) GENERAL – APPLIES TO ALL RESIDENTIAL DEVELOPMENT

1. Design and Character

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Specific Outcome SO2 a), l) and h): *Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:*

a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to:

(i) height mass and proportion; and

h) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.

Probable Solutions: PS2.1: *A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.*

Applicant Response: Refer to response to PS4.1.

- **OUR RESPONSE:** The applicant has not adequately addressed the Probable Solution in relation to the building height or appropriate provisions for access to natural light and ventilation.

2. Amenity and Privacy

Specific Outcome SO9: *The building or other structure, where three or more storeys in height, does not cast a shadow which has an adverse effect upon any part of a park, reserve (other than a road reserve), beach, foreshore or public waterway.*

Applicant Response: The subject land is adjacent to Woodcliffe Crescent Park along its eastern boundary alignment and is adjoined by the Woody Point foreshore along the southern boundary alignment. The proposed Multiple Dwelling will consist of nine (9) storeys which will cast some shadow on the adjoining recreational park, however no significant adverse effects are anticipated upon the use or amenity of open space(s) (refer to Appendix 10 – Proposed Architectural Drawings and Appendix 11 Architectural Statement).

- **OUR RESPONSE:** Disagree. The proposed building (at 9 storeys) will have an adverse effect as it will cast a significant shadow over the Woodcliffe Crescent Park as well as the foreshore on the southern boundary.

Specific Outcome S10: *A building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling unit and neighbouring dwellings.*

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Probable Solution: Buildings are designed so that the principal view and noise emission is not directed towards adjoining allotments.

Applicant Response: Complies. The proposed uses do not emit any noise which has adverse impact on the adjoining allotments.

- **OUR RESPONSE: Disagree.** The applicant has not addressed in detail the “acceptable level of privacy for the occupants of the dwelling unit and neighbouring dwellings”. The proposed development will negatively impact on the occupants of “Point Plaza” in particular on the eastern side.

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The Secretary
"Point Plaza"
Body Corporate Committee
14 Oxley Avenue
Woody Point Qld, 4019
Phone: 07 3889 3667
Email: mdeeble@bigpond.net.au

22 March 2018

Sir/Madam
PO Box 159
Caboolture Qld, 4510

Re: Development Permit Application DA/34871/2017/V2M

Dear Sir/Madam,

This letter is on behalf of the Body Corporate of "Point Plaza" apartments at Woody Point. We hereby formally lodge an objection to the abovementioned Development Permit Application on Lot 1 on RP195591, 16 – 20 Woodcliffe Crescent, Woody Point, Queensland.

The following objections to the proposed development are submitted for Council consideration.

- 1. The proposed residential tower will not enhance and protect the local Village character of Woody Point Village. In addition, it will not contribute to a strong leisure and retail focus as it does not include any retail or public spaces.**
- 2. The proposed development will not contribute to the visual amenity of the Woody Point Village area. In addition, the proposed rooftop terrace may create disturbances for Point Plaza and other local residents.**
- 3. There will be a negative impact on the social well-being of people in Point Plaza through the loss of view and access to natural light on the eastern facing side of the existing building.**
- 4. This development will not maintain pedestrian access to foreshore and beaches. It will also not maintain glimpses or full views of the bays for both residents of "Point Plaza" and the wider community.**

