

UDA Development Approval Package

Site address	184 Curtin Ave West, Eagle Farm
Real property description	Lot 863 on SL4592
Type of application	Material Change of Use
Description of proposal	Outdoor sales or hire yard and ERA 21 (Motor vehicle workshop)
ULDA reference number	DEV2010/050
Decision	APPROVED WITH CONDITIONS
Decision date	3 December 2010

Approved plan/s, drawing/s and document/d	Number	Plan or Document Date
Site Plan	904-21-2	31.08.2010
Ground Floor Plan	904-22-2	02.09.2010
First Floor Plan	904-23-2	02.09.2010
South, West & East Elevations	904-24-2	02.09.2010
North, West, South & East Elevations and Ground Floor Plan	904-25-2	02.09.2010
Perspective	904-26-2	02.09.2010
Stormwater Plan	904-61-1	31.08.2010
Landscape Plan	904-70-2	31.08.2010
Landscape Details	904-71-2	31.08.2010
Landscape Details	904-72-2	31.08.2010
JT Environmental Stormwater Quality Management Plan at 184 Curtin Ave W, Eagle Farm	Rev No. B	01.10.10
Icubed environmental Pty Ltd report Development Approval – Site Risk Assessment for Boom – Sherrin – 184 Curtin Avenue W, Eagle Farm	Revision #1	25 th October 2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Esther Koay Environmental 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 approved development generally in accordance with the approved drawing	While development is occurring on the site and then to be maintained
2	Complete all Operational and Building Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use

	CONDITIONS	TIMING
3	Construction Management Plan a) Prepare a site based construction management plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • management of groundwater and surface water collection, treatment and disposal; • a health and safety plan to address prevention of disturbance of the ash fill material that may be contaminated with Polynuclear Aromatic Hydrocarbons (PAHs) located above the proposed warehouse. The construction management plan 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. b) 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.	a) Prior to commencement of site works b) During site works and prior to survey plan endorsement
4	Sewer & Water Connection Brisbane City Council – Nominated Assessing Authority a) Seek and obtain approval from Brisbane City Council to connect into the existing water and sewerage infrastructure. Submit for approval to the Brisbane City Council Engineering plans showing the design of any sewer and water 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 Sewerage Standards. b) Construct the sewer and water connection in accordance with the approved plans required in part (a) of this condition. Submit to the Brisbane City Council 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 BCC 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
5	Service, meter assembly & meter box 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 the commencement of use
6	Stormwater system a) Connect the internal stormwater lines to the existing stormwater system in Curtin Avenue West generally in accordance with approved Stormwater Plan drawing no. 904-61-1 dated 31.08.2010 and Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Implement and maintain all Stormwater Quality Management measures as outlined in the approved JT Environmental Stormwater Quality Management Plan at 184 Curtin Ave W, Eagle Farm Rev No. B dated 01.10.10.	a) Prior to the commencement of use and to be maintained b) Prior to the commencement of use and to be maintained
7	Soil Erosion and Sediment Control Submit an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later).	Prior to commencement of works on site
8	Acid Sulphate a) Submit to the ULDA an Acid Sulphate Management Plan (ASMP), prepared and certified by a suitable qualified and experienced professional. The ASMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) 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.	a) Prior to the commencement of works b) During the site works.
9	Footpaths Construct a footpath along the full length of the properties Curtin Avenue West frontage in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use and to be maintained
10	Electricity 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 the commencement of use
11	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 the commencement of use

