

UDA Development Approval Package

Address of Site	24 Brookes St, Bowen Hills
Real Property Description	Lot 4 & 5 on RP9985
Type of Application	Material Change of Use
Description of proposal	Multiple Residential (27 Units) and Shop and Food Premises (35.72m ²)
ULDA Reference Number	DEV2010/042
Package Approved	5 May 2011
Decision	APPROVED WITH CONDITIONS

Approved plan/s, drawing/s and document/s	Number	Date
TTM Acoustics <i>Environmental Noise Impact Assessment</i> Proposed Mixed Use Development 24 Brookes Street Bowen Hills	26928 R02	26 th November 2010.
TTM Group <i>Proposed Residential Development 24 Brookes Street Bowen Hills</i> Traffic Engineering Report	26931	25 th November 2010.
Saunders Havill Group Landscape Concept for 24 Brookes St Bowen Hills	6034 L 01 B (As Amended in Red)	20.04.2011
Alex Enborisoff Architects Montage – from Gregory Terrace	3288 DA.01 D	1/04/2011
Alex Enborisoff Architects 3D massing Views	3288 DA.02 E	1/04/2011
Alex Enborisoff Architects Area Analysis	3288 DA.05 D	NOV'10
Alex Enborisoff Architects Ground Level	3288 DA.06 E (As Amended in Red)	NOV'10
Alex Enborisoff Architects Level 1	3288 DA.07 D	NOV'10
Alex Enborisoff Architects Level 2	3288 DA.08 C	NOV'10
Alex Enborisoff Architects Level 3	3288 DA.09 D	NOV'10
Alex Enborisoff Architects Level 4	3288 DA.10 D	NOV'10
Alex Enborisoff Architects Level 5	3288 DA.11 D	NOV'10
Alex Enborisoff Architects Level 6	3288 DA.12 D	NOV'10
Alex Enborisoff Architects Level 7	3288 DA.13 D	NOV'10
Alex Enborisoff Architects Level 8	3288 DA.14 D	NOV'10
Alex Enborisoff Architects Roof Terrace	3288 DA.15 D	NOV'10
Alex Enborisoff Architects Roof Plan	3288 DA.16 D	NOV'10
Alex Enborisoff Architects East & West Elevation	3288 DA.17 D	NOV'10

Alex Enborisoff Architects North Elevation	3288 DA.18 D	NOV'10
Alex Enborisoff Architects South Elevation	3288 DA.19 D	NOV'10
Alex Enborisoff Architects Section AA	3288 DA.20 C	NOV'10
Alex Enborisoff Architects Section BB	3288 DA.21 C	NOV'10
Alex Enborisoff Architects Units 1-4 (Level1 Accessible Housing Guideline)	3288 DA.22 B	NOV'10

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Peita McCulloch Senior Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority
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CONDITIONS		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use and then to be maintained
2.	Complete all Operational and Building Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Shop and/or Food Premises Use and Design a) This approval allows the 35.72m ² ground floor retail tenancy to be as either a Shop or Food Premises as defined under the Bowen Hills Urban Development Area Development Scheme. b) Window sill on retail tenancy is to be within 100-300mm above the corresponding footpath level with the use of reflective glass is not appropriate.	a) At all times b) Prior to commencement of use and to be maintained
4.	Shop and/or Food Premises Hours of Operation The hours of operation for the 35.72m ² Shop and/or Food Premises located at the ground level are to be sympathetic to the surrounding residential environment and are limited to: - Sunday – Wednesday 6.30am – 9pm - Thursday – Saturday 6:30am – 10pm	At all times

