

North



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/902
Date: 25 May 2018



Driveway crossover
to be constructed in
accordance with
Council standards.

Weinam Street

Hamilton Street

AMENDED IN RED

By: Anne Edmonds
Date: 22 May 2018



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Legend

- Road centreline
- Road
- Driveway
- ▨ No-parking island
- Existing building and shed
- Parking bay
- Cadastral boundary

10km speed limit sign to be installed at entrance to site.
Stop sign and left turn only sign to be installed at exit from site.

Driveway crossover
to be constructed in
accordance with
Council standards.



10km speed limit sign to be installed at entrance to site.
Stop sign to be installed at exit from site.

Low vehicle turnover section

Northern section

Small-vehicle bays

Under-cover parking

Small-vehicle bays

Small-vehicle bays

Small-vehicle bays

0	ISSUED FOR USE	JVO	07/12/17
1	REVISED HAMILTON ST ENTRANCE	JVO	30/01/18
REV:	DESCRIPTION:	BY:	DATE:

	Development Application Temporary Car Park 10 Weinam Street, Redland Bay
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SITE: 10 Weinam Street Redland Bay			
TITLE: Carpark Overview			
SCALE AT A3: 1:250	DATE: 30/01/18	DRAWN: JVO	CHECKED: AVO
PROJECT NO: N/A	DRAWING NO: PL/01	REVISION: 1	

Design and Management Plan

TEMPORARY CAR PARK - 10 WEINAM STREET, REDLAND
BAY

AMENDED IN RED

By: Anne Edmonds

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Anthony van Osta and John van Osta
10 WEINAM STREET, REDLAND BAY, QLD, 4165

Not part of this approval

- placement of vehicles into the most appropriate parking area. In particular, the southern section will be designated a ~~low-vehicle~~ turn-over area to minimise noise disturbance to neighbours and a section of car parks will be designated for ~~small cars only~~ (refer to Appendix A).
- the on-site car park manager to quickly identify the owner of a vehicle ~~should a complaint be made~~ and therefore allow rectification of the issue.

4.7 Complaint management

In the event a complaint is made regarding the car park, the on-site car park manager will:

1. acknowledge receipt of the complaint
2. if appropriate, identify further information from the complainant regarding time of day, client, etc.
3. seek to resolve the complaint with the relevant car park client, or area of car park management.
4. identify if the resolution has been successful with the complainant.
5. follow up within the following month to ensure the issue has been resolved.

The on-site car park manager will have contact details for each client to allow communication of new information, complaint management and changes to car park management.

4.8 Speed limits and signage

Speed limits within the site will be kept to 10 km/h, in order to minimise:

- the risk of vehicle, persons and or property damage
- vehicle noise; and
- dust emissions.

Appropriate speed limit signage will be displayed in accordance with AS/NZS 2890.1:2004 and AS 1742.2-2009: *Manual of uniform traffic control devices - Traffic control devices for general use*, as identified in Appendix A. Signage will include:

- 10 km/hr speed limit signage at each entrance (Figure 2)
- Stop sign at each exit (Figure 2); and
- Left-turn only sign at exit of Hamilton Street driveway (Figure 1).

Not part of this approval

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Landscape Design Plan

TEMPORARY CAR PARK - 10 WEINAM STREET, REDLAND
BAY

AMENDED IN RED

By: Anne Edmonds

Date: 22 May 2018



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10 WEINAM STREET, REDLAND BAY, QLD, 4165

Document Management

Rev.	Issue Date	Description	Author (s)	Approved	Signature
A	4/12/2017	Issued for review	John van Osta	Anthony van Osta	
0	7/12/2017	Issued for use	John van Osta	Anthony van Osta	
1	30/01/2018	Revision of Hamilton Street drive entrance	John van Osta	Anthony van Osta	

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 - based on the proponents' assumptions described or indicated in this document (Assumptions); and
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Appendices

Appendix A	Design plans
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1 Introduction

This report has been prepared to support a development application for a temporary single-level car park, located on Lots 119 and 120 on Plan RP30543, herein referred to as 'the site'. The site is located within the Weinam Creek Priority Development Area (PDA). This report addresses:

- the strategic intent of the proposed landscape design, including the visual amenity and sound-buffering that will be provided
- the location of proposed and existing landscaping features, including vegetation and fencing; and
- a planting schedule.

This report is intended to be read in conjunction with the Parking Design and Management Plan for the site.

2 Landscape design proposal

2.1 Overview

Key landscape design features incorporated into this plan include:

- provision of vegetation and fence screening for visual and noise amenity. Particularly for the main public viewpoints of the Hamilton/Weinam Street intersection and residential houses on the southern boundary.
- to contribute positively to the streetscape character, including the planting of endemic species that reflect the subtropical nature of the area.
- safe vehicle movement into, out of and through the proposed car park.
- ground surface covering and management that appropriately manages dust, noise and water runoff.
- provide for advertising devices which are in accordance with standards set out in the *Redland's Planning Scheme v7.1, Part 9, Schedule 8*.

