

UDA Development Approval Package

Address of Site	6-8 Jeays St and 3-5 Hurworth St, Bowen Hills
Real Property Description	Lot 1 & 2 on RP10082, Lot 4 on RP 10083, Lot 1 & 2 on RP52642 and Lot 653 on Common Property SL8481.
Type of Application	Material Change of Use
Description of proposal	Multiple Residential (132 Units)
ULDA Reference Number	DEV-000017_09
Package Approved	22 September 2009
Decision	Approval, with UDA development conditions

Approved plans, drawings and documents	Number	Date
Floor Plan – Basement 02 (Level A)	SD2001 Issue 03	06/08/09
Floor Plan – Basement 01 (Level B)	SD2002 Issue 04	06/08/09
Floor Plan – Ground (Level C)	SD2003 Issue 01	29/06/09
Floor Plan – Level 01 (Level D)	SD2004 Issue 01	29/06/09
Floor Plan – Level 02 (Level E)	SD2005 Issue 01	29/06/09
Floor Plan – Level 03 (Level F)	SD2006 Issue 01	29/06/09
Floor Plan – Level 04 (Level G)	SD2007 Issue 01	29/06/09
Floor Plan – Level 05 (Level H)	SD2008 Issue 01	29/06/09
Floor Plan – Level 06 (Level I)	SD2009 Issue 01	29/06/09
Floor Plan – Level 07 (Level J)	SD2010 Issue 01	29/06/09
Floor Plan – Level 08 (Level K)	SD2011 Issue 01	29/06/09
Floor Plan – Level 09 (Level L)	SD2012 Issue 01	29/06/09
Floor Plan – Roof Terrace (Level M)	SD2013 Issue 01	29/06/09
Roof Plan	SD2101 Issue 01	29/06/09
GFA Ground	SD2801 Issue 01	20/07/09
GFA Level 05-09 & Roof Terrace	SD2802 Issue 01	20/07/09
Western Elevation – Jeays St	SD3001 Issue 01	20/07/09
Eastern Elevation – Hurworth St	SD3002 Issue 01	20/07/09
Northern Elevation	SD3003 Issue 01	20/07/09
Southern Elevation	SD3004 Issue 01	20/07/09
Section A-A	SD3101 Issue 00	07/05/09
Section B-B	SD3102 Issue 00	07/05/09
Section C-C	SD3103 Issue 00	07/05/09
Hurworth St Entry	SD0405 Issue 00	07/05/09
Landscape Design – Ground Floor Plan	SD01 Issue D	13/07/09
Landscape Design – Lower Ground Plan	SD02 Issue D	13/07/09
Landscape Design – Section Elevation F-F	SD03 Issue D	13/07/09
Landscape Design – Specification Notes	SD04 Issue D	13/07/09
Palmer Acoustics Engineers and Scientists letter from Roger Hawkins	3043	28 April 2009
TTM Consulting Pty Ltd letter to Adam Pope regarding ULDA Development Assessment certification	25565	08 May 2009

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Kylie Williams Planning Manager Urban Land Development Authority
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CONDITIONS		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and documents.	Prior to the commencement of use and then to be maintained
2.	Confirmation of 'as constructed' architectural design As confirmation of the delivery of a superior design outcome, the Architect as author of the approved design, shall submit written confirming that the development has been constructed generally in accordance with the approved plan/s, drawing/s and documents.	Prior to the commencement of use
3.	Approval of 'as constructed' sustainable design As confirmation of the delivery of a superior design outcome, a Green Star consultant shall submit written confirming that the development has been constructed generally in accordance with the following features in regard to implementing and delivering a sustainable designed building: ▪ low VOC paint internally and externally ▪ rainwater tanks for landscaping irrigation ▪ walls and roof insulated to a R2.5 minimum ▪ ventilation slots to the residential corridors to promote natural air movement ▪ drought tolerant landscaping that requires minimum watering ▪ external sunhoods to windows to reduce heat gain during summer ▪ 4 star WELS rated taps, mixers shower roses and water efficient appliances ▪ provision of 97 (72 residents and 25 visitor) bike parking spaces.	Prior to the commencement of use
4.	Detailed landscape plan a) Submit a detailed landscape plan generally in accordance with Landscape Design Plans SD01 to SD04 issue D dated 13/07/09. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Upon completion of the works, provide written confirmation from an Australian Institute of Landscape Architects registered landscape architect or a BSA, Qld licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	a) Prior to commencement of building work b) Prior to commencement of use and to be maintained

