

UDA Development Approval Package

Address of Site	65 O'Connell Tce, Bowen Hills
Real Property Description	Lot 31 on RP208866
Type of Application	Material Change of Use
Description of proposal	Visitor Accommodation (40 units) and Food Premise (83m2)
ULDA Reference Number	DEV2010/103
Package Approved	25 February 2011
Decision	APPROVED WITH CONDITIONS

Approved plan/s, drawing/s and document/s	Number	Date
Noise Impact Assessment Report for 65 O'Connell Tce, Bowen Hills by DTS Group Qld Pty Ltd	Rev No.1	5/12/10
Cover sheet and materials	DA-001 Rev 2	17.08.10
Vistas	DA-002 Rev 2	17.08.10
Ground Level	DA-100 Rev 2	17.08.10
Level 1-3	DA-101 Rev 2	17.08.10
Level 4	DA-102 Rev 2	17.08.10
Level 5	DA-103 Rev 2	17.08.10
East Elevation	DA-300 Rev 2	17.08.10
North Elevation	DA-301 Rev 2	17.08.10
South Elevation	DA-302 Rev 2	17.08.10
West Elevation	DA-303 Rev 2	17.08.10
Section 1	DA-400 Rev 2	17.08.10
Awning Section	DA-450 Rev 1	16.02.10

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 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.	Prior to the commencement of use
3.	Approval of 'as constructed' sustainable design Submit written confirmation to the ULDA's DA Manager from a suitable quality sustainability professional certifying that the development has been constructed with the following sustainable	Prior to the commencement of use

CONDITIONS	TIMING
	design features - the collection and reuse of stormwater within the development - facilitation of operable windows within each unit - water sensitive urban design initiatives for stormwater runoff - the building has been designed to achieve a 6-star energy efficiency rating accredited by the Nationwide House Energy Rating Scheme (NatHERS) - electrical equipment meets the 4 star minimum Energy Performance Standards (MEPS) - water efficient appliances and fittings are to achieve a minimum 4 star energy efficiency standard in accordance with WELS - intelligent lighting systems have been employed in common areas to switch off lighting when not in use - hot water system exceeds the minimum Australian energy efficiency standards
4.	Detailed landscape plan a) Submit and obtain approval from the ULDA's DA Manager a detailed landscape plan for the communal balcony and roof deck as indicated on approved plans DA-102 Rev 2 Level 4 dated 17.08.10 and DA-103 Rev 2 Level 5 dated 17.08.10. 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 from part a) of this condition.
5	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 the Brisbane City Council's <i>Transport Access Parking and Servicing Policy</i>.
6	Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access.
7	Filling and Excavation a) Submit to ULDA's Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered
	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
	Prior to commencement of use
	a) Prior to the commencement

CONDITIONS		TIMING
	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 <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	ent of works b) Prior to the commencement of use
8	Construction management a) Prepare 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
9	Sewer & Water Connection – 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 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 Brisbane City Council's 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	a) Prior to the commencement of site works b) Prior to commencement of use

CONDITIONS		TIMING
	c) Provide to the ULDA all approval correspondence from QUU relating to part (a) of this condition.	c) Prior to commencement of use
10	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 the commencement of use
11	Stormwater system a) Submit for approval to the ULDA's Principal Engineer a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to the external drainage system. The plan shall include full calculations to confirm that the existing system has sufficient capacity to cater for the proposed development. 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. 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 commencement of site works b) Prior to commencement of use
12	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 following objectives: ▪ development construction methods achieve the STC ratings detailed in the approved <i>Noise Impact Assessment Report 65 O'Connell Tce , Bowen Hills</i> by DTS Group Qld Pty Ltd Rev No.1 dated 5/12/10 as a minimum for the eastern facade on levels 1-5 and ▪ external plant equipment is installed and assessed in accordance with the methodology set out in <i>Australian Standard AS2107 (Acoustics – Recommended design sound levels reverberation times for building exteriors)</i> to achieve the Sound Weighting Level detailed in the approved <i>Noise Impact Assessment Report 65 O'Connell Tce , Bowen Hills</i> by DTS Group Qld Pty Ltd Rev No.1 dated 5/12/10.	Prior to the 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

CONDITIONS		TIMING												
14	Electricity (Underground Supply Area) 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												
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	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>40 Small units @ 0-60m² GFA</td><td>\$11,235/ unit</td><td>\$449,400.00</td></tr> <tr> <td>83m² Retail</td><td>\$ 13,460 / 100m² GFA</td><td>\$13,460.00</td></tr> </table> Value uplift component (applying only to the GFA exceeding City Plan): <table border="1"> <tr> <td>24 Small units @ 0-60m² GFA</td><td>\$10,810/ unit</td><td>\$259,440.00</td></tr> <tr> <td>TOTAL</td><td></td><td>\$722,300.00*</td></tr> </table> <i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>	40 Small units @ 0-60m ² GFA	\$11,235/ unit	\$449,400.00	83m ² Retail	\$ 13,460 / 100m ² GFA	\$13,460.00	24 Small units @ 0-60m ² GFA	\$10,810/ unit	\$259,440.00	TOTAL		\$722,300.00*	Prior to the commencement of use
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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 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 ****