

ULDA DECISION NOTICE

Site address	510 St Pauls Terrace, Bowen Hills
Real property description	Lot 2 on RP 109688
Urban Development Area (UDA)	Bowen Hills
Type of approval	UDA Development Permit, subject to conditions
Aspects of development	Material Change of Use and associated Operational Works
Description of proposal	Multiple Residential, Short Term Accommodation, Office, Shop, Food Premises
Currency period	4 Years from Decision Date
ULDA reference number	DEV2011/185
Decision date	30 July 2012

Approved plan/s, drawing/s and document/s	Number	Date
Brookes St East Elevation	M_E_01 B Amend A	July 2011
St Pauls Terrace South Elevation	M_E_02 B Amend A	July 2011
Exhibition Street West Elevation	M_E_03 B Amend A	July 2011
North Elevation	M_E_04 B Amend A	July 2011
Ground Floor Landscape Plan Carpark /Entry	M_LP_G A Amend C	July 2011
Level 1 Floor Plan Carpark	M_P_01 A Amend C	July 2011
Level 2 Floor Plan	M_P_02 B Amend B	July 2009
Level 3 Floor Plan	M_P_03 B Amend A	July 2011
Level 4 Floor Plan	M_P_04 A Amend C	July 2011
Level 5 Floor Plan	M_P_05 A Amend C	July 2011
Level 6 Floor Plan	M_P_06 A Amend C	July 2011
Level 7 Floor Plan	M_P_07 A Amend C	July 2011
Level 8 Floor Plan	M_P_08 A Amend C	July 2011
Level 9 Floor Plan	M_P_09 A Amend C	July 2011
Level 10 Floor Plan	M_P_10 A Amend C	July 2011
Level 11 Floor Plan	M_P_11 A Amend C	July 2011
Level 12 Floor Plan	M_P_12 A Amend C	July 2011
Level 13 Floor Plan	M_P_13 A Amend C	July 2011
Level 14 Floor Plan	M_P_14 A Amend C	July 2011
Levels 15 & 17 Floor Plan	M_P_15&17 A Amend C	July 2011
Levels 16 & 18 Floor Plan	M_P_16&18 A Amend C	July 2011
Level 20 Floor Plan	M_P_20 A Amend C	July 2011
Roof Terrace Floor Plan	M_P_ROOF TCE A Amend A	July 2011
Basement One Floor Plan Carpark	M_P_B1 A Amend C	July 2011
Basement Two Floor Plan Setout Drawing Carpark	M_P_B2 A Amend C	July 2011
Basement Three Floor Plan Setout Drawing Carpark	M_P_B3 A Amend C	July 2011
Ground Floor Plan Carpark/Entry	M_P_G A Amend C	July 2011
1 Bed Apt Types	DA_P_A01 Issue C	23 Feb 2012

2 Bed Apt Types Sheet 1	DA_P_A02 Issue C	23 Feb 2012
2 Bed Apt Types Sheet 2	DA_P_A03 Issue C	23 Feb 2012
Schedule of Types – Amend A	M_SH_01 A	July 2011

CONDITIONS OF APPROVAL		TIMING
General/ Planning Requirements		
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 to be maintained
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the ULDA, in accordance with the relevant approval(s).	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 engineering or other approval/s required by the conditions.	To be maintained
4.	Site preparation a) Demolish or relocate buildings/structures and uses on the approved development site. b) Where buildings are demolished and for whatever reason, redevelopment is delayed for more than 4 months, the following site works are to be carried out to convert the site to temporary public parkland: i. site is cleared of all rubble, debris and demolition materials; ii. site is levelled to the same level as the adjoining footpath and turned so it can be mowed or otherwise fully landscaped/mulched; iii. site is planted with advanced specimens of fast growing species in accordance with Brisbane City Council's Planting Species Planning Scheme Policy; drainage is provided to prevent ponding; iv. site is maintained so there is no sediment run-off onto adjacent premises, road or footpaths; and v. site is maintained to ensure no nuisance to adjacent premises, roads or footpaths.	a) Prior to commencement of use b) As indicated

CONDITIONS OF APPROVAL		TIMING
5.	Flooding All habitable floor levels are to be located above the defined flood event (DFE) flood level in accordance with the Interim Flood Levels identified within Brisbane City Council's Temporary Local Planning Instrument (TLPI). 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. Freeboard of 100mm above the 100 year ARI flood level to the basements shall be provided at the basement entrances.	Prior to approval for building works
6.	Contaminated Land a) Submit to ULDA an updated Remedial Action Plan (RAP), prepared and certified by a suitably qualified and experienced professional in accordance with Section 381 of the Environmental Protection Act. b) Carry out the works to manage, treat and remove all contaminated soils in accordance with part a) of this condition.	Prior to commencement of site works Prior to commencement of use

