

18 December 2012

ULDA Ref. No: DEV2012/388

Metro Property Development Pty Ltd
c/- Brannock & Associates
GPO Box 552
BRISBANE QLD 4001

Attention: Mr Stephen Buhmann

Dear Stephen,

RE: INFORMATION REQUEST FOR FURTHER DETAILS FOR BOWEN HILLS URBAN DEVELOPMENT AREA (UDA) DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) FOR STAGE 5 MULTIPLE RESIDENTIAL (164 DWELLING UNITS) AT 332-342 WATER STREET AND 62-68 BRUNSWICK STREET, FORTITUDE VALLEY DESCRIBED AS LOTS 5 AND 6 ON RP81335, LOT 1 ON RP10553, LOTS 11 AND 12 ON RP1552, LOT 13 ON RP81335, LOT 101 AND 102 ON SP143465, AND LOTS 2 AND 900 ON RP8816117.

After undertaking an assessment of the UDA development application, the ULDA has determined that further information is required to decide the application in accordance with s. 53 of the *Urban Land Development Authority Act 2007* (the Act). The further information required by the ULDA is detailed below:

1.0 Town Planning Report

Provide a Town Planning Report that details the proposed Stage 5 and addresses the Bowen Hills Urban Development Area Development Scheme and the *Urban Land Development Authority Act 2007*.

2.0 Plans

- a) Provide detailed plans including elevations, sections and projections which show the relationship between Stage 5, other stages within the development and buildings on adjoining properties.
- b) Provide a full set of detailed and dimensioned floor plans, including unit type plans and GFA breakdown.
- c) Provide a full set of detailed and dimensioned elevation plans.
- d) Provide detailed and dimensioned landscape plans of all communal open space areas and public realm (where applicable).
- e) Provide shadow diagrams.

3.0 Car Parking and Manoeuvring

- a) Provide a traffic report that details Stage 5.
- b) Provide details and basement plans of the proposed car parking for Stage 5, including allocation and location.

- c) Provide plans that clearly illustrate how the combined parking area for Stages 4 - 6 operates and include manoeuvring templates etc.
- d) Provide details of the strategy and timing for the delivery of the access from the extension to Baxter Road.

4.0 Sewer

Provide a report prepared by a suitably qualified engineer that details the strategy for the delivery of a sewerage solution for the total development taking into account the wider catchment and the constraints of the existing sewerage network.

Please note that as part of the assessment of Stages 1 & 2, a report was prepared by PB titled 'Wastewater assessment Precinct 4 Water Street Precinct – Water Street Development' dated July 2012, this report has been forwarded to Metro. The following outlines the recommendations.

- Consultation be undertaken between Queensland Urban Utilities and the Urban Land Development Authority with consideration to the findings of this report to establish an agreement on the base assumptions to determine loadings within the Bowen Hills Urban Development Area.
- A review be undertaken to establish appropriate load conversion rates to be applied within the Bowen Hills Urban Development Area to provide for effective infrastructure planning for the area.
- A sewerage servicing strategy be developed to establish a clear strategy to service the Water Street Development taking into account wider catchment needs and approved loads.
- Queensland Urban Utilities be consulted to confirm if any allowances can be made in relation to initial Water Street Development Stage 1 and 2 and its connection to the current network. This should consider the timing of already proposed common RNA servicing infrastructure i.e. 525 / 600 / 675 RNA trunk sewers.

5.0 Integrated Water Management Plan

Provide an Integrated Water Management Report that considers Stage 5 and determines the strategy for the balance of the site.

6.0 Sustainability Report

Provide a sustainability report that addresses the requirements of the Development Scheme.

7.0 Acoustic Report

Provide an acoustic report that addresses the requirements of the Development Scheme, specifically the residential amenity of the residents within other stages of the development and the proposed Stage 5 residents.

8.0 Site Based Stormwater Management Plan

Provide a site based stormwater management plan, the plan shall address both stormwater quantity and stormwater quality and address all adjoining properties.

9.0 Site Services Report

Provide a site services report that addresses the provision of all services to the site.

Under s53(i) of the Act the requested information must be given to the ULDA by **18 December 2013**. Please do not hesitate to contact Peita McCulloch or John Limbach on 3024 4120 if you have any questions with respect to the progress of your UDA development application.

Yours sincerely



Peita McCulloch

PRINCIPAL PLANNER – DEVELOPMENT ASSESSMENT