

7 November 2012

ULDA Ref. No: DEV2012/369

Mr Michael Hall
Mint Fresh Cars
PO Box 1299
SPRING HILL QLD 4004

Dear Michael

RE: SECTION 75(1) CHANGE TO A UDA DEVELOPMENT APPROVAL FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR LIGHT INDUSTRY AND SERVICE INDUSTRY (CAR WASHING) AT 188 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 73 ON RP9371

On 13 November 2012 the ULDA approved the application to change the UDA development approval pursuant to s. 75 of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the change to the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 07 3174 0206.

Yours sincerely



Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Bowen Hills	
Site address		188 Abbotsford Road, Bowen Hills	
Lot on plan description <i>[insert all lot on plan numbers describing the land the subject of the application]</i>	Lot number		Lot description
	Lots 73		RP9371
UDA development application details			
ULDA reference number		DEV2012/369	
Lodgement date		9 October 2012	
Type of application		☐ Changing a UDA development approval	
Description of proposal applied for		Material Change of Use For Light Industry and Service Industry (Car Washing)	
UDA development approval details			
Decision of the ULDA		The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Original Decision date		6 November 2012	
Change to approval date		13 November 2012	
Currency period		4 years from decision date	
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Sheet 2 of 9, prepared by W.H. Wilson	W 12207	16-10-2012, Amended in Red 18.10.2012
2.	Sheet 3 of 9, prepared by W.H. Wilson	W 12207	16-10-2012
3.	Sheet 4 of 9, prepared by W.H. Wilson	W 12207	20-09-2012
4.	Sheet 5 of 9, prepared by W.H. Wilson	W 12207	20-09-2012

5.	Sheet 6 of 9, prepared by W.H. Wilson	W 12207	16-10-2012									
UDA Development 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										
2.	Stormwater All roof water shall be captured on-site in rainwater tanks located at the rear of the building.	Prior to commencement of use and then to be maintained										
3.	Trade Waste Queensland Urban Utilities (QUU) Nominated Assessing Authority Obtain a Trade Waste Approval from QUU. Waste water from the vehicle wash areas must be trapped and pre-treated prior to discharge into the sewerage system in accordance with QUU's current Standards.	Prior to commencement of use and then to be maintained										
4.	Refuse Collection Submit to the ULDA's Manager – Development Assessment refuse collection approval from Brisbane City Council City Waste Services or an equivalent contractor.	Prior to commencement of use and then to be maintained										
5.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, 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										
6.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the <i>State planning regulatory provision (adopted charges) 2012 (SPRP)</i> . The current applicable general infrastructure charge is: <table border="1"><tr><td>82m² Industry</td><td>\$50/ m² GFA</td><td>\$4,100.00</td></tr><tr><td></td><td>\$10 per impervious m² for stormwater</td><td>\$820.00</td></tr><tr><td>Total</td><td></td><td>*\$4,920.00</td></tr></table> * All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual percentage increase in the 3 year	82m ² Industry	\$50/ m ² GFA	\$4,100.00		\$10 per impervious m ² for stormwater	\$820.00	Total		*\$4,920.00	Prior to the commencement of use	
82m ² Industry	\$50/ m ² GFA	\$4,100.00										
	\$10 per impervious m ² for stormwater	\$820.00										
Total		*\$4,920.00										

	rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.	
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