CONDITIONS OF APPROVAL	TIMING
7. Construction Management Plan a) Prepare and submit a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • Prepare a construction monitoring programme during inground construction work. • 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. • That the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. • If acid sulphate soils are found on the site, submit an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP. b) 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. c) 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) As indicated c) While site works / operational works / building works are occurring
8. Window sill treatments Window sills on all ground floor and Shop/Food Premises tenancies are to be within 100-300mm of the adjacent pedestrian walkway level.	Prior to approval for building works

CONDITIONS OF APPROVAL		TIMING
9.	Submit external details a) Submit the following for approval to the ULDA's Manager – Development Assessment: • facade treatments; • sun shading devices; and • external materials, colours and finishes\ b) Construct in accordance with part a) of this condition	Prior to building work approval
10.	Screening to external AC and/or other mechanical plant No unscreened installations on the proposed development are to be visible from the surrounding sites. Any externally mounted air conditioning or mechanical plant installations are to be screened in accordance with the following requirements: a) all installations located on roof, wall or in garden areas are to be appropriately screened or shaped so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. b) The screening structures must be constructed from using materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use
11.	Approval of 'As Constructed' Accessible Dwelling Units Submit written confirmation to the ULDA's Manager – Development Assessment that the development has constructed a minimum of 22 accessible units (as Unit Types R and S), in accordance with the stamped approved plans: 1 Bed Apt Types, Drawing no. DA_P_A01 Rev C, dated 26/03/2012.	Prior to approval of building works
12.	Approval of 'As Constructed' Affordable Dwelling Units Submit written confirmation to the ULDA's Manager – Development Assessment that the development has delivered 25 affordable dwelling units (being 21.5% of the total multiple dwelling unit mix) that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use
13.	Sustainable Design a) Ensure the development achieves an average NatHERS rating of 7.5 stars. b) Submit written confirmation from a suitably-qualified sustainability professional to the ULDA's Manager – Development Assessment certifying that the development has been constructed in accordance with part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use

CONDITIONS OF APPROVAL	TIMING
14. Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements: a) Parking on site for 211 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration • 200 regular spaces in basement and floor one levels • 9 visitors space on ground floor level • 8 spaces on ground floor level for persons with disability b) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. c) A height clearance sign located at the entrance(s) to undercover car parking areas. d) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. e) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads	Prior to commencement of use and to be maintained
15. Bicycle Spaces Submit to the ULDA amended plans showing provision for bicycle spaces and associated end of trip facilities in accordance with the Bowen Hills Urban Development Area Development Scheme. The stamped approved plans only illustrate parking for 44 bicycles, which is under the UDA requirements. <i>Note. It is requested that provided bicycle spaces be in accordance with the following UDA provisions due to the accepted reduced car parking spaces.</i> <i>In residential</i> Residents – a secure space per dwelling according to AS2890.3; 114 dwellings therefore 114 spaces needed Visitors – a secure space per 400m² according to AS2890.3; total residential GFA = 8,219.5m²/400 ~ 20.5, therefore 21 spaces needed <i>In non-residential</i> Workers – a secure space per 200m² NLA according to AS2890.3; total retail GFA = 8812.5/200 ~ 44 spaces needed Visitors – a secure space per 1000m² according to AS2890.3; 8812m²/1000 ~ 8.8, therefore 9 spaces needed. <i>As such the total bicycle spaces required = 189 spaces. The development is short by 144 spaces, or 128 spaces if all 8 scooter spaces are converted to bicycle spaces. Provision of the correct number of bicycles has been conditioned.</i>	Prior to commencement of use and to be maintained
16. Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	Prior to commencement of use

CONDITIONS OF APPROVAL	TIMING
17. Filling and Excavation a) Submit to the ULDA 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</i> and <i>Subdivision and Development Guidelines</i>. b) Submit 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 commencement of works b) Prior to commencement of use.
18. On site Erosion and Stormwater Runoff a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). c) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) As indicated b) Prior to site works commencing c) While site works/operational works/building works is occurring
19. Protecting Existing Infrastructure a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines". b) A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to Brisbane City Council ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required.	a) While site works are occurring, then to be maintained b) Prior to commencement of works on site

CONDITIONS OF APPROVAL	TIMING
20. Sewer Queensland Urban Utilities (QUU) - Nominated Assessing Authority a) Submit and obtain approval from Queensland Urban Utilities (QUU) as the Nominated Assessing Authority engineering design plans detailing the sewerage system including connections to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ) to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA 'As-Constructed' drawings 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) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
21. Water Queensland Urban Utilities (QUU) - Nominated Assessment Authority a) Submit and obtain approval from QUU engineering design plans detailing the water system including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA 'As-Constructed' drawings 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) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
22. 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