CONDITIONS		TIMING
12	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 association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to the commencement of use
13	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
14	Flooding The finished floor level shall be 300mm above the Q100 flood event in accordance with Brisbane City Council <i>Subdivision and Development Guidelines</i>	Prior to commencement of use
15	Driveways Existing and proposed driveways shall be constructed / reconstructed in concrete to cater for heavy vehicles accessing the site in accordance with Brisbane City Council <i>Subdivision and Development Guidelines</i> .	Prior to the commencement of use
16	Detailed Landscape Plan a) Construct landscaping in accordance with approved - Landscape Plan 904-70-2 dated 31.08.2010 - Landscape Detail 904-71-2 dated 31.08.2010 - Landscape Detail 904-72-2 dated 31.08.2010 b) On completion, provide written certification to the ULDA from a licensed and experienced Landscape Architect that the completed landscaping complies with part (a) of this condition. .	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
17	Safety and Risk Management Submit to the ULDA written confirmation that the engineering and design controls and proposed mitigation controls of emergency plans and procedures and staff and visitor inductions have been completed and implemented in accordance with the approved <i>Icubed Environmental Pty Ltd</i> report Development Approval – Site Risk Assessment for Boom – Sherrin – 184 Curtin Avenue W, Eagle Farm Revision #1 dated 25 th October 2010.	Prior to commencement of use and to be maintained

	CONDITIONS	TIMING
18	ERA 21 (Motor vehicle workshop) Brisbane City Council – Nominated Assessing Authority a) APPROVED PLANS No alterations to the premises are to be made that vary significantly from the approved plan 904-21-2 dated 31/08/10 by Space Frame submitted with the application. b) RECORD KEEPING The registered operator of the ERA must keep a copy of this UDA Development Approval and the Registration Certificate on site AND ensure it is available to all employees engaged in the activity and to an authorised officer upon request. c) RECORD KEEPING The registered operator must keep all records and documents required to be kept by a condition of this approval at the premises. This is in addition to any records required to be kept by any legislative requirements. d) MAINTENANCE OF PLANT AND EQUIPMENT The registered operator must at all times maintain plant and equipment in proper working order. e) RELEASES OF CONTAMINANTS TO WATERS Prevent the release, either directly or indirectly, and the risk of release of contaminants or contaminated water from the premises to the ground or groundwater at the premises except for: (i) Uncontaminated overland stormwater flow; (ii) Uncontaminated stormwater to the stormwater system; (iii) Contaminants released to sewer under and in accordance with a trade waste approval granted by the local government under the <i>Plumbing and Drainage Act 2002</i>; or (iv) A release in accordance with a condition. f) PREVENTION OF LAND AND GROUNDWATER CONTAMINATION Prevent land and groundwater contamination, and prevent the risk of land and groundwater contamination, from the burial of waste, contact of contaminants with the soil of the premises; or direct or indirect seepage or penetration into the soil or groundwater at the premises. g) RELEASES TO AIR Prevent burning of waste at the premises and removal of waste from the premises to be burnt elsewhere. h) REGULATED WASTE Where regulated waste is removed from the premises, records must be kept of the following: - the date, quantity and type of waste removed; - the name of the waste transporter and/or disposal operator that removed the waste; and	As indicated and to be maintained

CONDITIONS	TIMING
• the intended treatment/disposal destination of the waste. i) WASTE MATERIAL No waste material is to be discharged or placed in a position that material is able to move into the stormwater system or other waters or onto land. j) COMPLAINTS REGISTER A complaints register must be kept at the premises and all complaints received about the activity must be recorded in the register with the following details: • time, date and nature of complaint; • type of communication (telephone, letter, personal, etc); • name, contact address and contact phone number of the complainant (if the complainant does not wish to be identified then 'not identified' is to be recorded; • response and investigation undertaken in response to the complaint; • name of the person responsible for investigating the complaint; and • action taken as a result of the complaint and the investigation, signed by or under the authorisation of the registered operator of the Environmentally Relevant Activity to which this UDA Development Approval relates. k) INCIDENTS REGISTER An incidents register must be kept at the premises and it must record any incidents including but not limited to: • any fire at the premises; • any release not in accordance with this UDA development approval. . l) CHEMICAL HANDLING Chemicals (including fuels, solvents, oils, detergents, paints and adhesives) must be stored in a manner that prevents the release of any substances, including leaks and spills, to surrounding unsealed land, stormwater systems or beyond the boundaries of the site. m) SPILL MANAGEMENT Adequate type and quantities of materials and equipment to deal with spills must be kept on the premises at all times. n) ROOFED STRUCTURE The carrying out of the environmentally relevant activity and other associated processes where there is a potential for contaminant release must be conducted within a roofed workshop/ factory area. o) NOISE MANAGEMENT • The following noise criteria must be achieved at the most affected site boundary or at the nearest sensitive or commercial place, whichever is the nearest. The	

