

UDA Development Approval Package

Site address	49 Allison St, Bowen Hills
Real property description	Lot 219 on RP9371
Type of application	Material Change of Use
Description of proposal	Office (extension to an existing office)
ULDA reference number	DEV-000019_09
Decision	Approved
Decision date	8 October 2009

Approved plan/s, drawing/s and document/d	Number	Plan or Document Date
49 Allison St Bowen Hills – existing and proposed floor plans and elevations	01 issue A	23.06.09

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Kylie Williams Planning Manager 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 commencement of use and then maintained while the use remains on the site
2	Minimum habitable floor levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, (whichever is the higher flood level).	Prior to site/building works commencing and then to be maintained while the use remains on the site
3	On-site drainage Stormwater run-off from roof and surface areas is to be collected internally and piped to the existing kerb and channel in Allison Street in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>	Prior to commencement of use
4	Soil erosion and sediment control Implement sediment, erosion and dust control measures in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> published by The Institution of Engineers, Australia Queensland Division in June 1996.	While site works are occurring
5	Service conduits & 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

CONDITIONS		TIMING
6	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
7	Infrastructure contributions Pay to the Urban Land Development Authority (ULDA) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to commencement of use

ADVICES

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 endorsement rather than an operational works approval.

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.

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.

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be used outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

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 ****