

Our ref: DEV2012/299

20 March 2017

DK1 Pty Ltd  
C/- Mr Ben Slack and Ms Penny Milton  
Urbis Pty Ltd  
Level 7, 123 Albert Street  
BRISBANE CITY QLD 4000

Dear Ben and Penny

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OFFICE, SHOP, INDOOR ENTERTAINMENT AND FOOD PREMISES AT 58, 62 AND 66 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 2 ON RP133342, LOT 1 ON RP127538 AND LOT 1 ON RP155441**

On 16 March 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Peter Smith  
**Executive Director – EDQ Planning Services**  
**Economic Development Queensland**

## PDA Decision Notice – Approval

| Site information                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
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| Name of priority development area   | Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |
| Site address                        | 58, 62 & 66 Abbotsford Road Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Lot on plan description             | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Plan description |
|                                     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RP133342         |
|                                     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RP127538         |
|                                     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RP155441         |
| PDA development application details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| DEV reference number                | DEV2012/299                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |
| 'Properly made' date                | 28 October 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Type of application                 | <input type="checkbox"/> New development involving:- <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> </div> <input checked="" type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                  |
| Description of proposal applied for | Material Change of Use – Office, Shop, Indoor Entertainment and Food Premises                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |

## PDA development approval details

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|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision of the MEDQ    | <p>The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ Amendment to retail plaza</li> <li>▪ Amendment to conditions to reflect current development standards</li> </ul> |
| Original Decision date  | 2 October 2012                                                                                                                                                                                                                                                                                                                                                                                   |
| Change to approval date | 16 March 2017                                                                                                                                                                                                                                                                                                                                                                                    |
| Currency period         | 6 years from original decision date                                                                                                                                                                                                                                                                                                                                                              |

## Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

| Approved plans and documents |                         | Number        | Date       |
|------------------------------|-------------------------|---------------|------------|
| 1.                           | Basement 4 Plan         | 3013_DA50 (2) | 08/09/2016 |
| 2.                           | Basement 3 Plan         | 3013_DA51 (2) | 08/09/2016 |
| 3.                           | Basement 2 Plan         | 3013_DA10 (3) | 08/09/2016 |
| 4.                           | Basement 1 Plan         | 3013_DA11 (3) | 08/09/2016 |
| 5.                           | Ground Floor Plan       | 3013_DA12 (4) | 19/09/2016 |
| 6.                           | Mezzanine Parking Plan  | 3013_DA13 (4) | 08/09/2016 |
| 7.                           | Level 1 Plan            | 3013_DA14 (4) | 08/09/2016 |
| 8.                           | Level 2 Plan            | 3013_DA15 (3) | 08/09/2016 |
| 9.                           | Level 3 Plan            | 3013_DA16 (3) | 08/09/2016 |
| 10.                          | Level 4 Plan            | 3013_DA17 (3) | 08/09/2016 |
| 11.                          | Level 5 Plan            | 3013_DA18 (3) | 08/09/2016 |
| 12.                          | Level 6 – 9 Plan        | 3013_DA19 (3) | 08/09/2016 |
| 13.                          | Level 10 – 11 Plan      | 3013_DA20 (3) | 08/09/2016 |
| 14.                          | Level 12 – 14 Plan      | 3013_DA21 (3) | 08/09/2016 |
| 15.                          | Level 15 – 16 Plan      | 3013_DA22 (3) | 08/09/2016 |
| 16.                          | Level 17 – 19 Plan      | 3013_DA23 (3) | 08/09/2016 |
| 17.                          | Level 20 Plan           | 3013_DA24 (3) | 08/09/2016 |
| 18.                          | Plant Level Plan        | 3013_DA25 (2) | 08/09/2016 |
| 19.                          | Roof Plan               | 3013_DA26 (2) | 08/09/2016 |
| 20.                          | BLD. Elevations Sheet 1 | 3013_DA27 (3) | 08/09/2016 |
| 21.                          | BLD. Elevations Sheet 2 | 3013_DA28 (3) | 08/09/2016 |
| 22.                          | BLD Sections A-A, B-B   | 3013_DA29 (3) | 08/09/2016 |
| 23.                          | Podium Sections Sheet 1 | 3013_DA30 (2) | 08/09/2016 |

