

ULDA DECISION NOTICE

Site address	153 Campbell Street, Bowen Hills
Real property description	Lot 1 on SP 193899
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 (Filling and Excavation, Erosion and Sediment Control, Stormwater Drainage Works, Pedestrian Access and Driveway)
Description of proposal	Commercial (Office 9,027m ²) and Retail (Food Premises 471m ²) and associated Operational Works (Filling and Excavation, Erosion and Sediment Control, Stormwater Drainage Works, Pedestrian Access and Driveway)
Currency period	4 Years from Decision Date
ULDA reference number	DEV2012/249
Decision date	1 June 2012

Approved plan/s, drawing/s and document/s	Number	Date
Development Summary	SK00 - Rev 02	Jan 2012
Location Plan	SK01 - Rev 02	Jan 2012
Ground Floor Demolition Plan	SK02 - Rev 02	Jan 2012
Level 1 Demolition Plan	SK03 - Rev 02	Jan 2012
Site Plan / Ground Level	SK04 - Rev 02 Amended in red 23 May 2012	Jan 2012
Site Plan / Level 1	SK05 - Rev 02	Jan 2012
Ground Floor Plan	SK06 – Rev 02	Jan 2012
Level 1 Plan	SK07- Rev 02	Jan 2012
Level 2 Plan	SK08 – Rev 02	Jan 2012
Level 3 Plan	SK09 – Rev 02	Jan 2012
Level 4 Plan	SK10 – Rev 02	Jan 2012
Level 5 Plan	SK11 – Rev 02	Jan 2012
Level 6 Plan	SK12 – Rev 02	Jan 2012
Level 7 Plan	SK13 – Rev 02	Jan 2012
Plantroom Level Plan	SK14 – Rev 02	Jan 2012
Roof Plan	SK15 – Rev 02	Jan 2012
Basement 1 Plan	SK16 – Rev 02	Jan 2012
Basement 2 Plan	SK17 – Rev 02	Jan 2012
Basement 3 Plan	SK18 – Rev 02	Jan 2012
Section A-A	SK19 – Rev 02	Jan 2012
Section B-B	SK20 – Rev 02	Jan 2012
Section C-C	SK21 – Rev 02	Jan 2012
South – East Elevation	SK22 – Rev 02	Jan 2012
North – East Elevation	SK23 – Rev 02	Jan 2012
West Elevation	SK24 – Rev 02	Jan 2012

Site Based Stormwater Management & Civil Engineering Report, prepared by Bornhorst + Ward Consulting Engineers	Project No. 12033 Rev B	February 2012
Traffic Engineering Report, prepared by TTM Group	12BRT061 Rev 1	21 March 2012

PROJECT TEAM

Dou Ribu Senior Planner – Development Assessment Urban Land Development Authority	Brianna Fyffe Planner – Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer – Compliance Development Assessment Urban Land Development Authority
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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.	General Development Works 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
4.	Demolish or Relocate Buildings Demolish or relocate all buildings/structures on the site in accordance with the approved drawings Ground Floor Demolition Plan SK02 – Rev 02, dated Jan 2012 and Level 1 Demolition Plan SK03 – Rev 02, dated Jan 2012.	Prior to commencement of site works
5.	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.	Prior to approval for building works

CONDITIONS OF APPROVAL		TIMING
6.	Light Reflectivity and Heat Submit to the ULDA's Manager – Development Assessment evidence that: • The level of specular light reflectance from the glazing incorporated into the approved development will not exceed twenty (20) percent; and • The level of solar (heat) reflectance from the glazing incorporating into the approved development will not exceed twenty (20) percent.	Prior to commencement of use
7.	External Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access including any car parking areas. c) The lighting system, and any other outdoor lighting, must comply with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. d) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. e) Ensure lighting over public access covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use and to be maintained
8.	Public Access Provide and maintain unimpeded and safe public access through the site and public areas, and ensure that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	Prior to commencement of use and then to be maintained
9.	Pedestrian link a) Submit to the ULDA for compliance endorsement, detailed plans for the proposed internal pedestrian link from Bowen Bridge Road to the proposed development site; b) Construct the pedestrian link in accordance with the endorsed plans required in part (a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
10.	Flood Evacuation Management Plan (FEMP) Submit to the ULDA for compliance endorsement a flood evacuation management plan for the orderly evacuation of cars from the basement car parks in the event of a potential flood, prepared and certified by a suitable qualified and experienced professional. The FEMP shall be current and displayed on each level of the basement car parks at all times.	Prior to commencement of use and then to be maintained
Architecture and Design		
11.	Screening to External AC and/or Other Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: a) No unscreened installations on the proposed development are to be visible from the surrounding sites. b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and 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. c) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use
Engineering		
12.	Acid Sulphate a) If Acid Sulphate Soils are found on the site, submit to the ULDA 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. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of works b) During the site works.
13.	Acoustics a) Submit to the ULDA for compliance endorsement an acoustics report regarding any new or additional building plant, prepared by a suitably qualified professional. b) Submit to the ULDA written confirmation from a suitably qualified professional that the development has been constructed to meet the recommendations of the endorsed acoustics report.	a) Prior to the commencement of building works b) Prior to the commencement of use