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- 5. An additional high-rise tower of 9 storeys and 27 metres in height at the waterfront along Woodcliffe Crescent will create a ‘closed in’ effect. This will detract from the bayside identity and will not complement the scale and character of the foreshore landscape.**
- 6. The proposed building does not provide any level of public pedestrian accessibility, connectivity, legibility and comfort as there are no public/retail spaces proposed.**
- 7. The proposed building will contribute negatively to the streetscape and neighbouring buildings as it is a full residential building with no public/retail spaces. The proposed building will impact heavily on the privacy of Point Plaza residents on the eastern side. The proposed building will result in substantial overshadowing on Point Plaza apartments on the eastern side. The close proximity of the proposed building to Point Plaza may result in increased wind turbulence, by creating a ‘wind tunnel’ effect between the two buildings as the prevailing winds are southerly to south easterly.**
- 8. The proposed development does not contribute to a strong leisure and arts and crafts focus and will detract from the current ambience of the Woody Point Village as it is a fully residential development with no public/retail spaces. The land could be put to better use as a supermarket or other retail outlet together with public car parking to cater for existing residents and the large number of weekend visitors using the retail outlets, public picnic and jetty areas of Woody Point.**
- 9. Observations over many years confirm that pedestrians quite often traverse along the foreshore between Infinity Blue and the Public Park area, including recreational fishers and families. This proposal does not include any development of the foreshore area to improve access for the public.**
- 10. The Building Heights Plan subscribes a limit of 6 storeys and 21 metres height limit. The proposed development is 9 storeys and a height of 27 metres which will dramatically reduce the natural light and ventilation, privacy and outlook for residents on the eastern side of Point Plaza.**
- 11. The development site is within an area zoned “Retail Core Zone” but does not include any retail uses. Additional retail uses such as a supermarket or other retail outlets together with additional car parking would be advantageous to the local residents and the many visitors to the Woody Point Village. In addition, this will stifle opportunities for the future development of retail outlets in Woody Point Village.**
- 12. The proposed building will cast a significant shadow over the Woodcliffe Crescent Park as well as the foreshore on the southern boundary.**
- 13. The current speed limit for traffic in the Woody Point Village area is 40kpm, with many drivers and motor cycle riders very often disregarding this speed limit. The area is also heavily pedestrianized and a popular transit and stop off point for bicycle riders. Point**

Moreton Bay Regional Council

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

Plaza residents have witnessed many near misses between vehicles, motor cycles, bicycles and pedestrians along Woodcliffe Crescent as there are currently no Pedestrian Crossings or Speed Humps. The proposed additional high-rise building will make this situation even more dangerous for all concerned with the increased human and vehicular activity along Woodcliffe Crescent.

We are thankful to the Council for considering this request, we look forward to a positive decision in relation to this matter.

Sincerely,

Marlene Deeble
Secretary
“Point Plaza” Body Corporate Committee

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

SOMERVILLE CONSULTANTS

ABN 41 731 627 282
ACN 185 988 629

TOWN PLANNERS
SURVEYORS &
PROJECT MANAGERS

28 March 2017

Our ref. Enq 2270

The Assessment Manager
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

Dear Sir/Madam,

RE: SUBMISSION OF OBJECTION
APPLICATION NO.: DA/34871/2017/V2M
APPLICATION DESCRIPTION: MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (33 UNITS) VIA THE SUPERSEDED PLANNING SCHEME (CITY OF REDCLIFFE 2005)
PROPERTY LOCATION: 16-20 WOODCLIFFE CRESCENT, WOODY POINT QLD 4019
PROPERTY DESCRIPTION: LOT 1 ON RP195591

This submission has been prepared by Somerville Consultants on behalf of Limson Investments Pty Ltd, regarding the development application DA/34871/2017/V2M over the site located at 16-20 Woodcliffe Crescent, Woody Point QLD 4019 (Lot 1 on RP195591). Limson Investments Pty Ltd own several units in the Point Plaza complex, located on the adjoining property to the west, at 14 Oxley Avenue, Woody Point QLD 4019.



Figure 1: Subject Property – 16-29 Woodcliffe Cres, Woody Point QLD 4019
SOURCE: Nearmap

The site is currently situated within the Retail Core Zone and the Woody Point Village Precinct.

Accommodation units are code assessable within the Retail Core Zone if commercial/retail/business uses are located on the ground floor, or ground and storey 2, and the maximum height of the building is 3 storeys or less.

As the proposal does not include any commercial/retail/business uses and exceeds a height of 3 stories, the development application is subject to **impact assessment**, as prescribed by the Planning Act 2016.

An impact assessment must be carried out:

- against the assessment benchmarks in a categorizing instrument for the development (the planning scheme);
- having regard to any matters prescribed by regulation for this subparagraph; and

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ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

- may be carried out against, or have regard to, any other relevant matters, other than a person's personal circumstances, financial or otherwise.

