



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	631 GREGORY TCE BOWEN HILLS QLD 4006
Real Property Description of Site:	L701 SP.219236
Aspects of development and type of approval:	DA - UDA - Reconfigure a lot Development Permit - Subdivision of Land
Council File Reference:	A003698481 Permit Reference Number/s: DARL283673813.
Package Status:	APPROVED - Version 1 (4th of October, 2013 12:59:11 PM)
Package Generated:	14/10/2013

PROJECT TEAM

The assessment of this application has been undertaken by:

Derek WRIGHT Principal Engineer Development Assessment Special Projects derek.wright@brisbane.qld.gov.au (07) 3178 5198	Paul CLAPHAM Senior Urban Planner Development Assessment Special Projects Paul.Clapham@brisbane.qld.gov.au (07) 3178 9612	Marcia THOMPSON Principal Urban Planner, Development Assessment Development Assessment Special Projects marcia.thompson@brisbane.qld.gov.au (07) 3403 0342
Suvela TIEKEN Principal Urban Planner City Planning suvela.tieken@brisbane.qld.gov.au 317 89610		

DRAWINGS AND DOCUMENTS

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
Proposed reconfiguration	S-6441-094-Issue A	28-AUG-2013 (Received)
Site Plan	S.6441-056-B	28-AUG-2013 (Received)

Advice

Please see the attached document(s) for any advices.

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - UDA - Reconfigure a lot
Activity(ies):	Subdivision of Land
Stage:	

General/Planning Requirements

	Timing
1) Notify Future Land Owners Notify all prospective purchasers of proposed lot of the requirements and effects of this approval package including all those aspects listed as standard advice.	At all times
2) Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans/drawings and document/s.	Prior to Council's notation on the plan of subdivision
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

Engineering

	Timing
4) Lodge Survey Plan Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources and Mines. Timing: Within 6 months from plan sealing	As indicated
5) Granting Easements Grant the following easement(s): i. Easement over the existing building encroachment in the south-eastern portion of proposed Lot 102 in favour of Lot 701. Note:- Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City Council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Plan Sealing Unit. Enquiries regarding any legal documentation can be directed to the Plan Sealing Unit, Development Assessment (ph: 3403 8888).	
6) 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 drain lines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

Standard Advice

	Timing
7) On site drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes/Policies to a lawful point of discharge. Note: A lawful point of discharge is defined in the relevant Brisbane Planning Scheme Codes/Policies. A soakage pit certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) may only be considered as an acceptable alternative point of discharge for single detached dwellings on existing lots. If roofwater reticulation is required for a reconfiguration, provide "As Constructed" plans prepared by an RPEQ or Registered Surveyor. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first, and then to be maintained.	As indicated
8) Future Road Delivery On lodgement of the next subsequent Development Application within Precinct 2 submit to Development Assessment information and timing for the roads to be delivered to facilitate future development within the Sub-Precinct.	As indicated

9) Water - Queensland Urban Utilities Nominated Assessment Authority	As indicated
Carry out the following:	
9(a) Obtain Approval	As indicated
Obtain written approval from QUU to connect into the existing water infrastructure.	
Timing:	
Prior to site/operational/building work commencing	
9(b) Submit for Approval	As indicated
Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and 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 QUUs current Standards.	
Timing:	
Prior to site/operational/building work commencing	
9(c) Construct the Water Connection	As indicated
Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and Development Assessment as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	
Timing:	
Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first	
9(d) Submit Correspondence	As indicated
Submit to Development Assessment all of the approval correspondence from QUU relating to part (b & c) of this condition.	
Note. Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002	
Timing:	