CONDITIONS OF APPROVAL		TIMING
14.	Bicycle Spaces Submit to the ULDA for compliance endorsement, a detailed bicycle park and end of trip facilities plan for 52 bicycle parks.	Prior to commencement of use and to be maintained
15.	Construction Management Plan a) Prepare and submit to the ULDA for compliance endorsement a site based construction management plan and traffic 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 within 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. 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 and traffic 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) As indicated
16.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to Brisbane City Council. The terms of the easements must be to the satisfaction of the Chief Executive Officer of BCC.	Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
17.	Filling and Excavation a) Submit to the ULDA for endorsement 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) Undertake all works in accordance with the endorsed plan required in part (a) and 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 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 and approved by Brisbane City Council as the Nominated Assessing Authority to 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 connection a) Seek and obtain approval from QUU as the Nominated Assessing Authority to connect into the existing sewerage infrastructure. Submit to QUU for approval engineering plans showing the design of any sewer 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 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 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) 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.	Stormwater 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) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to the ULDA as-constructed plans and asset register verified and signed 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 use b) As indicated c) Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
22.	Water a) Undertake flow and pressure test to determine the suitability of connecting to the existing 150mm water main and seek QUU, as Nominated Assessing Authority, approval to the connection point. b) Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002 c) Seek and obtain approval from QUU to connect into the existing water infrastructure. Submit for approval to the QUU engineering plans showing the design of any water 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 QUU's current Standards. d) Construct the water connection in accordance with the approved plans required in part (b) 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 e) Provide to the ULDA all approval correspondence from QUU relating to part (a & b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of works d) Prior to commencement of use e) Prior to commencement of use
23.	Integrated Water Management Plan Submit to the ULDA's for compliance endorsement an Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of use
24.	Refuse Collection a) Submit to the ULDA's Manager – Development Assessment refuse collection approval from City Waste Services, BCC. 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

CONDITIONS OF APPROVAL		TIMING
25.	Food Outlet Refuse Bin Washing Facility If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained
26.	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an Energex approved electricity reticulation plan, Translink Requirements and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
27.	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.	Prior to commencement of use.
28.	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.
29.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use.
30.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of site works

CONDITIONS OF APPROVAL		TIMING															
31.	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															
32.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans 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															
Monetary Contributions																	
33.	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 border="1"> <tr> <td>9,498m² Commercial/ Retail</td><td>\$14,115/ 100m² GFA</td><td>\$1,340,925.00</td></tr> <tr> <td>Total</td><td></td><td>*\$1,340,925.00</td></tr> </table> Value uplift component (applying only to the GFA exceeding City Plan): <table border="1"> <tr> <td>6,746.5m² Commercial</td><td>\$21,336/ 100m² GFA</td><td>\$1,450,848.00</td></tr> <tr> <td>Total Value Uplift</td><td></td><td>\$1,450,848.00</td></tr> </table> <table border="1"> <tr> <td>TOTAL</td><td></td><td>*\$2,791,773.00</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>	9,498m ² Commercial/ Retail	\$14,115/ 100m ² GFA	\$1,340,925.00	Total		*\$1,340,925.00	6,746.5m ² Commercial	\$21,336/ 100m ² GFA	\$1,450,848.00	Total Value Uplift		\$1,450,848.00	TOTAL		*\$2,791,773.00	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 Conservation 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.

Australian Standards

Ensure that the internal Food Premises complies with the relevant Australian Standards in terms of amenities.

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 ****