

UDA Development Approval Package

Address of Site	4-12 Hurworth St, Bowen Hills
Real Property Description	Lot 3 on SP213464.
Type of Application	Material Change of Use
Description of proposal	Multiple Residential (107 units)
ULDA Reference Number	DEV-000024_09
Package Approved	8 January 2008
Decision	APPROVED

Approved plans/s, drawings/s and documents/s	Number	Date
Site Plan	SK 000 (F)	JULY 2009
Level 1 Basement Floor Plan	SK 100 (F)	JULY 2009
Level 2 Basement Floor Plan	SK 101 (F)	JULY 2009
Ground Floor Plan	SK 102 (G)	JULY 2009
Level 1 Floor Plan	SK 103 (G)	JULY 2009
Level 2 Floor Plan	SK 104 (G)	JULY 2009
Level 3 Floor Plan	SK 105 (G)	JULY 2009
Level 4 Floor Plan	SK 106 (G)	JULY 2009
Level 5 Floor Plan	SK 107 (G)	JULY 2009
Level 6 Floor Plan	SK 108 (G)	JULY 2009
Level 7 Floor Plan	SK 109 (G)	JULY 2009
Level 8 Floor Plan	SK 110 (G)	JULY 2009
Level 9 Floor Plan	SK 111 (E)	JULY 2009
North Elevation	SK 200 (D)	OCTOBER 2009
West Elevation	SK 201 (D)	OCTOBER 2009
South Elevation	SK 202 (D)	OCTOBER 2009
East Elevation	SK 203 (D)	OCTOBER 2009
Section A	SK 300 (D)	OCTOBER 2009
Section B	SK 301 (D)	OCTOBER 2009
Site Section	SK 302 (C)	OCTOBER 2009
Section C	SK 303 (C)	OCTOBER 2009
Section D	SK 304 (C)	OCTOBER 2009
Proposed Residential Apartments: Hurworth St, Bowen Hills Consideration of Noise Issues	20-2550-R1D1 Draft 1	10 November 2009

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Beatriz Gomez DA 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/s.	Prior to the commencement of use and then to be maintained

CONDITIONS	TIMING
2. Submit further building details Submit for approval by the ULDA further details of the building's: ▪ facade treatment, external materials, colours and finishes generally consistent with the approved plans. The plans are also to reflect how the selected materials, colours and finishes break up the bulk and scale of the building ▪ interface with adjacent areas which demonstrates compliance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i>.	Prior to building work commencing
3. Approval of 'as constructed' sustainable design Submit written confirmation that the completed incorporates the following features: ▪ the collection and reuse of stormwater within the development. ▪ cross-ventilation of each unit. ▪ water sensitive urban design treatments for stormwater runoff ▪ 6-star energy efficiency rating accredited by the Nationwide House Energy Rating Scheme (NatHERS) ▪ all electrical equipment meets the 4 star minimum Energy Performance Standards (MEPS) ▪ water efficient appliances and fittings achieve a minimum 4 star efficiency standard in accordance with WELS ▪ intelligent lighting systems in common areas switch off lighting when the areas are not in use ▪ hot water systems are powered by natural gas and separately metered to monitor use ▪ there is efficient use of resources and waste minimisation in accordance with section 3.4 of the <i>Smart and Sustainable Homes Design Objectives, Department of Public Works, June 2008</i> ▪ the detailing of elevations responds to climatic conditions.	Prior to the commencement of use
4. Detailed landscape plan a) Submit for approval a detailed landscape plan for all internal site areas within Lot 3 SP213464. The plan is to illustrate: ▪ the design of the plaza at the corner of Hurworth St and the proposed laneway ▪ the entries and interface to the proposed park ▪ the access to potential pedestrian/cyclist paths on the eastern boundary of the site. The plans are to be prepared by an Australian Institute of Landscape Architects (AILA) registered landscape architect and	a) Prior to commencement of building work

CONDITIONS		TIMING
	to the extent relevant in accordance with the Brisbane City Council's <i>Landscaping Code</i> .	
	b) Provide written confirmation from an ALA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the works comply with the approved landscape plan.	b) Prior to commencement of use and to be maintained
5.	Construct footpath Construct a footpath along the full length of the Hurworth St and proposed lane frontages in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use and to be maintained
6.	Provide street trees a) Provide semi-advanced street trees to the Hurworth Street and proposed lane frontages at spacing complying with the Brisbane City Council's <i>Subdivision & Development Guidelines</i> . b) Trees are to be provided with a minimum 45L stock, staked and tied. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory.	a) Prior to commencement of use b) Prior to commencement of use c) During the maintenance period
7	Traffic & Transport The detailed design is to be generally in accordance with approved drawings SK100(F), SK101(F), SK102(G) dated July 2009 and with Brisbane City Council's <i>Transport, Access, Parking and Servicing Planning Scheme Policy</i> . The plans are to be prepared and certified by a Registered Professional Engineer Queensland (RPEQ).	Prior to approval for building works
8	Geotechnical Submit for approval a geotechnical report prepared by suitably qualified and experienced professionals and certified by a Registered Professional Engineer Queensland (RPEQ). The report must include sufficient field survey and testing, and associated laboratory investigations to support the detailed structural design for the proposed development with consideration for Acid Sulfate Soils (ASS).	Prior to commencement of site works
9	Filling and Excavation Submit for approval an earthworks plan in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> checked and certified by a Registered Professional Engineer of QLD (RPEQ).	Prior to commencement of site works