A visual plan of the proposed landscape design is provided in Appendix A.

2.2 Screening

2.2.1 Existing vegetation and fence screening

A large portion of the site boundary is currently screened from public view by existing vegetation and fencing. Specifically:

- to the north and west, the majority of the site boundary is screened by existing and recently planted vegetation (Figure 1).
- the southern boundary of the site is screened by an approximately 50 m section of existing fencing and vegetation, which provides visual amenity and noise buffering for residential neighbours to the south (Figure 2).

- The eastern boundary is screened by existing picket fencing (Figure 2). This section of the site boundary adjoins a minor road and does not have any facing residential houses.



Figure 1 Existing vegetation screening on the north western boundary (left) and recently planted vegetation to fill 'gap' in existing vegetation screening (right)



Figure 2 Existing fence and vegetation screening along southern boundary (left) and picket fencing along eastern boundary (right)

2.2.2 Proposed additional vegetation and fence screening

To enhance visual and noise amenity controls on the south-western boundary, a fence will be constructed and vegetation screening be planted as depicted in the landscape design plan (Appendix A). A planting schedule is detailed in Section 2.2.2.1. ↗

The fence will: generally in accordance with the approved Landscaping Plan.

- be constructed to 1.8 m
- be a pinelap fence; and
- include a steel framed pinelap gate on the Weinam Street road frontage.

A gate will be installed across the Hamilton Street driveway crossover to the car park, generally in accordance with the approved Landscaping Plan.

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2.2.2.1 Planting Schedule

Species that will be planted for vegetation screening include:

- Weeping lillypilly (*Waterhousea floribunda*)
- Golden penda (*Xanthostemon chrysanthus*)
- Tulipwood (*Harpullia pendula*)

These species have been selected as they:

- are all listed as 'highly preferred' within the *Redland's Planning Scheme v7.1, Part 9, Schedule 9 - Street Trees*
- are endemic species that reflect the subtropical nature of the area; and
- grow between 6 m and 8 m tall with foliage throughout the species height, so as to provide maximum visual and noise screening.

Plants will be established at an initial density of 1 plant per square metre, which provides for a dense screening of the car park and potential death of some plants before maturity. ~~A total area of~~ approximately 15 m² will be planted, giving a total of 15 plants.

Plants will have a minimum pot size of 30cm.

The ground of the site is predominately covered with grass. Areas of stone have been placed in areas of exposed soil left from the demolition of the former house. Grass is the preferred groundcover for the temporary car park as grass:

- minimises vehicle sound
- minimises dust
- does not interfere with the current surface drainage/hydrology of the site; and
- is appropriate for the temporary nature of the car park.

In areas with high vehicle traffic (i.e. in the access ways), or where vehicles have been parked for an extended period of time, some grass cover loss may occur. These areas of bare ground will be covered with stones that:

- minimises dust production; and
- does not create noise disturbance.

2.4 Advertising signage

One sign advertising the proposed car park is ~~proposed to be located on the boundary of the site. The sign will comply with Redland's Planning Scheme v7.1, Part 9, Schedule 8 - Specific Advertising Devices.~~



Not part of this approved document

3 Conclusion

This report details the landscape design for the proposed temporary car park at 10 Weinam Street, Redland Bay. The proposed car park has been designed to protect the visual and sound amenity of the site, while creating a functional area that meets the community need of parking.

A diagrammatic landscape design plan has been provided in Appendix A.

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Weinam Street

Hamilton Street

Landscape Area (approx. 1m x 4m = 4m²)

Install 1.8m no gap pine lap
fencing approx. 10m length

Install Gate

Gate -
Pinelap with
steel frame

Landscape Area
(approx.
5.5m x 3m =
16m²)

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Legend

- Road centreline
- Road
- Driveway
- ▨ No-parking island
- Existing building and shed
- Parking bay
- Cadastral boundary
- Proposed vegetation
- Existing vegetation
- Existing picket fencing
- ~ Pinelap fencing

1.8m high no gap

Existing no gap pine lap fence

0	ISSUED FOR USE	JVO	07/12/17
1	REVISED HAMILTON RD FENCE	JVO	30/01/18
REV:	DESCRIPTION:	BY:	DATE:

Development Application
Temporary Car Park
10 Weinam Street,
Redland Bay

CLIENT: Anthony van Osta
10 Weinam Street
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Design: John van Osta
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SITE: 10 Weinam Street
Redland Bay

TITLE: Landscaping Plan

SCALE AT A3: 1:250	DATE: 30/01/18	DRAWN: JVO	CHECKED: AVO
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