

ULDA's Decision Notice

Site address and Real Property Description	152 Abbotsford Rd, Bowen Hills	Lot 4 on RP207071
Type of Approval	UDA Development Approval, subject to conditions	
Aspects of Development	Material Change of Use	
Description of Proposal	Commercial (Office)	
Currency Period	4 Years from Decision Date	
ULDA Reference Number	DEV2011/171	
Decision date	19 January 2012	

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	BB/DD/00	Oct 2011
Lower Floor Plan (amended in red)	BB/DD/01	Oct 2011
Upper Floor Plan(amended in red)	BB/DD/02/B	Oct 2011
Elevations (amended in red)	BB/DD/03/A	Oct 2011
Typical Sections	BB/DD/04	Oct 2011

PROJECT TEAM

Karina McGill Planner Development Assessment Urban Land Development Authority	Con De Groot Principal Engineer Development Assessment Urban Land Development Authority
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Conditions Package

CONDITIONS		TIMING
1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the ULDA, in accordance with the relevant approval(s).	Prior to commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	To be maintained

CONDITIONS		TIMING
4.	Flooding All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy or standard. Where no policy or standard is applicable, as per the default DFE identified in State Planning Policy 1/03 – Mitigating the adverse impacts of flood	Prior to approval for building works
5.	Access, Driveway Materials and Finishes Design the site access to ensure that all ingress and egress from the site shall be in a forward direction. Construct the driveway and carparking in accordance with the following criteria:- • The access and manoeuvrable area between the Abbotsford Road the alignment of the building shall have a non-gravel surface. • The balance of the carpark area shall consist of a gravel hardstand area • Ensure that the existing concrete driveway confirms with Brisbane City Council's "Subdivision and Development Guidelines" and Standard Drawings Submit for approval to the ULDA's Manager – Development Assessment a design plan detailing the driveway and carparking surfaces including grades and stormwater drainage design.	Prior to commencement of site works
6.	Soil Erosion and Sediment Control Submit to the ULDA an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of works on site
7.	Refuse Collection Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants.	Prior to commencement of use and to be maintained.
8.	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to commencement of use

CONDITIONS		TIMING
9.	Stormwater system If the existing stormwater drainage system is altered then amended stormwater engineering drainage plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) shall be submitted to the ULDA for approval.	Prior to commencement of use
10.	Landscaping a) Submit to the ULDA, Development Assessment for approval a Detailed Landscape Plan. The plan must be certified by a qualified and experienced landscape architect (AILA). b) Construct landscaping in accordance with part a) of this condition. c) On completion of part b) of this condition provide written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with part a) and part b) of this condition and submit a copy of the as-constructed detailed Landscape Plan to the ULDA, Development Assessment.	a) Prior to the commencement of site works b) Prior to the commencement of use c) Prior to the commencement of use
12	Development adjoining the Railway The construction of any works abutting the railway corridor shall be undertaken in accordance with QR Systems and Capability Technical Requirement MCE-SR-002: Work in or about Queensland Rail Property	Prior to commencement of site works and to be maintained
13	Protection Screen Design and construct a protection screen the full length of the western boundary of the site abutting the railway. This shall be in accordance with QR Systems and Capability Technical Requirement MCE-SR-008: Protection Screens.	Prior to commencement of site works and to be maintained
14	Car Parking The car parks as indicated on the approved plans are to be maintained at all times	To be maintained

CONDITIONS		TIMING												
15	Infrastructure Charges Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's Interim Infrastructure Framework (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>502m² Commercial</td><td>\$14,115/100m² GFA</td><td>\$70,575</td></tr> <tr> <td colspan="3"><i>Credit for existing use rights</i></td></tr> <tr> <td>272m² Industry</td><td>\$60/m² GFA</td><td>-\$16,320</td></tr> <tr> <td colspan="2">TOTAL</td><td>\$54,255</td></tr> </table> *Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index	502m ² Commercial	\$14,115/100m ² GFA	\$70,575	<i>Credit for existing use rights</i>			272m ² Industry	\$60/m ² GFA	-\$16,320	TOTAL		\$54,255	Prior to the commencement of use
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Advertising Signs

This approval does not include any advertising devices including signage. Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

Standard Advice

Development Approval

This Development Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.

Urban Land Development Authority DEV2011/171
152 Abbotsford Rd, Bowen Hills
Material Change of Use – Commercial (Office)

Environmental management

The design and operation and associated facilities shall be in compliance with the all relevant design standards, the *Environmental Protection Act 1994*, the *Environmental Protection Regulation 2008* and all other applicable legislative requirements for the management of potential environmental impacts and the protection of the environment.

**** End of Package ****