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|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------|
| 24.                                                                       | Podium Sections Sheet 2                                                                                                                 | 3013_DA31 (2)                       | 08/09/2016       |
| 25.                                                                       | GFA Calculations                                                                                                                        | 3013_DA34 (3)                       | 08/09/2016       |
| 26.                                                                       | Concept Stormwater Management Plan prepared by Robert Bird Group, dated                                                                 | SKC-002 Rev A                       | 07.10.15         |
| <b>Approved plans and documents previously approved on 2 October 2012</b> |                                                                                                                                         | <b>Number</b>                       | <b>Date</b>      |
| 27.                                                                       | Energy Efficiency Statement, prepared by Norman Disney & Young                                                                          | B47602\001\00\05\ls110222b0033[1.0] | 20 May 2011      |
| 28.                                                                       | Flooding and Stormwater Constraints Assessment, prepared by Brown Consulting                                                            | B07195.W.01.AMcP.azh                | 28 February 2011 |
| 29.                                                                       | Engineering Services Report for Commercial Development, prepared by Brown Consulting                                                    | B07195.W.01.Services Report         | 01/03/11         |
| 30.                                                                       | Information Response Stormwater & Sewer, prepared by Brown Smart Consulting                                                             | B07195.W.03.AMcP.ks.RFI.docx        | 11 July 2012     |
| 31.                                                                       | Noise Assessment, prepared by ARUP                                                                                                      | Aac/221349/R01 Issue 2              | 24/02/11         |
| 32.                                                                       | Traffic Impact Assessment Report, prepared by ARUP                                                                                      | 220514-27 Issue 2                   | May 2011         |
| 33.                                                                       | Assessment of Traffic Impact of the proposed Expansion of the Parking Facilities at 55-66 Abbotsford Road, Bowen Hills, prepared by TTM | BRT000275                           | 26 June 2012     |
| 34.                                                                       | Letter from Cr Amanda Cooper regarding amendments to Transport, Access and Parking Servicing Planning Scheme Policy (TAPS PSP)          | -                                   | 12 May 2011      |

## **PREAMBLE**

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

### **Compliance assessment**

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
  - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
  - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
  - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
    1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
    2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly.
  - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
  - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
    1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
    2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
  - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note (vi.) above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

## **ABBREVIATIONS**

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

| PDA Development Conditions           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                           |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| No.                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                    |
| 1.                                   | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to commencement of use                              |
| 2.                                   | <b>Certification of operational works</b><br><br>All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                          | As required by the <i>Certification Procedures Manual</i> |
| 3.                                   | <b>Maintain the approved development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.                                                                                                                                                                                                                                                                                                                                                                                                         | As indicated                                              |
| 4.                                   | <b>Public Access – 24 hours through the site</b><br><br>Provide and maintain unimpeded and safe 24-hour public access through the subject site and public plaza areas, and ensure that access ways are designed to cater for disabled persons in accordance with “Australian Standard AS1428.1”.                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to commencement of use and then to be maintained    |
| <b>Architecture and urban design</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                           |
| 5.                                   | <b>Unauthorised railway access</b><br><br>The development must be designed and constructed to ensure that no pipework and other services penetrate the northern podium elevation shown on the approved BLD Elevations Sheet 2, drawing number 3013_DA28(3) dated 08/09/2016 and that no access is required from the railway for the maintenance of services and utilities.                                                                                                                                                                                                                                                                                                                         | Prior to the commencement of use and to be maintained     |
| 6.                                   | <b>Screening to External AC and/or Other Mechanical Plant</b><br><br>Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:<br><br>a) No unscreened installations on the proposed development are to be visible from the surrounding sites.<br><br>b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. | Prior to commencement of use                              |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                       |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                                                                                                |
|                            | c) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                       |
| 7.                         | <b>Compliance Assessment – Submit External Details</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, details of the building, facade treatment, sun shading devices and external materials, colours and finishes generally in accordance with the approved plans.</li> <li>b) Construct the development in accordance with the endorsed plans required under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>a) Prior to commencement of building work</li> <li>b) Prior to commencement of use</li> </ul>  |
| 8.                         | <b>Window Sill Treatments</b> <p>Window sills on all ground floor and Shop/Food Premises tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass for all Shop/Food Premises at both Ground and Level 1 is not permitted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to approval for building works                                                                                                  |
| Engineering                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                       |
| 9.                         | <b>Construction Management Plan</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DILGP a site based construction management plan (CMP), prepared by the principal site contractor, that manages the following: <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and</li> <li>iv. excavation methods without the use of explosives.</li> </ul> </li> <li>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of site works</li> <li>b) At all times during construction</li> </ul> |



