

ULDA's APPROVAL PACKAGE

Site address	35 Allison Street, Bowen Hills Qld 4006
Real Property Description	Lots 1 and 2 on RP162853
Type of Approval	UDA Development Approval, subject to conditions
Aspects of Development	Material Change of Use
Description of Proposal	Light Industry (Extension to Existing Light Industry Use & Building)
Currency Period	4 Years from Decision Date
ULDA Reference Number	DEV2011/147
Decision Date	25 August 2011

Approved Drawings or Documents	Number	Plan or Document Date
Detail Survey – Sheet 2 of 3 Ground Plan	S.6599-005 Issue B	21/02/11
Detail Survey – Sheet 3 of 3 Basement Plan	S.6599-005 Issue B	21/02/11
Ground Floor Existing & Demolition Plan	A01 Rev 03	30/06/11
Mezzanine Floor Existing & Demolition Plan	A02 Rev 03	30/06/11
Ground Floor Proposed Floor Plan	A03 Rev 05	30/06/11
Mezzanine Floor Proposed First Floor Plan	A04 Rev 04	30/06/11
Front & Rear Elevations	A05 Rev 03	30/06/11
Sections	A06 Rev 03	30/06/11

PROJECT TEAM

Christine Sutherland Senior Planner Development Assessment Urban Land Development Authority

CONDITION	TIMING
1. Carry out the approved development Carry out the approved development in stages, generally in accordance with the approved plans/drawings and document/s.	Prior to the commencement of use and then to be maintained
2. Complete all Operational and Building Works Complete all operational work and building 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 commencement of use
3. Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained

CONDITION		TIMING
4.	General Development Works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.	Prior to the commencement of use
5.	Hours of Operation Upon commencement of the use, operation of the development will be limited to the hours between 7am and 7pm Monday to Friday and 8am to 12noon Saturdays. Outside such hours only internal administrative activities are permitted.	As indicated
6.	Flooding All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy or standard. Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 - Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time.	Prior to approval for building works

STANDARD ADVICE

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

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 as 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, an approval or a permit).

Advertising Signs

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

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.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA 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.