CONDITIONS	TIMING
5. Approval of 'as constructed' accessible unit design Submit written confirmation to the ULDA's Manager – Development Assessment that 4 accessible units has been constructed in accordance with stamped approved <i>Alex Enborisoff Architects</i> Units 1-4 (Level1 Accessible Housing Guideline) Drawing No. 3288 DA.22 B dated NOV'10.	Prior to the commencement of use and then to be maintained
6. Detailed landscape plan a) Submit to the ULDA's Manager – Development Assessment detailed landscape plans certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect. These landscape plans must illustrate all internal landscaped private and common areas as indicated on approved drawings along with the landscaping required for the ground floor retail tenancy. b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the submitted plans from part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
7. Footpath and Streetscape Improvements a) Construct proposed streetscape and footpath works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Brookes Street are to: i) be in accordance with the approved Saunders Havill Group Landscape Concept for 24 Brookes St Bowen Hills 6034 L 01 B dated 20.04.2011 and generally in accordance with Brisbane City Council's interim <i>Brisbane Streetscape Design Guidelines</i> and <i>Centre Detailing Design Manual (CDDM)</i>. ii) provide semi-advanced street trees to the Brookes St frontage at spacing generally complying with the Brisbane City Council's interim <i>Brisbane Streetscape Design Manual</i> and <i>Centres Detailing Design Manual (CDDM)</i>. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) As indicated
8. Traffic Engineering a) Submit certification to ULDA's Principal Engineer from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) has been constructed in generally in accordance with the approved <i>Proposed Residential Development 24Brookes / Street Bowen Hills TTM Group Traffic Engineering Report Ref No.26931 dated 25th November 2010</i>. b) Submit to the ULDA as-constructed plans verified by a Registered	a) Prior to commencement of use b) Prior to

CONDITIONS		TIMING
	Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with part (b) of this condition	commencement of use
9.	Ground Level Shop/Food Premises On site Servicing Submit to the ULDA for endorsement details of the proposed servicing arrangement for the ground level Shop/Food Premises, outlining the following: - Proposed hours for servicing and deliveries - Proposed days for servicing and deliveries	Prior to the commencement of site works
10	Bicycle Parking Submit to the ULDA amended Ground Level Plan illustrating the provision for bicycle storage and associated end of trip facilities generally in accordance with AS2890.3.	Prior to the commencement of site works
11	Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access. Ensure that all external lighting areas lights the buildings, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. Ensure external materials do not cause unreasonable glare.	Prior to commencement of use and to be maintained
12	Filling and Excavation a) Submit to ULDA's Principal Engineer 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 City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i> . The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to ULDA's Principal Engineer 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 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.	a) Prior to the commencement of works b) Prior to the commencement of use
13	Construction management a) Prepare and submit to the ULDA a site based construction management plan (CMP), certified by a Registered Professional Engineer of QLD (RPEQ) that specifies the practices that will be employed to manage the impacts that will result during construction. The plan must include, but is not limited to: i) Manage traffic flow and parking around and through the site during and outside of construction work hours ii) Manage the delivery of materials during and outside of construction hours of work iii) Manage of sedimentation, erosion and dust generated from the site	a) Prior to commencement of site works

CONDITIONS	TIMING
during and outside construction work hours iv) Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). v) Management of groundwater and surface water collection, treatment and disposal. vi) Where appropriate manage Acid Sulphate soils in accordance with management plans prepared specifically for this site. vii) Efficiently sort and minimise waste and maximise recycling opportunities. viii) Manage contaminated soils, including removal, treatment, disposal and/or replacement in accordance with site remediation plans prepared and approved specifically for this site. b) The CMP shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) Prior to commencement of site works and to be maintained during site works c) At all times during site works
14 Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of works on site
15 Sewer & Water Connection Queensland Urban Utilities (QUU) – Nominated Assessing Authority a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from QUU relating to part (a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use

