

Urban Land Development Authority DEV2010/049
 4-6 Brookes Street and 1 Hamilton Place, Bowen Hills.
 Material Change of Use (Medical Centre)

Address of Site	4-6 Brookes Street and 1 Hamilton Place, Bowen Hills.
Real Property Description	Lot 2 and 8 on RP9982 and Lot 6 on RP9983
Aspects of Development and Type of Approval	Material Change of Use (Medical Centre)
ULDA Reference Number	DEV2010/049
Package Approved	16 February 2011
Decision	APPROVED

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	TP02 – Issue A	23/08/2010
Sections	TP08 – Issue A	23/08/2010
North and South Elevation	TP06 – Issue A	23/08/2010
East and West Elevation	TP07 – Issue A	23/08/2010
Proposed Roof Plan	TP05 – Issue A	23/08/2010
Site Plan	TP02 – Issue A	23/08/2010
Proposed Ground Floor Plan	TP03 – Issue A	23/08/2010
Proposed First Floor Plan	TP04 – Issue A	23/08/2010
Carter Rytskild Group Traffic Engineering Assessment Report	Figure 1	08/11/ 2010.

PROJECT TEAM

Adele Fenwick Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
Emma Greenhalgh Principal Planner Affordable Housing Urban Land Development Authority	

CONDITION		TIMING
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and documents.	Prior to survey the commencement of use
2.	Complete all Operational and Building Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours; • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) • management of groundwater and surface water collection, treatment and disposal; 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. 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 the commencement of site works b) During site works
4.	Stormwater system a) Submit to the ULDA a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to the external drainage system. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. c) Submit to the ULDA as constructed drawings for stormwater drainage works.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use
5.	Driveway Access Construct driveway access in accordance with Figure 1 of the approved <i>Carter Ryterskild Group Traffic Engineering Assessment Report</i> dated 8th November 2010.	Prior to the commencement of use
6.	Soil Erosion and Sediment Control a) Submit to the ULDA for endorsement an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	a) Prior to commencement of site works

CONDITION		TIMING
	b) Undertake works in accordance with the approved plan required as part (a) of this condition.	b) During site works and prior to the commencement of use
7.	Footpaths a) Submit to the ULDA for approval, engineering plans, checked by a RPEQ, showing the design of the footpaths (including any signs and traffic safety signs, markings and devices) in accordance with BCC 'Centres Detail Design Manual (CDDM)'. b) Upon completion of the works, as per part a) of this condition submit to the ULDA "As Constructed" plans including an asset register in accordance with Brisbane City Council's Subdivision and Development Guidelines 2008, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to the commencement of use.
8.	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 the commencement of use.
9.	Landscape Plan Detailed Landscape Plan a) Submit to the ULDA for approval a detailed Landscape Plan for all internal landscaped areas including private courtyard areas, common recreation area, driveway treatments and fencing. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. The plan must demonstrate that: - selected species and fencing does not block visual surveillance to adjacent footpaths - the front fence facing Hamilton Place and Brookes Street will be constructed to a maximum 1.5m height and 50% of the proposed fence must be visually permeable. The plan must show the: - location of existing and proposed services - general identification of hard and soft landscape treatments - location, species' botanical name, pot size, numbers and mature height of all proposed planting - adequate lighting. b) On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a) this condition.	a) Prior to the commencement of landscape works b) Prior to commencement of use and to be maintained.

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STANDARD ADVICE

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Risk Management Plan

As a community health organisation you are subject to a range of regulations, legislative Acts and Codes from all levels of government (Federal, State and Local). Many of these regulatory instruments are the result of tied funding. You are notified of your responsibility to comply with the relevant legislation and regulations and to maintain an up to date Risk Management Plan.

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