We have reviewed the submitted application documentation and hereby submit our client's objection to this development proposal, for the following reasons:

Comparison to previous approval

- An approval was granted for 33 units in 2006. The application reference number for this is 2006/416532/V2K.
- The currency period for this application was extended several times. The last extension request was refused by the Council's Delegate based to the following reason:
"The proposal is inconsistent with the General residential zone – Urban neighbourhood precinct, Coastal hazard overlay code and Flood overlay code of the Moreton Bay Regional Council Planning Scheme".
- Subsequently, the applicant submitted a request for consideration under a superseded planning scheme (Redcliffe City Planning Scheme 2005). The request was to allow for the application to be assessed only against the superseded planning scheme, as the approval had a number of significant conflicts with the current planning scheme (Moreton Bay Regional Council Planning Scheme).
- A new application was lodged in 2017 for 33 units ('the current application').
- The current application proposes a more intense built form outcome compared to the 2006 approval.
 - Large rooftop terrace area including private decks for the penthouse units and communal areas comprising of a large BBQ and entertaining area, pool and spa area and an open-air cinema. The application has not assessed the potential noise impact and the loss of privacy of adjoining residents, particularly to the west.
 - Reduced setbacks (the setbacks to outermost projection along the western boundary are listed below)
2006 approval
 - Level 2 – 8 – 5.8m – 6.5m
 - Level 9 – 6.3m2017 application
 - Level 2 - 8 – 4.5m – 5.2m
 - Level 9 – 4.5m - 5m
 - A substantial increase in balcony areas on all levels, particularly level 9

Bulk and scale

The maximum height prescribed in the Redcliffe City Planning Scheme 2005 is 6 storeys and 21 metres.

The proposal is relying upon the height of the adjoining Point Plaza and Infinity Blue buildings, as well as a few other buildings to the east that are no closer than 150m to the site, in order to justify the bulk and scale.

In the context of the existing buildings in the locale, the Point Plaza and Infinity Blue buildings are on a prominent corner site which is part of the retail/dining hub in the Woody Point precinct (across the road from the Belvedere Hotel). These buildings are considered more as landmark structures and shouldn't be the only reason to justify high density all the way along the waterfront.

The proposal is trying to mimic a bulk and scale of adjoining buildings that exceeds what is intended for the site. As such, it does not provide a suitable transition to the smaller scale surrounding uses.

Lack of streetscape activation and commercial/retail components

The proposal does not achieve the intent of the Retail Core zone (specifically in the Woody Point Village Area). The intent of the zoning/precinct is to achieve a range of commercial and retail facilities with integrated accommodation, community uses and entertainment. Buildings that are exclusively residential are not intended to occur in this zone. With extra units in this area, additional commercial and retail space would be expected to accommodate the increase in residents.

Overshadowing

Shadow diagrams were not supplied with the application to illustrate the impact on the adjoining residents to the west (particularly sunlight in the morning). Therefore, the possible overshadowing impacts are not known and as such, have not been properly assessed.

Noise impacts

The proposal will result in various adverse noise impacts on the adjoining residents to the west, including (but not limited to) the following:

- Rooftop cinema and entertainment area; and
- Plant, services and equipment (i.e. air-conditioning units, car park ventilation)

The above have not been properly assessed in the application.

ITEM 2.2 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

Possibility of wind tunnelling between buildings

Wind tunnelling is typically reduced by providing adequate setbacks between buildings that are of a considerable height. Increasing the setbacks to the western boundary will further reduce the likelihood of any wind tunnelling effects given the proximity to the buildings on the adjoining site. Given that the land to the east is parkland/car parking, it is considered that reduced setbacks on this side will assist to alleviate not only possible wind tunnelling issues, but also impacts relating to privacy, overshadowing and noise.

In summary, we believe that the proposal:

- Is inconsistent with the intent of the Retail Core Zone and the Woody Point Precinct in terms of land use (being solely residential), bulk and scale;
- Impacts upon the amenity of the adjoining properties (particularly to the west) regarding noise, overshadowing and privacy; and
- Does not have sufficient planning grounds to overcome the conflicts with the planning scheme and to justify the potential impacts on adjoining properties.

We request that Council considers our client's concerns as part of the assessment of DA/34871/2017/V2M.

