

ULDA Decision Notice

Site Address	2/36 Edmondstone Road, Bowen Hills
Real property description	Part Lot 2 on GTP1501
Type of approval	UDA development permit, subject to conditions
Aspects of development	Material Change of Use and Preliminary Approval
Description of proposal	Material Change of Use for Office (707m ²) and Preliminary Approval to Carry out Building Work
ULDA reference number	DEV2012/342
Decision date	10/09/2012
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
D.A. Submission	554:04 DA01, Revision P4	June 2012

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer Compliance Development Assessment Urban Land Development Authority
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CONDITIONS		TIMING
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	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 following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use
3.	Lighting to Carparking and Public Areas Install and maintain a suitable approved system of lighting to illuminate carparking and public areas. The lighting system, and any other outdoor lighting, must comply with Australian Standard No. AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained
4.	Refuse Collection a) Submit to the ULDA's Manager – Development Assessment refuse collection approval from City Waste Services, BCC. b) Provide a screened bin corral and locate as indicated on the approved plan for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property	a) Prior to approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained

CONDITIONS		TIMING															
5.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use															
6.	Infrastructure Contributions 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 <i>Interim Infrastructure Framework</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>707m² Commercial/ Retail</td><td>\$14,680/ 100m² GFA</td><td>\$117,440.00</td></tr> <tr> <td>Total</td><td></td><td>*\$117,440.00</td></tr> </table> Value uplift component (applying only to the GFA exceeding City Plan): <table border="1"> <tr> <td>217m² Commercial</td><td>\$22,189/ 100m² GFA</td><td>\$66,567.00</td></tr> <tr> <td>Total Value Uplift</td><td></td><td>\$66,567.00</td></tr> <tr> <td colspan="2">TOTAL</td><td>*\$184,007.00</td></tr> </table> <i>* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>	707m ² Commercial/ Retail	\$14,680/ 100m ² GFA	\$117,440.00	Total		*\$117,440.00	217m ² Commercial	\$22,189/ 100m ² GFA	\$66,567.00	Total Value Uplift		\$66,567.00	TOTAL		*\$184,007.00	Prior to the commencement of use
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the 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.

**** End of Package ****