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first	
10) Sewer Connection - Queensland Urban Utilities Nominated Assessment Authority Carry out the following: 10(a) Obtain Approval Obtain written approval from QUU regarding connection into the existing sewerage infrastructure. Timing: Prior to site/operational/building work commencing 10(b) Submit for Approval Submit for approval to QUU engineering plans showing the design for any proposed augmentation of the sewer network and the design of any sewer property connections to serve the development. A Registered Professional Engineer QLD (RPEQ) is to verify the plan and ensure the design is in accordance with QUU's current Standards. Timing: Prior to site/operational/building work commencing 10(c) Construct Sewer Connection Construct the sewer connection in accordance with the approved plans and documents required in part/s (a) and (b) of this condition. Submit to the QUU and Development Assessment as-constructed plans verified by a Registered Professional Engineer QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first 10(d) Submit Correspondence Submit to Development Assessment, all of the approval correspondence from QUU relating to part (a) (b) and (c) of this condition.	As indicated As indicated As indicated As indicated As indicated As indicated

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first	
11) Protecting Existing Infrastructure Carry out the following: 11(a) New Work New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure.	As indicated While site/operational/building work is occurring and then to be maintained
12) Electricity (Underground Supply Area) Carry out the following: 12(a) Enter into an Agreement Enter into an agreement with an electricity supplier to provide underground electricity services to the development in accordance with an approved electricity reticulation plan and the relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first 12(b) Construct Services Construct services in accordance with the agreement. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first	As indicated As indicated As indicated
13) Telecommunications Carry out the following: 13(a) Enter into an Agreement	As indicated As indicated

Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes/Policies. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first 13(b) Construct Services Construct services in accordance with the agreement. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first	As indicated
14) 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 relevant Brisbane Planning scheme Codes/Policies. This includes: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossing if applicable. Note. Applicants should liaise with the appropriate service authorities. Typical underground service conduit to be constructed includes power, phone, telecommunications, sewer, stormwater and gas if applicable. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first	As indicated
15) Broadband Enter into an agreement with an authorised telecommunications service provider to provide NBN infrastructure, as defined under the Telecommunications Act (Fibre Deployment Bill 2011), within the proposed development, to accommodate services which are	As indicated

compliant with the Federal Government's National Broadband Network policy. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use for the subsequent Material Change of Use or Building Work application over proposed Lot 102, whichever comes first	
16) Queensland Urban Utilities (QUU) Endorsement For any conditions in this package that require the consideration of 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).	As indicated

**** End of Package ****

Development Summary

Site Area: 2.878ha
 Ave of Open Space: Nil
 Length of New Road: Nil
 Proposed Lots: 2 Lots
 RP Description: Lot 701 on SP219236
 Local Authority: Brisbane City Council
 Design is conceptual and for discussion purposes only and subject to detailed investigations, survey, design and relevant authority approvals.

Legend

-  Development Boundary
-  Existing Access Point
-  Proposed Access Point



Notes

Lot 1 (Volumetric) on SP192466 is a volumetric lot below the ground level about Proposed Lot 701.
 Lot 1 (Volumetric) on SP196776 is a volumetric lot below the ground level about Proposed Lot 701.

For Site Detail Plan see Jensen Bowers Dwg: S.6641-056-Issue B.

Received
 28/09/2013
 BCC DA

Proposed Reconfiguration
 RNA SHOWGROUNDS - 600 Gregory Tce, Bowen Hills
 for LEND LEASE DEVELOPMENT Pty Ltd