If you have any queries, please do not hesitate to contact our office on 3423 2066.

Yours faithfully,
SOMERVILLE CONSULTANTS



Erin Brooks
BRTP (Hons)
RiskSmart Accredited Consultant
Senior Town Planner
erin@roysom.com.au



SUPPORTING INFORMATION

Ref: A17620997

The following list of supporting information is provided for:

ITEM 2.3

MORETON BAY WESTERN ARTERIAL CORRIDOR STUDY - REGIONAL

#1 Correspondence from Department of Transport & Main Roads

ITEM 2.3 – MORETON BAY WESTERN ARTERIAL CORRIDOR STUDY - REGIONAL (Cont.) #1

Correspondence from Department of Transport & Main Roads



Queensland
Government

Our ref
Your ref
Enquiries Michael Hyslop

Department of
Transport and Main Roads

Mr Darryl Hitzmann
Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

CC: via email Anthony Martini and Syd Jerram.

Dear Mr Hitzmann

In August 2018, the Department of Transport and Main Roads (TMR) commenced the Moreton Bay Western Arterial Corridor Study, a planning study to assess the need for a future state-controlled arterial road running north-south between Petrie and Beerburrum to the west of the Bruce Highway.

It is intended that this planning study will be completed over a three year period, finishing in mid-2021. TMR has allocated \$800,000 in the Queensland Transport and Roads Investment Program (QTRIP) 2018-19 to 2021-22 with \$300,000 allocated in the 2018/19 financial year and \$500,000 allocated in the 2019/20 financial year. Completion of this study in 2021 will be subject to further allocations of funding in the 2020/21 financial year, considered in the next release of QTRIP.

The duration of this study will be determined by TMR's annual planning funding constraints, and could be accelerated if additional funds were made available. During a regular joint planning meeting, Moreton Bay Regional Council (Council) planning officers indicated a desire for early conclusion of the study, to assist Council's planning for residential developments in Caboolture West, Morayfield South, and other growth areas west of the Bruce Highway.

I am advised that at a Council meeting held on 28 August 2018, Moreton Bay Regional Councillors agreed in principle to contribute \$300,000 funding toward the Moreton Bay Western Arterial Corridor Study on the basis that study timeframes will be compressed, meaning both TMR and Council can proceed with a more accurate strategic modelling.

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Maroochydore QLD 4558

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Moreton Bay Regional Council

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ITEM 2.3 – MORETON BAY WESTERN ARTERIAL CORRIDOR STUDY - REGIONAL (Cont.)

I have had discussions with Anthony Martini about the timing for completion of the planning study and developed a “best option” to achieve Council’s end 2019 timeframe, should Council provide a funding contribution. I believe that full corridor preservation would take longer than that, however I am confident that we could deliver a fully identified corridor by the end of 2019, which should satisfy Council’s requirements.

I am writing to you to formally request Council provide funding support towards the planning study. Council’s contribution of \$300,000 in total, with \$200,000 made available this financial year and \$100,000 in the 2019/20 financial year would enable study timelines to be compressed with the key objective to determine a preferred corridor alignment by the end of 2019. Following this initial key objective, TMR will then continue to develop a concept design to inform potential preservation of a future state controlled road corridor by 2021.

TMR will then continue beyond the identification of the preferred route alignment and investigate which sections need to be preserved, this would be full TMR responsibility.

TMR will work closely with Council officers throughout this study and will brief council on key project outcomes in due course.

Yours sincerely



Barbara van Heerden

Regional Director, North Coast and Wide Bay Burnett

SUPPORTING INFORMATION

Ref: A17616725

The following list of supporting information is provided for:

ITEM 5.1

NEW LEASE - PINE CENTRAL HOLY SPIRIT RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 8

#1 Pine Central Holy Spirit Rugby League Football Club Inc - Existing lease area and proposed new lease area

ITEM 5.1 - NEW LEASE - PINE CENTRAL HOLY SPIRIT RUGBY LEAGUE FOOTBALL CLUB INC (Cont.)

#1 Pine Central Holy Spirit Rugby League Football Club Inc - Existing lease area and proposed new lease area