CONDITIONS		TIMING
5	Streetscape works a) Submit for approval a Streetscape Works Plan detailing the proposed works to be undertaken within the Jeays and Hurworth Street footpath reserves. The plans are to detail: ▪ appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades ▪ street tree location and species, the ground preparation works and 12 month maintenance plan ▪ location of lighting within the development demonstrating how it will supplement the existing external street lighting and contribute to a safe environment ▪ location of driveways and pedestrian access. Tactile pavers should be used in all driveways and kerb ramps in accordance with AS1428.4 and UMS-213 Rev B (where applicable) ▪ location of underground and above-ground services and service pits ▪ road uses adjacent to the kerbing (eg. public transport stops, parking bays, No Standing zones etc). The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) The works are to be constructed to a standard and of materials generally consistent with the requirements of the Brisbane City Council's <i>Centres Detail Design Manual</i> (CDDM) and <i>Subdivision and Development Guidelines</i>. The ULDA may accept alternative designs, material and finishes where such proposals are of a satisfactory standard.	Prior to commencement of use and to be maintained
6	Traffic & transport Submit for approval detailed design for car-parking, site access, delivery vehicle movement (parking and loading) and pedestrian and cyclist facilities in accordance with Brisbane City Council's <i>Transport, Access, Parking and Servicing Planning Scheme Policy</i> or at a standard agreed to by the Urban Land Development Authority.	Prior to approval for Building Works
7	Geotechnical Submit with the site based construction management plan (required under condition 8 of this approval package) a geotechnical report prepared by suitably qualified and experienced professionals and verified by a Registered Professional Engineer of Queensland (RPEQ) that includes sufficient field survey and testing, and associated laboratory investigation to support the detailed structural design for the proposed development in consideration of groundwater and Acid Sulfate Soils (ASS)	Prior to the preparation of the site based construction management plan

CONDITIONS		TIMING
8	Construction management a) Submit a site based construction management plan detailing: ▪ how traffic will be managed around and through the site both during and outside of construction hours ▪ parking and delivery arrangements during and outside construction hours ▪ the management of sedimentation, erosion and dust generated from the site during and outside construction hours ▪ the management of groundwater and surface water collection, treatment and disposal to accepted environmental standards in accordance with the approved geotechnical report prepared under condition 9 of this approval package ▪ the management of Acid Sulfate Soils (ASS) in accordance with the approved geotechnical report prepared under condition 9 of this approval package ▪ the management of road anchors and other treatment systems used to ensure soil stability during excavation and foundation works in accordance with the approved geotechnical report prepared under condition 9 of this approval package. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	Prior to commencement of site works
9	Soil erosion and sediment control Implement sediment, erosion and dust control measures in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> published by The Institution of Engineers, Australia Queensland Division in June 1996.	While site works are occurring
10	Sewer connection a) Submit for approval engineering plans showing the design of the sewer property connection to serve the development. A Registered Professional Engineer of Queensland (RPEQ) is to verify on the plans that the design is in accordance with Brisbane City Council's <i>Sewerage Standards - 2005</i> b) Submit 'as constructed' plans verified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) confirming that the works have been completed in accordance with the approved plans.	a) Prior to commencement of work b) Prior to the commencement of the on-maintenance period or prior to commencement of use
11	Water and sewerage infrastructure Seek and obtain approval from Brisbane City Council to connect into its water and sewerage infrastructure.	Prior to commencement of use

CONDITIONS		TIMING
12	Stormwater infrastructure a) Submit for approval drainage plans and engineering calculations showing:- - the design of the drainage of the roof and developed surfaces - how stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, will be collected internally and directed to a lawful point of discharge. A Registered Professional Engineer of Queensland (RPEQ) is to verify on the plans that the design is in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> b) Submit an asset register and 'as constructed' plans verified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) confirming that the works have been completed in accordance with the approved plans.	a) Prior to commencement of work b) Prior to the commencement of the on-maintenance period or prior to commencement of use
13	Waste management Enter into an agreement with Brisbane City Council to provide a waste collection service to the development.	Prior to commencement of use
14	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Construct the services in accordance with the agreement.	Prior to commencement of use
15	Electricity (Underground Supply Area) a) Submit for approval an electricity reticulation plan in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.	Prior to commencement of use
16	Service conduits and 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 the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
17	Meter installed by the Body Corporate a) Submit for approval a hydraulics plan demonstrating how it is proposed to make provision for a future water meter to be installed by the body corporate. The plan must identify the location and proposed method of metering the development site in accordance with AS3565. b) Implement the hydraulics plan in accordance with the approval.	Prior to commencement of use

CONDITIONS		TIMING
18	Service, meter assembly & meter box a) Obtain from Brisbane City Council approval for a water service with meter assembly and meter box to the front real property boundary of the development in accordance with Brisbane City Council's <i>Water Supply Standards – 2005</i> b) Construct the works in accordance with the approval.	Prior to commencement of use
19	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy, and at the rate applicable at the time of payment.	Prior to endorsement of survey plan
20	Community Management Statement Any Community Management Statement prepared under the <i>Body Corporate and Community Management Act 1997</i> is to contain a copy of all conditions contained in the approval package which are applicable to the ongoing use.	To be maintained

STANDARD ADVICE

Brisbane City Council Service Connections

To connect into Brisbane City Council's water and sewer system you will be required to submit an application and pay an applicable fee to the Council's Development Assessment Team North. Please note that the Council will issue a letter of endorsement rather than an operational works approval.

Equitable Access

You are notified of your responsibility to provide equitable access for disabled persons to and within the site in accordance with the *Queensland Anti-Discrimination Act 1991*, the *Federal Disability Discrimination Act 1992* and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

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 ****