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| 10. | <p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DILGP a traffic management plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work;</li> <li>iii. planning including risk identification and assessment, staging, etc;</li> <li>iv. ongoing monitoring, management review and certified updates (as required); and</li> <li>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li> </ul> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>                                    |
| 11. | <p><b>Compliance Assessment – Railway Protection (Geotechnical)</b></p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a railway protection strategy, certified by a RPEQ, confirming that the design and construction of the development will have no adverse impact on the safety or operation of the railway corridor. The strategy is to include the following documents:</p> <ul style="list-style-type: none"> <li>i. Detailed geotechnical investigation and modelling;</li> <li>ii. Detailed structural engineering design drawings and supporting technical documentation in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-012 - <i>Collision Protection of Supporting Elements adjacent to Railways</i>;</li> <li>iii. Groundwater Monitoring Plan;</li> <li>iv. Track and structures monitoring plan; and</li> <li>v. Dilapidation survey of the rail transport infrastructure.</li> </ul> <p>b) Construct the works generally in accordance with the endorsed plans and documents required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, RPEQ certification that the development has been carried out in accordance with parts a) and b) of this condition, including:</p> <ul style="list-style-type: none"> <li>i. As-constructed plans in accordance with the endorsed plans required under part a) of this condition;</li> <li>ii. The construction monitoring results and mitigation measures employed; and</li> <li>iii. Post-construction dilapidation survey of the rail transport infrastructure and confirmation that rectification works were undertaken if required.</li> </ul> | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |

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| 12. | <p><b>Vehicle access – compliance assessment</b></p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment traffic advice and conceptual design plans, prepared by an RPEQ, for the development access and any associated works. The advice is to justify the treatment choice (signalised or unsignalised) for the access, including:</p> <ul style="list-style-type: none"> <li>i. demonstration of how pedestrian and vehicle safety will be preserved at the intersection of Abbotsford Road and Folkestone Street; and</li> <li>ii. an analysis of the impact of the intersection treatment on the right turn from Abbotsford Road into Edmondstone Rd.</li> <li>iii. assessment of the design against relevant Council standards and justification for any deviation from these standards being fit for purpose.</li> </ul> <p>b) Submit to EDQ Development Assessment, DILGP, detailed design plans for the development access and any associated works certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP, as-constructed plans, certified by a RPEQ, generally in accordance with the certified plans required under part b) of this condition and Council adopted standards.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p> |
| 13. | <p><b>Car parking</b></p> <p>Provide car parking spaces designed in accordance with AS2890 – <i>Parking Facilities</i>, delineated and signed generally in accordance with the approved plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Prior to commencement of use and to be maintained</p>                                                                                                        |
| 14. | <p><b>Bicycle parking</b></p> <p>Provide bicycle parking facilities, designed in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i>, delineated and signed generally in accordance with the approved plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Prior to commencement of use and to be maintained</p>                                                                                                        |
| 15. | <p><b>Water connection</b></p> <p>a) Submit to EDQ Development Assessment, DILGP, a copy of the water approval from QUU.</p> <p>b) Connect the development to the existing water reticulation network in accordance with QUU adopted standards and the approval obtained in part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p>                                                                            |

