

## UDA Development Approval Package

|                                  |                                                                 |
|----------------------------------|-----------------------------------------------------------------|
| <b>Address of Site</b>           | 136-146 Abbotsford Rd, Bowen Hills                              |
| <b>Real Property Description</b> | Lot 5 on SP211100                                               |
| <b>Type of Application</b>       | UDA Development Approval for Material Change of Use             |
| <b>Description of proposal</b>   | Service Station, Shop and ERA 8 threshold 3a (chemical storage) |
| <b>ULDA Reference Number</b>     | DEV000031_10                                                    |
| <b>Package Approved</b>          | 19 May 2010                                                     |
| <b>Decision</b>                  | APPROVED                                                        |

| Approved plan/s, drawing/s and document/s                        | Number                                              | Date                   |
|------------------------------------------------------------------|-----------------------------------------------------|------------------------|
| Proposed Site Layout                                             | 09089-D02 Issue F                                   | 25.01.10               |
| Site & Building Elevations                                       | 09089-D03 Issue B (As Amended in Red 21 April 2010) | 25.01.10               |
| Tanker Turning path                                              | 09089-D04 Issue A                                   | 25.01.10               |
| Landscaping Concept Layout                                       | 09089-D05 Issue A                                   | 25.01.10               |
| Proposed Building Floor Plan                                     | 09089-D07 Issue A                                   | 25.01.10               |
| Refuse Vehicle Turning path                                      | 09089-D09 Issue C                                   | 25.01.10               |
| Erosion & Sediment Control Plan                                  | 09089-D10 issue A                                   | 25.01.10               |
| Woolworths Petrol Transport Impact Assessment by GTA Consultants | Issue B                                             | 27/01/10               |
| Brisbane City Council Approved Conditions                        | A002724628                                          | 20/04/10<br>(Received) |