CONDITIONS OF APPROVAL	TIMING
23. Road Widening – Exhibition Street Brisbane City Council (BCC) – Nominated Assessing Authority a) Exhibition Street is to be widened as follows: • A widening of approximately 5.5m along the full frontage of the site to align with the boundary of the adjacent Lot 3 RP910687 shown on RPS Cadastral Plan Figure 2. • At the corner of St Pauls Terrace and Exhibition Street, the widening is to be a 6m by 3 chords truncation. b) Submit to the ULDA for compliance assessment engineering design drawings for the widening of Exhibition Street in accordance with part a) of this condition. The engineering drawings are to be checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with <i>ULDA Guideline no. 06 – Street and Movement Network</i>. Road works including traffic signs, pavement markings, pavements, stormwater drainage, kerb and channel, concrete footpaths, kerb ramps and traffic islands shall be in accordance with Brisbane City Council standards and the Manual of Uniform Traffic Control guidelines. c) Construct the road widening works in accordance with the submitted drawings required in part b) of this condition. d) Submit to the ULDA 'As Constructed' drawings including an asset register, certified by an RPEQ (Civil) that all road and associated works have been constructed in accordance with the drawings from part b) of this condition.	a) As indicated and prior to commencement of use b) Prior to commencement of works c) Prior to commencement of use d) Prior to commencement of use
24. Dedicate as Road Dedicate as road the widening along Exhibition Street including all truncations at no cost to ULDA or Brisbane City Council.	Prior to commencement of use

CONDITIONS OF APPROVAL	TIMING
25. Stormwater Drainage and Management System a) Submit stormwater engineering drainage plans and management plans, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Submit to the ULDA in writing approval from Brisbane City Council to connect the proposed storm water infrastructure to the existing infrastructure. d) Construct the stormwater drainage and management works in accordance with the submitted stormwater drainage plans required in part (a) of this condition. Submit to the ULDA 'As Constructed' drawings and asset register certified by an RPEQ confirming all works have been completed in accordance with the plans from part a) of this condition.	a) Prior to commencement of site works b) As indicated c) Prior to commencement of site works d) Prior to commencement of use
26. Refuse Collection a) Submit to the ULDA a refuse collection approval from City Waste Services, BCC or a private waste contractor. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained
27. Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
28. 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 services in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
29.	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 association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use.
30.	Broadband Provide to the ULDA a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use.
31.	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
32.	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction
33.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and 'As Constructed' drawings including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use

CONDITIONS OF APPROVAL		TIMING																																
34.	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). The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table><tr><td>97 dwelling units (small)</td><td>\$12,256.00 per dwelling unit (small)</td><td>\$1,188,832.00</td></tr><tr><td>127 dwelling units (medium)</td><td>\$17,108.00 per dwelling unit (medium)</td><td>\$2,172,716.00</td></tr><tr><td>4 dwelling units (large)</td><td>\$28,319.00 per dwelling unit (large)</td><td>\$113,276.00</td></tr><tr><td>Retail (per 100m² GFA or part thereof) – 271m²</td><td>\$14,680.00</td><td>\$44,040.00</td></tr><tr><td>Commercial (per 100m² GFA or part thereof) – 322m²</td><td>\$14,680.00</td><td>\$58,720.00</td></tr><tr><td>Total</td><td></td><td>\$3,577,584.00</td></tr></table> Value uplift component (applying only to the GFA exceeding City Plan): <table><tr><td>30 dwelling units (small)</td><td>\$11,789.00 per dwelling unit (small)</td><td>\$353,670.00</td></tr><tr><td>39 dwelling units (medium)</td><td>\$17,685.00 per dwelling unit (medium)</td><td>\$689,715.00</td></tr><tr><td>1 dwelling unit (large)</td><td>\$31,438 per dwelling unit (large)</td><td>\$31,438.00</td></tr><tr><td>Total Value Uplift</td><td></td><td>\$1,074,823.00</td></tr></table> <table><tr><td>TOTAL</td><td>\$4,652,407.00*</td></tr></table> <i>* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>	97 dwelling units (small)	\$12,256.00 per dwelling unit (small)	\$1,188,832.00	127 dwelling units (medium)	\$17,108.00 per dwelling unit (medium)	\$2,172,716.00	4 dwelling units (large)	\$28,319.00 per dwelling unit (large)	\$113,276.00	Retail (per 100m ² GFA or part thereof) – 271m ²	\$14,680.00	\$44,040.00	Commercial (per 100m ² GFA or part thereof) – 322m ²	\$14,680.00	\$58,720.00	Total		\$3,577,584.00	30 dwelling units (small)	\$11,789.00 per dwelling unit (small)	\$353,670.00	39 dwelling units (medium)	\$17,685.00 per dwelling unit (medium)	\$689,715.00	1 dwelling unit (large)	\$31,438 per dwelling unit (large)	\$31,438.00	Total Value Uplift		\$1,074,823.00	TOTAL	\$4,652,407.00*	Prior to the commencement of use
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Operational Airspace

Development is not within the operational airspace however the construction cranes may be. The application has been conditioned accordingly. Development in operational airspace, as per Brisbane Airport Master Plan, must not cause a permanent or temporary obstruction or potential hazard to aircraft movements

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 ****