

11 December 2012

ULDA Ref. No: DEV2012/396

Mr Adam Lockhart
Bellbird Park Developments Pty Ltd
c/- Hayes Anderson Lynch Architects
PO Box 2680
FORTITUDE VALLEY QLD 4006

Dear Adam

RE: SECTION 53(1) INFORMATION REQUEST FOR UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE MULTIPLE RESIDENTIAL (45 DWELLING UNITS) AND PARTIAL DEMOLITION / EXTENSION TO HERITAGE PLACE AND COMMERCIAL (SHOP, OFFICE, RESTAURANT) AT 11-13 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOTS 9 AND 10 ON RP210086

After undertaking an assessment of the UDA development application, the ULDA has determined that further information is required to decide the application in accordance with s. 53 of the *Urban Land Development Authority Act 2007* (the Act). The further information required by the ULDA is detailed below.

Please submit to the ULDA:

- A town planning assessment report addressing the Bowen Hills UDA Development Scheme;
- Architectural drawings for all levels of the building including dimensioned floor plans, GFA and elevations;
- A detailed heritage report;
- Landscape concept drawings;
- A structural engineering assessment report;
- An infrastructure report to investigate and address the services requirements and management of water, sewer, power, gas, roads etc; and
- A traffic engineering report detailing the car parking arrangements, site access and servicing arrangements, vehicle manoeuvrability etc.

In accordance with s. 53(1) of the Act the requested information must be given to the ULDA within 6 months from the date of this notice.

Should you have any queries in relation to the progress of your UDA development application, please do not hesitate to contact Brianna Fyffe on 3174 0206.

Yours sincerely



MATT TOON
PRINCIPAL PLANNER – DEVELOPMENT ASSESSMENT