### PROJECT TEAM

|                                                                           |                                                                                            |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Matt Toon</b><br>Principal Planner<br>Urban Land Development Authority | <b>Beatriz Gomez</b><br>Development Assessment Manager<br>Urban Land Development Authority |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                        | TIMING                                                               |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1.         | <b>Carry Out The Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).                                                                                                                                                                           | While development is occurring on the site and then to be maintained |
| 2.         | <b>Maintain The Approved Development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant approval required by the conditions.                                                             | To be maintained                                                     |
| 3.         | <b>Screen A/C and Other Plant Enclosures</b><br><br>Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used | Prior to the commencement of the use and then to be maintained       |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TIMING                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | elsewhere on the facade of the building.                              |
| <p>4. <b>Detailed Landscape Plan</b></p> <p>Prepare and submit to the ULDA a detailed Landscape Plan for landscape areas prepared by a qualified and experienced Landscape Architect that certifies that the plan is in accordance with the approved Landscaping Concept Layout Plan number 09089-D05 Issue A dated 25.01.10.</p>                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Prior to commencement of landscape site works</p>                  |
| <p>5. <b>Construct Designed Works</b></p> <p>Construct landscaping in accordance with the detailed Landscape Plan required under Condition 4 of this approval package.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Prior to the commencement of the use and then to be maintained</p> |
| <p>6. <b>Certify Landscape Works</b></p> <p>On completion of Condition 5 provide written certification from:</p> <ul style="list-style-type: none"> <li>• a qualified and experienced Landscape Architect that the prepared drawings comply with the submitted detailed Landscape Plan outlined in Condition 4; and</li> <li>• a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan.</li> </ul> <p>Submit a copy of the as-constructed detailed Landscape Plan to the ULDA, Development Assessment.</p>                                                                                                                                                              | <p>Prior to commencement of use</p>                                   |
| <p>7. <b>Outdoor Lighting</b></p> <p>Outdoor lighting is to comply with AS4282 - <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>At all times</p>                                                   |
| <p>8. <b>Onsite Parking, Access and Movement</b></p> <p>a. Design, construct and maintain car-parking, site access, delivery vehicle movement (parking and loading) and pedestrian facilities in accordance with the requirements and Australian Standards specified in the approved <i>Woolworths Petrol Transport Impact Assessment</i> report by GTA Consultants Issue B dated 27/01/10.</p> <p>b. Submit "As Constructed" plans of signs, linemarking and traffic control devices, checked and certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil) in accordance with the approved <i>Woolworths Petrol Transport Impact Assessment</i> report by GTA Consultants Issue B dated 27/01/10 to the ULDA, Development Assessment.</p> | <p>Prior to commencement of use</p>                                   |
| <p>9. <b>Soil Erosion and Sediment Control</b></p> <p>Implement sediment, erosion and dust control measures in accordance with the approved drawing <i>Erosion and Sediment Control</i> Plan number 09089-D10 issue A by TFA Project Group dated 25.01.10 and Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites (The Institution of Engineers, Australia Queensland Division June 1996).</p>                                                                                                                                                                                                                                                                                                                           | <p>While site works are occurring</p>                                 |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TIMING                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                |
| <p>10. <b>Repair Damage To Kerb, Footpath Or Road</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Prior to commencement of use</p>                                                                            |
| <p>11. <b>Refuse &amp; Recycle Bins - On Site Collection</b></p> <p>Enter into an arrangement with either Brisbane City Council's City Waste Services or an appropriate private contractor to provide a bulk bin collection service to the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Prior to commencement of use</p>                                                                            |
| <p>12. <b>Screened Bin Corral</b></p> <p>Provide a screened bin corral as indicated on the approved Proposed Site Layout Plan number 09089-D02 Issue F dated 25.10.10 for the storage of bulk bins. This storage area is to cater for general refuse and recycle bins.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to the commencement of the use and then to be maintained</p>                                          |
| <p>13. <b>Construction Management Plan</b></p> <p>Prepare and submit to the ULDA a site based construction management plan that will include but not be limited to:</p> <ul style="list-style-type: none"> <li>a. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>b. provision for parking and materials delivery during and outside of construction hours of work;</li> <li>c. management of sedimentation, erosion and dust generated from the site during and outside construction work hours;</li> <li>d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards;</li> <li>e. management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed.</li> </ul> <p>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.</p> <p>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.</p> | <p>Prior to the commencement of the site works and then to be implemented at all times during construction</p> |
| <p>14. <b>Water Supply Connection</b></p> <p>The development must be connected to Queensland Urban Utilities (QUU) reticulated water system at a point where sufficient capacity exists.</p> <p>Endorsement of the detailed design plans will be required from the Water and Sewer Assessment Team in Brisbane City Council (BCC)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Prior to commencement of use</p>                                                                            |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TIMING                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <p>prior to engaging QUU to carry out all 'live works' associated with the water supply connection.</p> <p>Private water supply plumbing works within the lot must be designed and constructed in accordance with the requirements of the <i>Plumbing and Drainage Act 2002</i>.</p>                                                                                                                                                                                                                                                                                                           |                                                          |
| <p>15. <b>Sewer Connection</b></p> <p>The development must be connected to Queensland Urban Utilities (QUU) reticulated sewer system at a point where sufficient capacity exists.</p> <p>Endorsement of the detailed design plans will be required from the Water and Sewer Assessment Team in Brisbane City Council (BCC) prior to engaging QUU to carry out all 'live works' associated with the sewer connection.</p> <p>Private sewer drainage works within the lot must be designed and constructed in accordance with the requirements of the <i>Plumbing and Drainage Act 2002</i>.</p> | <p>Prior to commencement of use</p>                      |
| <p>16. <b>Site Drainage and Connection</b></p> <p>Stormwater run-off from roof and surface areas is to be collected internally and piped generally in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> to the stormwater gully in Abbotsford Road adjacent to the site in accordance with a lawful point of discharge.</p> <p>The development must obtain a 'Notice to Work on Council Property' approval prior to any connection to Councils stormwater drainage.</p>                                                                                | <p>Prior to commencement of use</p>                      |
| <p>17. <b>Secure fencing</b></p> <p>Construct a secure fence along the entire western boundary of the site abutting the Department of Transport and Main Roads rail corridor land (Lot 2 on SP158926) in accordance with the minimum standards required by any one (1) of the following Queensland Rail (QR) – Civil Engineering Standard Security Fence drawing numbers:</p> <ul style="list-style-type: none"> <li>- 2544 Security Fence; or</li> <li>- 2545B 1800m Timber Fence; or</li> <li>- 2546 Standard Steel Panel fence.</li> </ul>                                                  | <p>Prior to commencement of use and to be maintained</p> |
| <p>18. <b>Brisbane City Council – Nominating Assessing Authority</b></p> <p>Carry out the conditions specified by the Brisbane City Council in the Brisbane City Council Approved Conditions number A002724628 dated 20/04/10 (Received).</p>                                                                                                                                                                                                                                                                                                                                                  | <p>As indicated and to be maintained</p>                 |
| <p>19. <b>Infrastructure Contributions</b></p> <p>Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure.</p> <p>The contribution shall be calculated in accordance with the ULDA's</p>                                                                                                                                                                                                                                                                                                                             | <p>Prior to commencement of use</p>                      |

| CONDITIONS                                                                        | TIMING |
|-----------------------------------------------------------------------------------|--------|
| Infrastructure Charging Policy and at the rate applicable at the time of payment. |        |

### Standard Advice

#### UDA Development Approval

This UDA 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.

#### 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).

#### Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

#### Transport Infrastructure Act 1994 - s255 Interfering with a railway

A section 255 approval to interference with a railway will be required in accordance with the *Transport Infrastructure Act 1994*.

*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 \*\***