

1 November 2010

ULDA Ref No: DEV2010/077

Urban Land Development Authority  
C/- Saunders Havill Group  
Attn Anna Havill  
9 Thompson Street  
**BOWEN HILLS QLD 4006**

Dear Anna

**RE: UDA DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE (CAR PARK) AT 240  
MACARTHUR AVENUE, EAGLE FARM DESCRIBED AS LOT 13 ON SP214221**

I am pleased to inform you that your application was approved on 29 October 2010 in accordance with the attached UDA Development Approval Package.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au).

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely



Matt Toon  
**PRINCIPAL PLANNER**

## UDA Development Approval Package

|                                  |                                                 |
|----------------------------------|-------------------------------------------------|
| <b>Address of Site</b>           | 240 Macarthur Ave Eagle Farm                    |
| <b>Real Property Description</b> | Lot 13 on SP214221                              |
| <b>Type of Application</b>       | Development Approval for Material Change of Use |
| <b>Description of proposal</b>   | Car park                                        |
| <b>ULDA Reference Number</b>     | DEV2010/077                                     |
| <b>Package Approved</b>          | 29 October 2010                                 |
| <b>Decision</b>                  | APPROVED                                        |

| Approved plan/s, drawing/s and document/s    | Number                          | Date         |
|----------------------------------------------|---------------------------------|--------------|
| Plan of Leases A - D                         | SP233978<br>(As Amended in Red) | 24/8/2010    |
| Proposal Plan Lease Area A – Gateway Parking | 1A (As Amended in Red)          | 26 Oct 2-010 |

### PROJECT TEAM

|                                                                              |                                                                                  |                                                                                    |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Matt Toon</b><br>Principal Planner<br>Urban Land Development<br>Authority | <b>Con de Groot</b><br>Principal Engineer<br>Urban Land Development<br>Authority | <b>Esther Koay</b><br>Environmental Planner<br>Urban Land Development<br>Authority |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                    | TIMING                                                               |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1.         | <b>Term of approval</b><br><br>This approval will lapse and cease to be lawful on 1 August 2015.                                                                                                                                                                                                                                   | As indicated                                                         |
| 2.         | <b>Carry Out The Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved drawing Plan of Leases A – D SP233978 (As Amended in Red) dated 24/8/2010.                                                                                                                           | While development is occurring on the site and then to be maintained |
| 3.         | <b>Maintain The Approved Development</b><br><br>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 approval required by the conditions.                                                         | As indicated                                                         |
| 4.         | <b>Outdoor Lighting</b><br><br>The design and installation of any outdoor lighting complies with the requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .                                                                                                                                        | As indicated and to be maintained                                    |
| 5.         | <b>Car Washing</b><br><br>Washing of vehicles is strictly <ul style="list-style-type: none"> <li>to occur within the existing roofed car washing bays indicated on approved proposal Plan Lease Area A – Gateway Parking (As Amended in Red) plan no. 1A dated 26 Oct 2010.</li> <li>not to exceed 10 vehicles per day.</li> </ul> | As indicated and to be maintained                                    |

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                         | TIMING                                                         |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 6.         | <b>Onsite Drainage</b><br><br>Stormwater run-off from roof and developed surfaces areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .           | Prior to the commencement of the use and then to be maintained |
| 7.         | <b>On Site Erosion- Minor Work</b><br><br>Prepare an Erosion and Sediment Control (ESC) Management Plan and implement and maintain ESC measures for the site in accordance with Council's "Erosion and Sediment Control Standard" (Version 9 or later).                                                                                 | Prior to commencement of work                                  |
| 8          | <b>Repair Damage To Kerb, Footpath Or Road</b><br><br>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, 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                                   |
| 9          | <b>Service Conduits &amp; Mains</b><br><br>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 "Subdivision and Development Guidelines".                        | Prior to commencement of use                                   |

