

UDA Development Approval Package

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

Approved plan/s, drawing/s and document/s	Number	Date
Plan of Leases A - D	SP233978 (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

Matt Toon Principal Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority	Esther Koay Environmental Planner Urban Land Development Authority
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CONDITIONS		TIMING
1.	Term of approval This approval will lapse and cease to be lawful on 1 August 2015.	As indicated
2.	Carry Out The Approved Development 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.	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 approval required by the conditions.	As indicated
4.	Outdoor Lighting 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.	Car Washing Washing of vehicles is strictly - 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. - not to exceed 10 vehicles per day.	As indicated and to be maintained

CONDITIONS		TIMING
6.	Onsite Drainage 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.	On Site Erosion- Minor Work 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	Repair Damage To Kerb, Footpath Or Road 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	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 "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 ****