

Urban Land Development Authority DEV-000025_09
189 Fison, Ave West Eagle Farm

UDA Development Approval Package

Site address	189 Fison Ave West Eagle Farm
Real property description	Lot 774 on CP902153
Type of application	Material Change of Use
Description of proposal	Warehouse
ULDA reference number	DEV-000025_09
Decision	Approved
Decision date	17 December 2009

Approved plans, drawings and document/d	Number	Plan or Document Date
Site Plan (as amended in red)	1600-SK-01D	19-11-2009
Plan, Section & Elevations	1600-SK-02C	13-OCT-2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Beatriz Gomez Manager Development Assessment Urban Land Development Authority
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CONDITIONS		TIMING
1	Approved Drawings & Documents A legible copy of the approved drawings and documents and the UDA development approval conditions package is to be available on site at all times during construction and earthworks.	As indicated
2	Carry Out The Approved Development 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
3	Access, Grades, Manoeuvring, Carparks and Signs Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: a. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. b. Manoeuvring on site for the loading and unloading of the vehicle(s). c. Parking on the site for the loading and unloading of vehicles within the site. Parking spaces are to be provided for people with disabilities. d. The internal paved areas are to be signed and delineated in accordance with the approved plans, <i>Manual of Uniform Traffic Control Devices and Austroads</i> .	Prior to commencement of use

CONDITIONS		TIMING
4	Stormwater Quality Prepare a site based stormwater quality management plan. Implement and maintain the provisions of the Site Based Stormwater Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.	Prior to the commencement of use and to be maintained.
5	Maintain The Approved Development 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 Council or other approval required by the conditions.	Prior to the commencement of use and to be maintained.
6	a. Prepare an Erosion and Sediment Control Management Plan Prior to commencement of construction prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document <i>Controlling Stormwater Pollution on Your Building Site 2006</i> (or later version) and the Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) b. Implement and Maintain the ESC Management Plan - On-site Erosion Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydromulched, concreted, landscaped).	As indicated
7	Minimum Habitable Floor Levels Construct all proposed building(s) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> to ensure that minimum habitable floor levels are 3.0 metres AHD and non habitable floor levels 2.8metres AHD.	Prior to commencement of use and then to be maintained
8	On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are 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 then to be maintained
9	Service conduits & mains a. 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>. b. Submit "As Constructed" plans including an asset register,	Prior to commencement of use

CONDITIONS	TIMING
checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and the <i>Water Supply Standard 2005</i> and <i>Sewerage Standards 2005</i> .	
10 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
11 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 the commencement of use and then to be maintained
12 Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to the commencement of use
13 Electricity (Underground Supply Area) a. Enter into an agreement with an electricity supplier to provide underground electricity services to the proposed development in accordance with the "Subdivision and Development Guidelines". b. Lodge electricity reticulation plans in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> and obtain the verification of the Brisbane City Council's City Lighting Unit, Local Asset Services. c. Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.	Prior to the commencement of use

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 consent rather than an operational works approval.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance*.

Pursuant to the *Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance-6W*. 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.

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.

Standard Building Regulations

This approval does not include assessment against the siting requirements of the *Queensland Development Code*. As such, any siting relaxations if required need to be approved by Brisbane City Council via a Siting Variation (Relaxation) Application.

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 ****