### Standard Advice

#### Development Approval

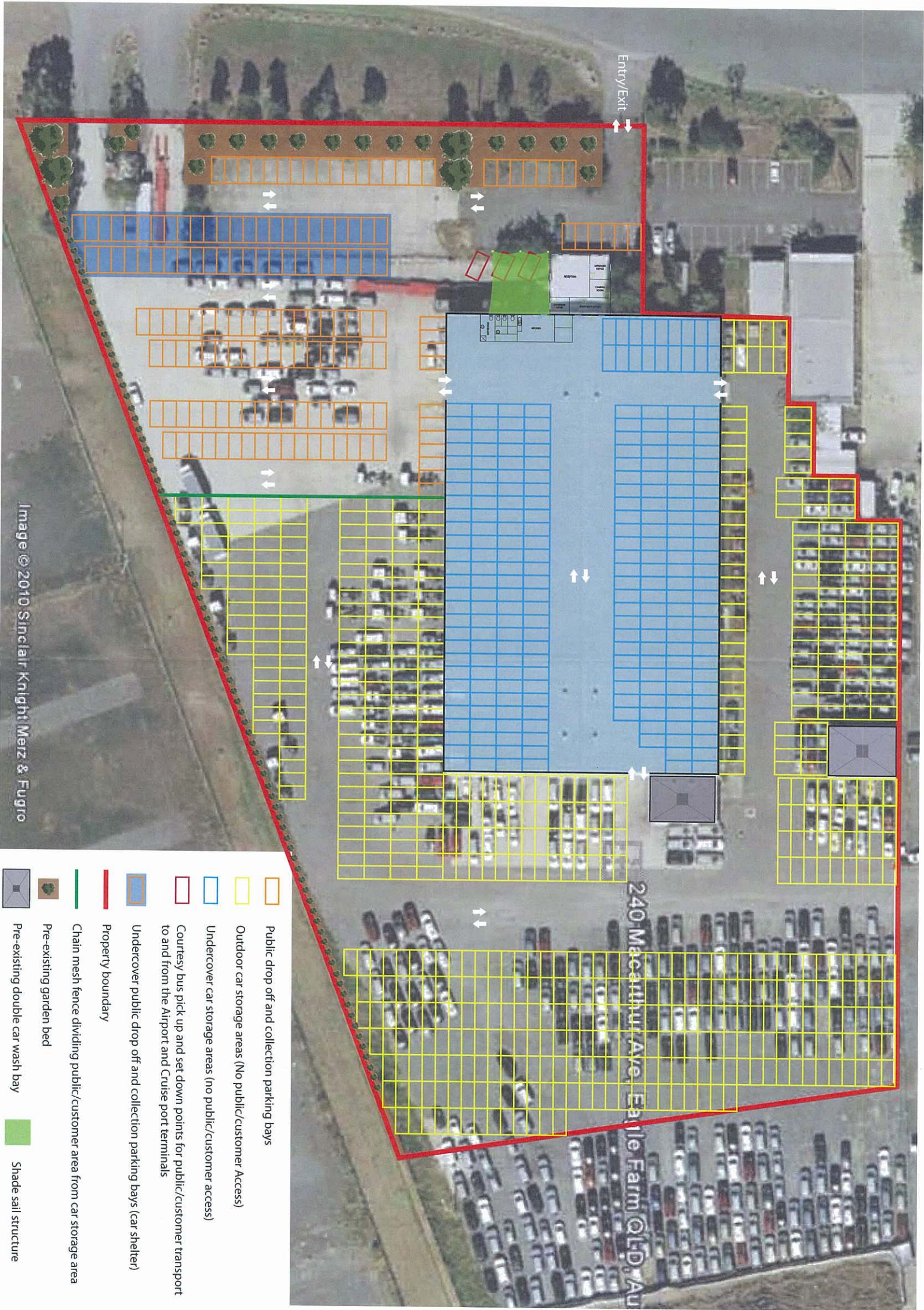
This Development Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.

