



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	37 OCONNELL TCE BOWEN HILLS QLD 4006
Real Property Description of Site:	L100 SP.229979
Aspects of development and type of approval:	DA - UDA - Material Change of Use UDA Development Permit - Car park
Council File Reference:	A003629048 Permit Reference Number/s: DAMC279795713.
Package Status:	APPROVED - Version 1 (22nd of July, 2013 1:32:37 PM)
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PROJECT TEAM

The assessment of this application has been undertaken by:

Marcia THOMPSON Principal Urban Planner, Development Assessment Development Assessment Special Projects marcia.thompson@brisbane.qld.gov.au (07) 3403 0342	Llewellyn BATSON Urban Planner Development Assessment Planning Services East Llewellyn.Batson@brisbane.qld.gov.au (07) 340 35030
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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
CBIC Car Park Site Layout Plan	SK001_C	24-MAY-2013

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - UDA - Material Change of Use
Activity(ies):	Car park
Stage:	

General/Planning Requirements

	Timing
1) Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	While site/operational/building work is occurring and then to be maintained
2) 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
3) Use of Car park The car park is to remain ancillary to the Tunnel Control Centre and is not to be used as a commercial car park.	At all times

Pollution

	Timing
4) Stormwater Quality Improvement Device (SQID) Stormwater runoff from the operational phase of the development must be treated by a Stormwater Quality Improvement Device (SQID) prior to discharge to the stormwater system. The stormwater treatment may include landscaped areas of the development and is to meet the pollutant removal targets of SPP4/10, considering: - Remove key potential pollutants such as silt, sediment, hydrocarbons and litter - Be capable of treating flows during at least a Q3 month storm event - Be maintained and inspected in accordance with the manufacturer's specifications and timeframes, or when required by site specific circumstances (whichever is the sooner)	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
4(a) Certification Submit to Development Assessment certification from an appropriately qualified consultant that appropriate Stormwater Quality Improvement Device(s) have been	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

installed and meet the pollutant removal requirements of SPP4/10.	
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Engineering

	Timing
5) Filling and Excavation Carry out the following: 5(a) Submit an Earthworks Plan a) Submit to Development Assessment 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 Planning Scheme Codes/Policies. The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels in reference to the Australian Height Datum (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. - Suitable fill material is that deemed to comply with the requirements of AS 3798, <i>Guidelines on Earthworks for Commercial and Residential Developments</i>. Note. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. 5(b) Undertake all Works 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	As indicated Prior to site/operational/building work commencing 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)

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.	
6) Pre-Construction Certification No work shall commence until Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual. Timing: Prior to commencement of construction	As indicated
7) Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by Development Assessment.	Prior to site/operational/building work commencing
8) Implement Endorsed Plans Complete the works in accordance with the endorsed engineering plans and in accordance with Council's Subdivision and Development Guidelines.	Prior to Council's notation on the plan of subdivision
9) Post-Construction 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 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)
10) On Site Erosion Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. 10(a) Prepare Erosion and Sediment Control Management Plan 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).	While site/operational/building work is occurring Prior to site/operational/building work commencing

Note. An Erosion and Sediment Control Management Plan is not required to be lodged with Council for endorsement. 10(b) Implement and Maintain the ESC Management Plan 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.	While site/operational/building work is occurring
11) 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)
12) Stormwater Carry out the following: 12(a) Submit Stormwater Plans Submit to Development Assessment stormwater engineering drainage and management plans checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). 12(b) No Adverse Impact The plans must demonstrate that the stormwater runoff from the site will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes/Policies to a lawful point of discharge being the existing underground stormwater drainage system in O'Connell Terrace and/or Sneyd Street. Certification to be included that the capacity of the existing stormwater infrastructure can service the development or the existing stormwater infrastructure is to be upgraded, as required. Design of the minor drainage system is to be in accordance with QUDM (2007). 12(c) Construct Stormwater Drainage 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 Development Assessment 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	As indicated Prior to site/operational/building work commencing Prior to site/operational/building work commencing 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)

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Codes/Policies, as indicated on the approved drawings and including the following: a) A pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. b) Manoeuvring on site for a Medium Car and for the loading and unloading of the vehicles(s). c) Parking on site for 56 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration - 56 regular spaces d) 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. The minimum clear height must be measured to the lowest protrusion from the ceiling (eg fire sprinklers, services, lighting fixtures, signs etc) e) A height clearance sign located at the entrance(s) to undercover car parking areas. f) The internal paved areas are to be signed and delineated in accordance with the approved plans, the Qld Manual of Uniform Traffic Control Devices and Austroads.	whichever comes first, and then to be maintained
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**** End of Package ****