

UDA Development Approval Package

Address of Site	85-93 Abbotsford Rd Bowen Hills
Real Property Description	Lots 135 & 136 on B123430 and Lots 137 & 138 on SL11563
Type of Application	Material Change of Use
Description of proposal	Indoor entertainment and Outdoor sport and recreation
ULDA Reference Number	DEV2010/033
Package Approved	27 January 2011
Decision	APPROVED

Approved plan/s, drawing/s and document/s	Number	Date
Site Plan	TP-01 F	October 2010
Floor Plan – Level 2	TP-02 F	October 2010
Floor Plan – Level 1 car park	TP-03 F	October 2010
Elevations and Sections	TP-04 G	November 2010
Area Calculations	TP-05 F	October 2010
Site Based Stormwater Management Plan prepared by Terrane Engineering Civil Consultants	Rev No.2	23 June 2010
<i>Perry Park Redevelopment Traffic Impact Assessment</i> prepared by Adam Pekol Consulting	10-054	15 February 2010
Tree preservation and Protection Specification for Perry Park Redevelopment by The Tree Doctor (Qld) Pty Ltd		2010

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Kylie Williams Planning Manager Urban Land Development Authority	Con de Groot Principal Engineer 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 and Building Works Complete all operational and building works associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use

CONDITIONS		TIMING
3.	Tree Preservation a) Carry out all recommendations and procedures in accordance with approved <i>Tree preservation and Protection Specification for Perry Park Redevelopment</i> by <i>The Tree Doctor (Qld) Pty Ltd</i> dated 2010. b) Submit to the ULDA certification from a qualified arborist that all pre-construction recommendations and procedures have been adhered to in accordance with approved <i>Tree preservation and Protection Specification for Perry Park Redevelopment</i> by <i>The Tree Doctor (Qld) Pty Ltd</i> dated 2010.	a) At all time during site works b) Prior to commencement of site works
4.	Indoor Activities - Noise Submit to the ULDA for approval a report from a Registered Professional Engineer of QLD (RPEQ) detailing how noise levels anticipated from the development will be mitigated to accord with the <i>Environmental Protection (Noise) Policy 2008 s10(2)(b)</i>.	Prior to commencement of use and to be maintained
5.	Roof design Submit to the ULDA for approval a detailed roof plan. Plan is to ensure: ▪ any plant and equipment is integrated with the overall roof design ▪ provides varied roof forms ▪ overhangs and sun shading to detail the top of the building and ▪ the inclusion of skylights to increase natural light into the building.	Prior to approval for Building Work
6.	Materials, colours and finishes Submit to the ULDA for approval all building external final colours, materials and finishes including details as to the proposed sun and rain control devices.	Prior to approval for Building Work
7.	Stage 1 courts building eastern elevation Submit to the ULDA for approval the courts building stage 1 eastern elevation.	Prior to approval for Building Work
8.	Landscaping a) Submit to the ULDA for approval detailed designs of the external landscaping, seating, paving, lighting and fencing. Any new fencing is not to unreasonably restrict access to Perry Park to the east of the site. Plan is to detail safe pedestrian movement through car park to the entry of the building. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect and to the extent relevant in accordance with the Brisbane City Council's <i>Landscaping Code</i>. 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 approved plan from part a) of this condition.	a) Prior to approval for Building Work b) Prior to commencement of use

CONDITIONS	TIMING
9. Car access and parking a) Submit to the ULDA for approval the detailed design of the ▪ vehicle access in accordance with <i>Perry Park Redevelopment Traffic Impact Assessment</i> prepared by Adam Pekol Consulting Ref No. 10-054 dated 15 February 2010. Design is to be certified by a Registered Professional Engineer of QLD (RPEQ) and ▪ car parking complying with the provisions of the <i>Australian Standard/New Zealand Standard for Off-street Car Parking (AS/NZ 2890.1-2004)</i> or Brisbane City Council's <i>Transport, Access, Parking and Servicing Policy</i>. b) Construct works in accordance with the approved plans in part (a) of this condition. c) Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with part a) of this condition.	a) Prior to approval for Building Work b) As indicated and to be maintained c) Prior to commencement of use
10. Stormwater system a) Submit to the ULDA DA Principal Engineer a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to the external drainage system. The plan shall be in accordance with the recommendations and conclusion contained in the <i>Site Based Stormwater Management Plan</i> prepared by Terrane Engineering Civil Consultants Rev No.2 dated 23 June 2010. The plan shall detail: ▪ the size and capacity of the proposed GPTs ▪ how the rainwater tanks are not to be used to collect and store rainwater and ▪ the ground storey car park shall be a minimum of 2.50m AHD. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater infrastructure in accordance with the approved plans required in part (a) of this condition. c) Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans of this condition	a) Prior to commencement of site works b) After approval of part a) of this approval c) Prior to commencement of use
11. Construction Management Plan a) Submit to the ULDA DA Team a site based construction management plan that includes but is not limited to ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ provision for parking and materials delivery during and outside of construction hours of work	a) Prior to commencement of site works

