

Urban Land Development Authority  
DEV-000016\_09  
47 Brookes St, Bowen Hills

## UDA Development Approval Package

|                                  |                              |
|----------------------------------|------------------------------|
| <b>Address of Site</b>           | 47 Brookes St, Bowen Hills   |
| <b>Real Property Description</b> | Lot 1 on RP167860            |
| <b>Type of Approval</b>          | Material Change of Use       |
| <b>Description of proposal</b>   | Educational Establishment    |
| <b>ULDA Reference Number</b>     | DEV-000016_09                |
| <b>Package Approved</b>          | 13 <sup>th</sup> August 2009 |
| <b>Package Status</b>            | Approved                     |

|                            |                |                              |
|----------------------------|----------------|------------------------------|
| <b>Drawing or Document</b> | <b>Number</b>  | <b>Plan or Document Date</b> |
| Proposed new premises      | DD0901 Issue F | 22.07.09                     |

### PROJECT TEAM

|                                                                                                     |                                                                                                  |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Matt Toon</b><br>Principal Planner<br>Development Assessment<br>Urban Land Development Authority | <b>Beatriz Gomez</b><br>DA Manager<br>Development Assessment<br>Urban Land Development Authority |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

| <b>CONDITIONS</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>TIMING</b>                                                   |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>1 Carry Out the Approved Development</b> | Carry out the approved development generally in accordance with the approved plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | While development is occurring on the site and to be maintained |
| <b>2 Hours of Operation</b>                 | Hours of operation are to be limited to the following: <ul style="list-style-type: none"><li>• 7am to 7pm Monday to Friday</li><li>• 8am to 12 midday Saturdays</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | To be maintained                                                |
| <b>3 Noise Limits</b>                       | <p>The adjusted average maximum sound pressure level from indoor activities and/or amplified music when measured at any sensitive land use must not exceed the A-weighted background sound pressure level (L<sub>Abg, T</sub>) by more than the following amounts:</p> <ul style="list-style-type: none"><li>• Time Period Sensitive Land Use<br/>Day (7AM - 6PM) Background noise (L<sub>Abg, T</sub>) + 10 dB(A)<br/>Evening (6PM - 10PM) Background noise (L<sub>Abg, T</sub>) + 10 dB(A)</li></ul> <p>Note: noise measurement to be taken at the nearest utilised indoor/outdoor area.</p> <p>The sound pressure level, LOCT 10, in a full octave band with centre frequencies from 31.5 Hz to 4 KHz when measured indoors at any sensitive land use must not exceed the background sound pressure level (LOCT 90, T) by more than the following amount in one or more octave bands:</p> <ul style="list-style-type: none"><li>• Time Period Sensitive Land Use<br/>Night (10PM - 7AM) Background noise (LOCT 90, T) +3 dB</li></ul> | To be maintained                                                |

Urban Land Development Authority  
DEV-000016\_09  
47 Brookes St, Bowen Hills

| CONDITIONS              |                                                                                                                               | TIMING           |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Air Conditioning</b> | Premises are to have air conditioning installed to allow openings to be kept closed minimising noise emissions from the site. | To be maintained |

## ADVICES

### Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

*Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994*, 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.

### Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be used outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

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 \*\***