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| 16. | <b>Sewer connection</b><br><br>a) Submit to EDQ Development Assessment, DILGP, a copy of the water approval from QUU.<br><br>b) Connect the development to the existing sewerage reticulation network in accordance with QUU adopted standards and the approval obtained in part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | a) Prior to commencement of site works<br><br>b) Prior to commencement of use                                   |
| 17. | <b>Building over sewer</b><br><br>Submit to EDQ Development Assessment, DILGP copy of the Build Over or Near Relevant Infrastructure (BOONRI) approval from QUU for the building over the existing sewer within the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of site works                                                                             |
| 18. | <b>Compliance Assessment – Stormwater Management</b><br><br>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment a site based Stormwater Management Plan (SMP) including stormwater quality measures and a connection stormwater connection point for the development generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> .<br><br>b) Install stormwater quality treatment devices in accordance with the endorsed report required under part a) of this condition.                                                                                                                                                                                                              | a) Prior to commencement of works<br><br>b) Prior to commencement of use                                        |
| 19. | <b>Stormwater realignment – compliance assessment</b><br><br>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater realignment, demolition and connection designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following document;<br>i. Concept Stormwater Management Plan prepared by Robert Bird Group, SKC-002 Rev A, dated 07.10.15.<br><br>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.<br><br>c) Submit to EDQ Development Assessment, DILGP, as-constructed plans, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. | a) Prior to commencement of works<br><br>b) Prior to commencement of use<br><br>c) Prior to commencement of use |

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| 20. | <b>Stormwater connection</b><br><br>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.                                                                                                                                                                                                                                                                                                         | Prior to commencement of use                      |
| 21. | <b>Stormwater Drainage – Railway</b><br><br>Stormwater management of the development must ensure no worsening or actionable nuisance to the railway.<br><br>Any works on the land must not: <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the railway;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the railway;</li> <li>iii. surcharge any existing culvert or drain on the railway; or</li> <li>iv. reduce the quality of stormwater discharge onto the railway.</li> </ul> | At all times                                      |
| 22. | <b>Flooding</b><br><br>All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy or standard. Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 – Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time.                                                                                                                                                                                  | Prior to approval for building works              |
| 23. | <b>Outdoor lighting</b><br><br>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .                                                                                                                                                                                                                                                                                                                                                                            | Prior to commencement of use and to be maintained |
| 24. | <b>Electricity</b><br><br>Submit to EDQ Development Assessment, DILGP either: <ul style="list-style-type: none"> <li>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</li> <li>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</li> </ul>                                           | Prior to commencement of site works               |
| 25. | <b>Telecommunications</b><br><br>Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.                                                                                                                                                                                                                                                                                    | Prior to commencement of site works               |

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| 26.                              | <b>Broadband</b><br><br>Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.                                                                                                                                                                                                                                                               | Prior to commencement of site works                                                                                                              |
| 27.                              | <b>Public infrastructure – damage, repairs and relocation</b><br><br>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.                                                                                                                                                                                                                                                                                                       | Prior to commencement of use                                                                                                                     |
| <b>Landscape and environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                  |
| 28.                              | <b>Landscape Works – Compliance Assessment</b><br><br>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, conceptual landscape plans, certified by an AILA registered Landscape Architect, for the podium recreation deck and laneway treatments.<br><br>b) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA registered Landscape Architect, generally in accordance with the endorsed plans required under part a) of this condition.<br><br>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.                                                                                                         | a) Prior to commencement of site works<br><br>b) Prior to commencement of site works<br><br>c) Prior to commencement of use and to be maintained |
| 29.                              | <b>Streetscape Works</b><br><br>a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings, certified by an AILA registered landscape architect, generally in accordance with Council's Infrastructure Design Planning Scheme Policy and documenting the following: <ul style="list-style-type: none"> <li>i. location and type of street lighting in accordance with Australian Standard AS1158 –<i>'Lighting for Roads and Public Spaces'</i>;</li> <li>ii. footpath treatments;</li> <li>iii. location and types of streetscape furniture; and</li> <li>iv. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ul> | a) Prior to commencement of site works                                                                                                           |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |
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|     | <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>                                                                                                                                                                                                                                                                                                                              | <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>            |
| 30. | <p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an acid sulfate soils management plan (ASSMP) certified by a RPEQ or an accredited professional in ASS management. The ASSMP must be in accordance with:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ASSMP as required under part a) of this condition.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |
| 31. | <p><b>Erosion and sediment management</b></p> <p>a) Submit to EDQ Development Assessment, DILGP an erosion and sediment control plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>   | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |
| 32. | <p><b>Refuse collection</b></p> <p>Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Prior to commencement of use</p>                                                      |
| 33. | <p><b>Acoustic treatments</b></p> <p>Undertake acoustic treatments to the development generally in accordance with the recommendations in the approved Noise Impact Assessment prepared by ARUP, document no. Aac/221349/R01 Issue 2, dated May 2011.</p>                                                                                                                                                                                                                                                                                                                                                      | <p>Prior to commencement of use</p>                                                      |
| 34. | <p><b>Food Outlet Refuse Bin Washing Facility</b></p> <p>If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tab, paved with an impervious material, graded and drained to sewer subject to the requirements and</p>                                                                                                                                                                                                                                                                                     | <p>Prior to commencement of use and to be maintained</p>                                 |