CONDITIONS	TIMING
▪ management of dust generated from the site during and outside construction work hours ▪ management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site.	b) At all times during the construction period
12. Sewer & Water Connection a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU Engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Sewerage Standards. b) Construct the sewer and water connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA DA Principal Engineer as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA DA Principal Engineer all approval correspondence from QUU relating to part (a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
13. Filling and Excavation a) Submit to the ULDA DA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Submit to the ULDA DA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to commencement of use

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14.	Electricity Provide electricity services in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use																																																			
15.	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 association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use																																																			
16.	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, 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																																																			
17	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 Brisbane City Council's relevant Planning Scheme Policies at the rate applicable at the time of payment. No Credit has been given, as the proposed development is an extension to existing facilities. BCC Infrastructure Contributions & Credits <table><tr><th rowspan="2">Infrastructure Type</th><th rowspan="2">Contribution on Area / Precinct</th><th colspan="3">Value in Infrastructure Contribution Units (ICUs)</th></tr><tr><th>Contribution</th><th>Credits</th><th>Net Contribution</th></tr><tr><td>Transport</td><td>INES 1</td><td>73,547 ICUs</td><td>0 ICUs</td><td>73,547 ICUs</td></tr><tr><td>Community purposes</td><td>INES 1</td><td>0 ICUs</td><td>0 ICUs</td><td>0 ICUs</td></tr><tr><td>Waterways</td><td>INES 1</td><td>116,436 ICUs</td><td>0 ICUs</td><td>116,436 ICUs</td></tr><tr><td colspan="2">Totals</td><td>189,983 ICUs</td><td>0 ICUs</td><td>189,983 ICUs</td></tr></table> QUU Infrastructure Contributions & Credits <table><tr><th rowspan="2">Infrastructure Type</th><th rowspan="2">Contribution on Area / Precinct</th><th colspan="3">Value in Infrastructure Contribution Units (ICUs)</th></tr><tr><th>Contribution</th><th>Credits</th><th>Net Contribution</th></tr><tr><td>Water supply</td><td>Green Hill</td><td>79,484 ICUs</td><td>0 ICUs</td><td>79,484 ICUs</td></tr><tr><td>Sewerage</td><td>EFPS1</td><td>157,543 ICUs</td><td>0 ICUs</td><td>157,543 ICUs</td></tr><tr><td colspan="2">Totals</td><td>237,027 ICUs</td><td>0 ICUs</td><td>237,027 ICUs</td></tr></table> The total contribution is 427,010 ICUs which is currently assessed at \$807,048.90 (2010/11) These estimated charges have been based on the \$1.89 ICU charge rate of the 2010/2011 financial year and the current July 2009 INES & Infill Planning Scheme Policies.	Infrastructure Type	Contribution on Area / Precinct	Value in Infrastructure Contribution Units (ICUs)			Contribution	Credits	Net Contribution	Transport	INES 1	73,547 ICUs	0 ICUs	73,547 ICUs	Community purposes	INES 1	0 ICUs	0 ICUs	0 ICUs	Waterways	INES 1	116,436 ICUs	0 ICUs	116,436 ICUs	Totals		189,983 ICUs	0 ICUs	189,983 ICUs	Infrastructure Type	Contribution on Area / Precinct	Value in Infrastructure Contribution Units (ICUs)			Contribution	Credits	Net Contribution	Water supply	Green Hill	79,484 ICUs	0 ICUs	79,484 ICUs	Sewerage	EFPS1	157,543 ICUs	0 ICUs	157,543 ICUs	Totals		237,027 ICUs	0 ICUs	237,027 ICUs	Prior to commencement of use
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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.

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.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

**** End of Package ****