CONDITIONS	TIMING
16 Service, meter assembly & meter box Brisbane City Council – Nominated Assessing Authority Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
17 Stormwater system a) Submit to the ULDA's Principal Engineer a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to a lawful point of discharge. The plan shall include full calculations to confirm that the existing system has sufficient capacity to cater for the proposed development. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	a) Prior to commencement of site works b) Prior to commencement of use
18 Easements over infrastructure – water supply, sewerage, drainage Queensland Urban Utilities (QUU) – Nominated Assessing Authority Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to Brisbane City Council. The terms of the easements must be to the satisfaction of the Chief Executive Officer	Prior to commencement of use
19 Acoustics Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the objectives for controlling intrusion into the residential buildings as specified and recommended in the approved TTM Acoustics <i>Environmental Noise Impact Assessment</i> Proposed Mixed Use Development 24 Brookes Street Bowen Hills Ref no. 26928 R02 dated 26th November 2010.	Prior to the commencement of use
20 Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
21 Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use

CONDITIONS	TIMING
22 Service conduits and 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
23 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 drainlines) that may occur during any works carried out in association with the approved development	Prior to the commencement of use
24 Community Management Statement Submit to the ULDA's Principal Engineer a copy of the Community Management Statement (CMS) with a copy of the survey plan. The CMS shall contain the following requirements/information • Landscaping is to be maintained in accordance with the approved plans and maintenance regime. • Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/ Tenants. • A statement disclosing to purchasers that the site is located in proximity to the RNA Showgrounds and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.	Prior to the commencement of use and to be maintained
25 Refuse Collection Signoff Submit to the ULDA's DA Assessment Manager refuse collection approval from Mr John Love of City Waste Services, BCC	Prior to the approval of building works
26 Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of Construction
27 Post-Construction Self 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 the commencement of use

CONDITIONS		TIMING																							
28	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2011. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table><tr><td>11 Small units @ 0-60m² GFA</td><td>\$11,235/ unit</td><td>\$123,585.00</td></tr><tr><td>16 Medium units @ 60-100m² GFA</td><td>\$15,685/ unit</td><td>\$250,960.00</td></tr><tr><td>35.72m² Retail</td><td>\$13,460/ 100m² GFA</td><td>\$13,460.00</td></tr></table> The current value uplift component (applying only to the GFA exceeding City Plan): <table><tr><td>6 Small units @ 0-60m² GFA</td><td>\$10,810/ unit</td><td>\$64,860.00</td></tr><tr><td>9 Medium units @ 60-100m² GFA</td><td>\$16,215/ unit</td><td>\$145,935.00</td></tr><tr><td>Credits</td><td>30% for affordable housing applying to the residential units</td><td>-\$63,238.50</td></tr><tr><td>Total Value Uplift</td><td></td><td>\$147,557.00</td></tr></table> The total payable is: <table><tr><td>TOTAL</td><td>*\$535,561.50</td></tr></table> <i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>	11 Small units @ 0-60m ² GFA	\$11,235/ unit	\$123,585.00	16 Medium units @ 60-100m ² GFA	\$15,685/ unit	\$250,960.00	35.72m ² Retail	\$13,460/ 100m ² GFA	\$13,460.00	6 Small units @ 0-60m ² GFA	\$10,810/ unit	\$64,860.00	9 Medium units @ 60-100m ² GFA	\$16,215/ unit	\$145,935.00	Credits	30% for affordable housing applying to the residential units	-\$63,238.50	Total Value Uplift		\$147,557.00	TOTAL	*\$535,561.50	Prior to the commencement of use
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STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- 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.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Brisbane City Council.

Awnings in Road Reserve

Where the street canopies protrude over road reserve approval from DERM will be required.

Operational Airspace

Development is not within the operational airspace however the construction cranes may be. Development in operational airspace, as per Brisbane Airport Master Plan, must not cause a permanent or temporary obstruction or potential hazard to aircraft movements.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) - Nominated Assessing Authority

For any conditions in this package that require the consideration of BCC or QUU, 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 has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Equitable Access

You are notified of your responsibility to provide equitable access for disabled persons to and within the site in accordance with the *Queensland Anti-Discrimination Act 1991*, the *Federal Disability Discrimination Act 1992* and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

This development approval does not indicate that the proposal complies with these requirements.

Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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.

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 ****