#### Signs & Line Markings - Internal to Development

You are advised to prepare engineering plans checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) in accordance with *Manual of Uniform Traffic Control Devices - Queensland* showing the traffic signs, pavement markings and traffic control devices. You should construct and maintain the works in accordance with the engineering plans by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil).

**\*\* End of Package \*\***





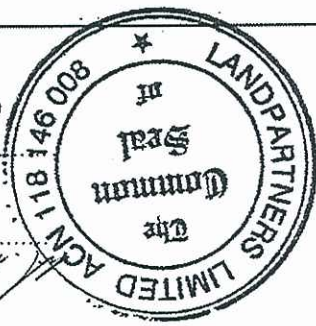
- Public drop off and collection parking bays
- Outdoor car storage areas (No public/customer Access)
- Undercover car storage areas (no public/customer access)
- Courtesy bus pick up and set down points for public/customer transport to and from the Airport and Cruise port terminals
- Undercover public drop off and collection parking bays (car shelter)
- Property boundary
- Chain mesh fence dividing public/customer area from car storage area
- Pre-existing garden bed
- Pre-existing double car wash bay
- Shade sail structure

Proposal Plan Lease Area A - Gateway Parking.  
Plan No: 1A.

**A** **MENDED IN RED** **D**  
26 OCT 2010  
By: Matt Toon (name)  
of the ULDA

PLANS AND DOCUMENTS  
referred to in the ULDA  
APPROVAL dated 29/10/10





Land Partners Limited (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, and the corporation accepts responsibility, under the supervision of Sean Richard O'Driscoll, surveying associate for whose work the corporation accepts responsibility, under the supervision of the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/08/2010.

Date: 24/8/2010  
Director: [Signature]  
Director: [Signature]

# Plan of Leases A-D in Lot 13 on SP214221

PARISH: TOOMBUL  
COUNTRY: Stanley

F/N's: No

Plan Status:

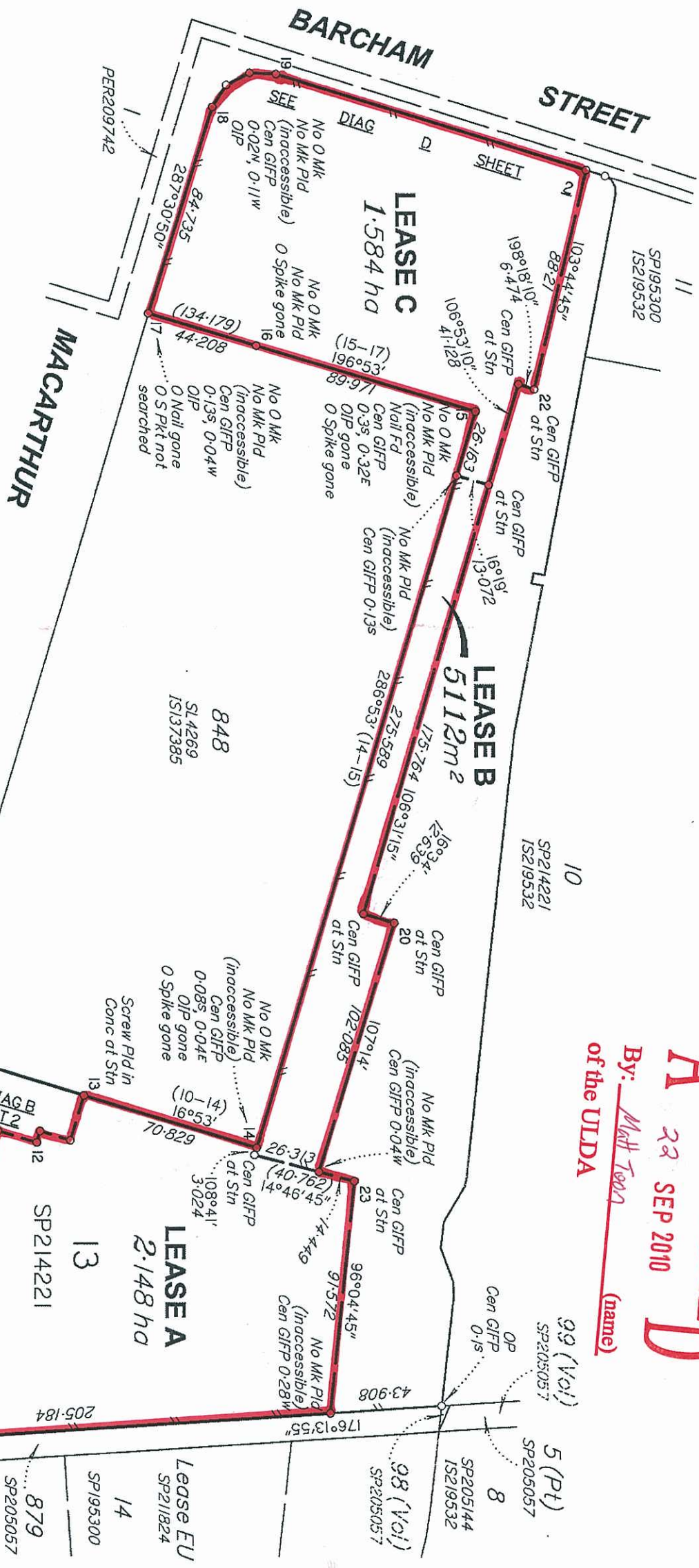


Scale: 1:2000  
Format: STANDARD

0m 50m 100m 200m 300m 150mm

State copyright reserved.

BRSS4250.000-030E 425000R7



**A MENDED IN RED**  
22 SEP 2010  
By: Matt Toon (name)  
of the ULDA

## REFERENCE MARKS

| STN | TO                                   | ORIGIN      | BEARING    | DIST   |
|-----|--------------------------------------|-------------|------------|--------|
| 8   | O Screw in Manhole                   | 6/15123113  | 230°18'    | 2.06   |
| 9   | Nail in Conc Fd                      | 15119320    | 201°35'    | 36.99  |
| 14  | OIP gone                             | 15137385    | 62°20'40"  | 1.476  |
| 14  | O Spike gone                         | 15137385    | 243°10'40" | 4.541  |
| 14  | GI Nail in Bit                       | 15119320    | 92°57'     | 7.096  |
| 15  | Nail in Bit Fd                       | 15119320    | 9°53'      | 0.06   |
| 15  | OIP gone                             | 15137385    | 16°11'40"  | 1.968  |
| 15  | GI Nail in Bit                       | 15137385    | 348°32'    | 2.575  |
| 16  | O Spike gone                         | 15137385    | 167°10'40" | 6.516  |
| 17  | OIP                                  | 15137385    | 106°08'40" | 1.106  |
| 17  | O Nail in Conc                       | 15137385    | 197°12'25" | 1.0    |
| 17  | O S Pkt not searched (under vehicle) | 3/15138113  | 237°14'10" | 2.823  |
| 17  | O S Pkt not searched (under vehicle) | 40/15194651 | 129°06'20" | 39.298 |
| 18  | OIP                                  | 42/SL12691  | 197°30'50" | 3.0    |
| 20  | GI Nail in Bit                       |             | 6°28'      | 1.482  |
| 22  | Nail in Conc                         |             | 10°04'     | 18.934 |
| 23  | Nail in Conc                         |             | 17°52'30"  | 55.305 |

**PLANS AND DOCUMENTS**  
referred to in the ULDA  
**APPROVAL dated 29/10/10**

## PERMANENT MARKS

| PM     | ORIGIN      | BEARING    | DIST   | NO    |
|--------|-------------|------------|--------|-------|
| 8-OPM  | 6/15123113  | 134°02'40" | 12.759 | 77618 |
| 17-OPM | 40/15194651 | 138°14'05" | 42.76  | 53929 |

## SURVEY PLAN

Land Title Act 1994 : Land Act 1994  
Form 21 Version 2