

UDA Development Approval Package

Address of Site	10 Theodore St, Eagle Farm
Real Property Description	Lot 1 on SP228434
Type of Application	Material Change of Use
Description of proposal	Office (2,847m ²) & Showroom (1,160m ²)
ULDA Reference Number	DEV2010/102
Package Approved	11 April 2011
Decision	APPROVED WITH CONDITIONS

Approved plan/s, drawing/s and document/s	Number	Date
Acoustic Assessment – 10 Theodore St, Eagle Farm by Voxson Pty Ltd	Version 01	30/11/10
Bornhorst & Ward <i>Stormwater Management Plan for the Proposed Showroom and Offices located at 10 Theodore Street, Eagle Farm</i>	Project No. 10230 Revision A	October 2010
GTA Consultants letter regarding 10 Theodore St, Eagle Farm	Ref No. JB10630	21 October 2010
Icubed Environmental Pty Ltd's Site Risk Assessment for Voxson Development – 10 Theodore St, Eagle Farm	Revision #A	6 December 2010
Site Plan	DD010_A	JUNE 2010
Floor Plan – Basement Level 1	DD100_A	JUNE 2010
Floor Plan – Basement Level 1	DD101_A	JUNE 2010
Floor Plan – Ground Level	DD102_B	JUNE 2010
Floor Plan – Ground Level Mezzanine	DD103_B	JUNE 2010
Floor Plan – Office Level 1	DD104_B	JUNE 2010
Floor Plan – Office Level 2	DD105_B	JUNE 2010
Floor Plan – Office Level 3	DD106_B	JUNE 2010
Floor Plan – Roof Terrace Level	DD107_A	JUNE 2010
Elevation 1 - West	DD200_A	JUNE 2010
Elevation 2 - North	DD201_A	JUNE 2010
Elevation 3 - East	DD202_A	JUNE 2010
Elevation 4 - South	DD203_A	JUNE 2010

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority	Marcus Bloor Environmental Planner Urban Land Development Authority
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CONDITIONS		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use
2.	Complete all Operational and Building Works	Prior to the commencement

CONDITIONS	TIMING
Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	of use
3. Safety and Risk Management Submit to the ULDA written confirmation that the engineering and design controls and proposed mitigation controls of emergency plans and procedures and staff and visitor inductions have been completed and implemented in accordance with the approved <i>Icubed Environmental Pty Ltd's Site Risk Assessment for Voxson Development – 10 Theodore St, Eagle Farm</i> Revision #A dated 6 December 2010.	Prior to commencement of use and to be maintained
4. Acoustics Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the objectives for controlling intrusion into the building as specified and recommended in <i>Acoustic Assessment – 10 Theodore St, Eagle Farm by Voxson Pty Ltd</i> Version 01 dated 30/11/10.	Prior to commencement of use
5. Detailed landscape plan a) Submit for approval from the ULDA's DA Manager a detailed landscape plan detailing the front pedestrian entry from the ground level car park to entry lobby as indicated on approved Site Plan DD102_B dated JUNE 2010. The plan is to clearly illustrate how landscape treatment (paths and awnings etc) emphasises the front entry to the building without the need for signage. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect. b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
6 Traffic Engineering Submit certification to ULDA's Principal Engineer from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) and car park layouts has been constructed in accordance with: <i>Brisbane City Council's Transport Access Parking and Servicing Policy</i> and <i>Approved GTA Consultants letter regarding 10 Theodore St, Eagle Farm</i> Ref No. JB10630 dated 21 October 2010.	Prior to commencement of use
7 Flood immunity a) The level of the basement car park exit and entrance ramps shall be a minimum of 3.5m AHD as recommended in approved Bornhorst & Ward report <i>Stormwater Management Plan for the Proposed Showroom and Offices located at 10 Theodore Street, Eagle Farm</i> Project No. 10230 Revision A dated October 2010.	Prior to commencement of use

CONDITIONS	TIMING
b) The minimum floor level shall be RL 3.5m AHD as recommended in approved Bornhorst & Ward report <i>Stormwater Management Plan for the Proposed Showroom and Offices located at 10 Theodore Street, Eagle Farm</i> Project No. 10230 Revision A dated October 2010.	
8 Filling and Excavation a) Submit to ULDA's Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code and Subdivision and Development Guidelines</i>. The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to ULDA's Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to commencement of use
9 Construction management a) Prepare and submit to the ULDA a site based construction management plan that includes but is not limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ 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 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 commencement of site works b) At all times during site works
10 Sewer & Water Connection QUU Nominated Assessing Authority a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU engineering plans showing the design of	a) Prior to the commencement of site works

CONDITIONS	TIMING
any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from QUU relating to part (a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
11 Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
12 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 and ▪ stormwater quality devices to be incorporated into the development. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan is in accordance with: ▪ Brisbane City Council's current Standards and ▪ Approved Bornhorst & Ward <i>Stormwater Management Plan for the Proposed Showroom and Offices located at 10 Theodore Street, Eagle Farm</i> Project No. 10230 Revision A dated October 2010. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	a) Prior to the commencement of site works b) Prior to commencement of use
13 Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Construct the services in accordance with the agreement.	Prior to commencement of use
14 Electricity (Underground Supply Area) Provide underground electricity services in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use

CONDITIONS		TIMING									
15	Service conduits and mains 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>.	Prior to commencement of use									
16	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									
17	Acid Sulphate Soils - Management Plan a) Submit to the ULDA an Acid Sulphate Management Plan for the proposed works in accordance with <i>State Planning Policy 2/02</i> prepared and certified by an RPEQ. b) Implement and maintain the provisions of the submitted 'Acid Sulphate Soil Management Plan' on-site in accordance with the <i>State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulphate Soils</i> and associated guidelines and technical documents.	a) Prior to commencement of construction b) At all times during construction works									
18	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 ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2011. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>4,834m² Retail / Commercial GFA</td><td>\$ 13,460 / 100m² GFA</td><td>\$659,540.00</td></tr> </table> Value uplift component (applying only to the GFA exceeding City Plan): <table border="1"> <tr> <td>3,759m² Retail / Commercial GFA</td><td>\$20,345/ 100m² GFA</td><td>\$773,110.00</td></tr> </table> <table border="1"> <tr> <td>TOTAL</td><td colspan="2">\$1,432,650.00*</td></tr> </table> * Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index	4,834m ² Retail / Commercial GFA	\$ 13,460 / 100m ² GFA	\$659,540.00	3,759m ² Retail / Commercial GFA	\$20,345/ 100m ² GFA	\$773,110.00	TOTAL	\$1,432,650.00*		Prior to commencement of use
4,834m ² Retail / Commercial GFA	\$ 13,460 / 100m ² GFA	\$659,540.00									
3,759m ² Retail / Commercial GFA	\$20,345/ 100m ² GFA	\$773,110.00									
TOTAL	\$1,432,650.00*										

STANDARD ADVICE

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) as a Nominated Assessing Authority

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 or a permit).

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.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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.

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 ****