

UDA Development Approval Package

Site Address	185 Abbotstford, Bowen Hills
Real property description	Lot 2 on RP152590
Type of approval	Material Change of Use
Description of proposal	Service Industry (Car wash)
ULDA reference number	DEV-000018_09
Decision	Approved
Decision date	15 October 2009

Approved plan/s, drawing/s and documents	Number	Plan or Document Date
Site Plan	1 of 3	11/08/09
North Elevation & Street Frontage	2 of 3	11/08/09
3D View & North View	3 of 3	11/08/09
Terrane Engineering Civil Consultants Figure 2	1418-SK02 Rev A Stormwater Management Plan	14.07.09

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Beatriz Gomez DA Manager Development Assessment Urban Land Development Authority
---	--

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	While development is occurring on the site and to be maintained
2	Build over or near stormwater (BONSW) Obtain approval from Brisbane City Council (BCC) to build the proposed bio-filtration bed over or near storm water infrastructure (easement for overland flow) at no cost to the Urban Land Development Authority or the BCC.	Prior to the commencement of the use
3	Stormwater drainage – no adverse impacts The development shall not result in adverse impacts on flooding, for the peak discharge and duration of all events up to and including the 100 year Average Recurrence Interval (ARI) of properties upstream, downstream or adjacent to the site.	Prior to the commencement of the use and then to be maintained
4	Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to the commencement of the use and then to be maintained
5	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

CONDITIONS		TIMING
6	Lawful point of discharge Stormwater run-off collected from the site is to be discharged to a lawful point of discharge nominated in the approved Terrane Engineering Civil Consultants – Site Based Stormwater Management Plan dated 14.07.09 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	Stormwater quality a. Submit Plans Submit for approval engineering plans and calculations, prepared by a Registered Professional Engineer of Queensland (RPEQ), that are generally in accordance with the approved Terrane Engineering Civil Consultants' Site Based Stormwater Management Plan and Brisbane City Council's <i>Subdivision and Development Guidelines</i> demonstrating how the development will provide satisfactory pollutant removal. No runoff from carwash activities is to be directed towards Councils stormwater system or Breakfast Creek. b. Implement approved plans Complete and maintain the works in accordance with the endorsed engineering plans and Brisbane City Council <i>Subdivision and Development Guidelines</i> .	Prior to the commencement of the use and then to be maintained
8	Trade Waste Approval Obtain a Trade Waste Approval from the Brisbane City Council. Waste water from the vehicle wash bays must be directed to the sewerage system under the conditions of a Trade Waste Approval issued by Brisbane City Council.	Prior to the commencement of the use and then to be maintained
9	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 the commencement of the use
10	Signs & Line Markings - External a. Submit Engineering Plans Obtain authorisation from Brisbane City Council's Traffic and Transport branch to implement the engineering plans checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) showing the traffic signs, pavement markings and traffic control devices are in accordance with the <i>Manual of Uniform Traffic Control Devices - Queensland</i> and Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b. Submit As Constructed Plans Submit to Brisbane City Council's Traffic and Transport branch the as constructed plans including an asset register, certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil), certifying that the works have been completed in accordance with the <i>Manual of Uniform Traffic Control Devices - Queensland</i> and	a. Prior to building work commencing b. Prior to the commencement of use

Brisbane City Council's <i>Subdivision and Development Guidelines</i>. c. Implement Certified Plans Construct the works in accordance with the certified engineering plans, the <i>Manual of Uniform Traffic Control Devices</i> - <i>Queensland</i> and Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	c. As indicated and to be maintained
---	---

ADVICES

Brisbane City Council Endorsement

For any conditions in this package that require the consideration of Brisbane City Council (BCC), 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 as been met, BCC will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

Trade Waste Approval

The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the Brisbane City Council's call centre on 3403 8888.

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 displayed 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 ****