CONDITIONS	TIMING
10 Construction management a) Submit for approval 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 ▪ 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 QLD Division (June 1996) ▪ the management of Acid Sulfate Soils (ASS) in accordance with the approved geotechnical report prepared under condition 9 of this approval. 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.	a) Prior to commencement of site works b) As indicated
11 Roadworks and Pavement Requirements a) Submit for approval a roadworks plan, checked and certified by a Registered Professional Engineer of QLD (RPEQ). The roadworks plan must demonstrate that appropriate access, manoeuvring and interface to the development site and to lots on the proposed lane can be achieved. This plan must be in accordance with Brisbane City Council's (BCC) <i>Subdivision and Development Guidelines</i>. <i>(Please note that prior to the preparation of the detail design consultation with the ULDA is recommended)</i> b) Construct the works in accordance with the approved roadworks plan. c) Repair any damage to existing kerb and channel, footpath and roadway including removal of concrete slurry from footways, road, kerbs, stormwater gullies and drains that may occur during works associated with the development. This also includes the reinstatement of traffic signs and pavement markings that may have been changed or damaged. d) Submit as constructed plans checked and certified by a Registered Professional Engineer of QLD (RPEQ), demonstrating that the road has been constructed in accordance with the approved roadworks plan and in accordance with BCC's <i>Subdivision and Development Guidelines</i>.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of use and to be maintained
12 Water and sewerage infrastructure Obtain approval from Brisbane City Council to connect into the existing water and sewerage infrastructure.	Prior to commencement of use
13 Sewer connection a) Submit for approval engineering plans illustrating the design of	a) Prior to commencement of site

CONDITIONS	TIMING
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.	works b) Prior to the commencement of the on-maintenance period or prior to commencement of use
14 Service, meter assembly & meter box a) Obtain approval from the Brisbane City Council to construct a water service with meter assembly and meter box to the front real property boundary of the development in accordance with the Brisbane City Council's <i>Water Supply Standards – 2005</i> b) Construct the works in accordance with the approval.	Prior to commencement of use
15 Stormwater drainage infrastructure a) Submit for approval drainage plans and engineering calculations illustrating: i) the design of the drainage from all developed surfaces including roof and hardstand areas ii) 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 QLD (RPEQ) is to verify that the designs are in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and demonstrate how the development will comply with this requirement. b) Submit an asset register and 'as-constructed' plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming that the works have been completed in accordance with the approved plans.	a) Prior to commencement of site works b) Prior to commencement of use
16 Stormwater drainage – no adverse impact The development shall not result in an increase in runoff or impact on flooding, for the peak discharge and duration of all events up to and including the 100 year Average Recurrence Interval (ARI) of properties upstream, downstream or adjacent the site.	As indicated and to be maintained
17 On-site drainage and lawful point of discharge Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, is to be collected internally and directed to a lawful point of discharge in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use and to be maintained

CONDITIONS		TIMING
18	Ponding of stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to commencement of use and to be maintained
19	Minimum Habitable Floor Levels Design and construct the proposed building to have sufficient flood immunity for stormwater events in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
20	Water Quality a) Submit for approval a detailed Site Based Stormwater Quality Management Plan (SBSQMP). This is to provide satisfactory pollutant removal as per the Brisbane City Council (BCC) Best Management Practices and be constructed in accordance with BCC's <i>Subdivision and Development Guidelines</i> . b) Submit for approval engineering plans and MUSIC calculations, prepared by a Registered Professional Engineer of Queensland (RPEQ), that are in accordance with BCC's <i>Subdivision and Development Guidelines</i> demonstrating how the development will comply with this requirement. c) Complete and maintain the works in accordance with the approved engineering plans and BCC's <i>Subdivision and Development Guidelines</i> .	a) Prior to commencement of site works b) Prior to commencement of site works c) As indicated
21	Acoustics Submit written confirmation from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the specified acoustic standards specified in the approved document titled <i>Proposed Residential Apartments: Hurworth St, Bowen Hills Consideration of Noise Issues</i> report by Heggies Pty Ltd number 20-2550-R1D1 Draft 1 dated 10 November 2009.	Prior to commencement of use
22	Waste management Enter into an agreement with Brisbane City Council to provide a waste collection service to the development.	Prior to commencement of use
23	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
24	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> .	Prior to commencement of use

CONDITIONS		TIMING
	b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.	
25	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
26	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 commencement of use
27	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 ****