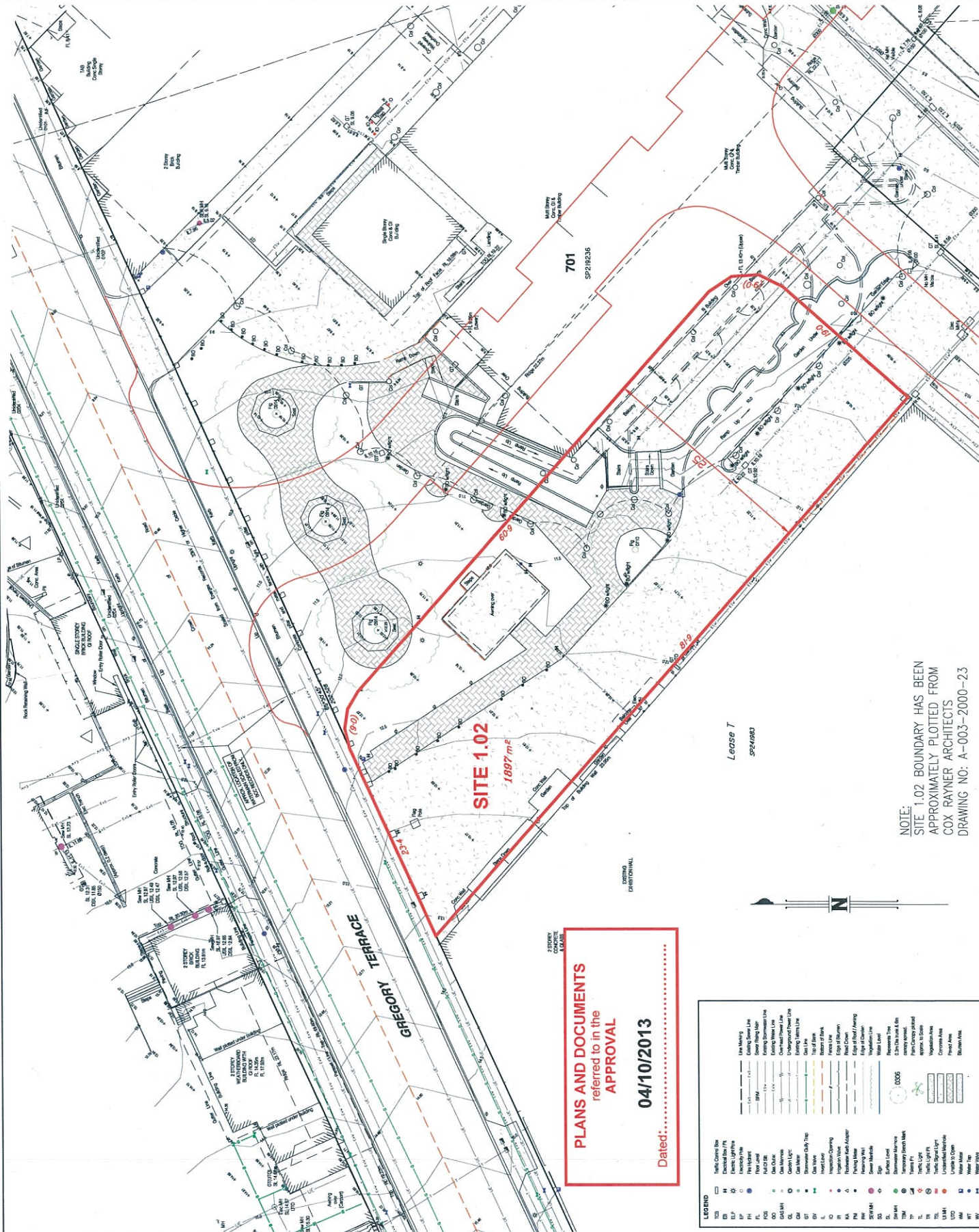
Drawing Ref: S.641-054 - Issue A
 Date: 28th Jan, 2013
 Scale: 1:500 & A3
 0 5 10 15 20m

SURVEYORS | PLANNERS | DEVELOPMENT ADVISORS
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PLANS AND DOCUMENTS
 referred to in the
APPROVAL

04/10/2013

Dated:.....



PLANS AND DOCUMENTS referred to in the APPROVAL

04/10/2013

Dated:

NOTE:
SITE 1.02 BOUNDARY HAS BEEN
APPROXIMATELY PLOTTED FROM
COX RAYNER ARCHITECTS
DRAWING NO: A-003-2000-23