CONDITIONS	TIMING
maximum adjusted sound pressure level (LA_{max,adj,T}) must not exceed the following criteria: Time period Sensitive land use Commercial land use 7am-6pm L_{Abg} + 5 L_{Abg} + 10 6pm-10pm L_{Abg} + 5 L_{Abg} + 10 10pm-7am L_{Abg} + 3 L_{Abg} + 8 • In the event Brisbane City Council receives a noise related complaint it deems non vexatious and justified, the operator is required to submit to Brisbane City for Approval a Noise Report, undertaken by a suitably qualified consultant/engineer demonstrating compliance with the limits as per the above condition. • Implement the recommendations as made in the approved Noise Report to Brisbane City Council satisfaction. p) EMISSION CONTROL EQUIPMENT All installed treatment, pollution control, and other related infrastructure measures must be inspected, serviced and/or repaired and maintained by a qualified trades person in accordance with the recommended time frame of the manufacturers specifications or a time frame as required to maintain the environmental performance of the control measures, which ever is the lesser. q) CHANGES OR ALTERATIONS Changes, alterations and/or installations of plant and equipment, procedures, and processes associated with the environmentally relevant activity must not occur where such would result in a significant increase in risk to the environment or where such changes, alterations and/or installations would result in an increase in the quantity of any contaminant released to the environment. r) CHEMICAL HANDLING All chemical storage areas (including oil and waste oil) must be roofed in a manner that prevents the ingress of stormwater into the bunded area. s) WASTE MANAGEMENT Records of any trade waste agreements used in connection with the activities and processes of the premises must be kept on site and made available to an authorised officer upon request. t) RELEASE OF CONTAMINANTS TO AIR • At all times, air conditioning refrigerant gases and ozone depleting substances must be handled in accordance with the <i>Code of Practice for the Control of Chlorofluorocarbons</i> from Motor Vehicle Air Conditioning systems. • Exhaust gases must be discharged vertically through a roof mounted stack with an internal diameter of not less than 0.5 metres and a height of either 7 metres above ground level or 4 metres above the highest ridgeline of the surrounding buildings within 15 metres of the stack, whichever is higher.	

CONDITIONS	TIMING
u) RESTRICTED ACTIVITIES Spray painting and panel beating activities are not to be conducted on the site without a UDA Development Approval. v) RELEVANT AIR QUALITY STANDARDS All practical measures must be taken to ensure ground level concentrations do not exceed the relevant standards specified in • <i>Queensland Environmental Protection (Air) Policy 2008 Schedule 1 Air Quality Objectives</i>; and • <i>Victorian Environmental Protection Policy (Air Quality Management) 2001 Schedule A</i> at or beyond the boundary of the site. Where the standards differ, the most stringent must be used. In the event Brisbane City Council receives an air quality related complaint it deems non-vexatious and justified, the operator is required to submit to Council for approval an assessment to be undertaken by a suitably qualified consultant / engineer demonstrating compliance with the most stringent limits as per the condition above. Implement the recommendations as made in the approved air quality assessment report to Brisbane City Council's satisfaction.	

Standard Advices

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

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, an approval or a permit).

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 6:30am or after 6:30pm.

Advertising Signs

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

Chemical storage and management

The handling and storage of all hazardous substances is subject to the *Queensland Hazardous Substances Code of Practice 2003*. All chemicals categorised as Australian Dangerous Goods (ADG) under the ADG code shall be stored and managed in accordance to the *Dangerous Goods and Safety Management Act 2001* and the *Dangerous Goods Safety Management*

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Regulation 2001. Where applicable, management of regulated waste shall be in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.

Fuel Tank Capacity

Please note that if the tank storage capacity of combustible liquids C1 and C2 exceeds 10 cubic meters an UDA development approval for ERA8

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA 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 ****