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|                                                | recommendations of Queensland Urban Utilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                               |
| 35.                                            | <p><b>Light Reflectivity and Heat</b></p> <p>Submit to the EDQ Development Assessment, DILGP evidence that:</p> <ul style="list-style-type: none"> <li>• The level of specular light reflectance from the glazing incorporated into the approved development will not exceed twenty (20) percent; and</li> <li>• The level of solar (heat) reflectance from the glazing incorporating into the approved development will not exceed twenty (20) percent.</li> </ul>                                                                                                                                                                                                            | Prior to commencement of use                                                                  |
| 36.                                            | <p><b>Energy efficiency</b></p> <p>Construct the development to achieve a minimum 4.5 Star NABERS Energy Rating, 5 Star GreenStar Rating and meet PCA A-Grade office generally in accordance with the recommendations in the following certified report Energy Efficient Statement, prepared by Norman Disney &amp; Young, dated 20 May 2011</p>                                                                                                                                                                                                                                                                                                                               | Prior to commencement of use                                                                  |
| <b>Surveying, land transfers and easements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                               |
| 37.                                            | <p><b>Easements over infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>                                                                                                                                                                                                                                                                              | Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first |
| 38.                                            | <p><b>Easement over future sewer duplication</b></p> <p>Provide a volumetric easement adjacent to, and parallel with, the existing sewer located within the site for sewerage purposes in favour of and at no cost to QUU, to allow the construction of the planned 750mm diameter sewer without affecting the development or existing infrastructure.</p> <p>The dimensions and terms of the easements must be to the satisfaction of QUU.</p> <p><i><b>Note:</b> This condition relates to the dedication of a volumetric easement only. It does not require the applicant to provide an upgrade 750mm sewer parallel to the existing line as part of this approval.</i></p> | Prior to commencement of site works                                                           |
| 39.                                            | <p><b>Road dedication – Abbotsford Road</b></p> <p>Dedicated as public road, at no cost to Council, the road widening of 1.25m to Abbotsford Road generally in accordance with the approved plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of use                                                                  |

| Infrastructure charges                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |                                    |                |       |  |                |                                    |                                    |                |                    |  |                |              |  |                         |                                  |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------|----------------|-------|--|----------------|------------------------------------|------------------------------------|----------------|--------------------|--|----------------|--------------|--|-------------------------|----------------------------------|
| 40.                                       | <p><b>Infrastructure Contributions</b></p> <p>Pay to the Minister for Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure.</p> <p>The contribution has been calculated in accordance with the ULDA's <i>Infrastructure Framework</i> (The Framework).</p> <p><b>The applicable general infrastructure charge is:</b></p> <table border="1"> <tr> <td>40,368m<sup>2</sup><br/>Commercial/Retail</td><td>\$14,680/<br/>100m<sup>2</sup> GFA</td><td>\$5,930,720.00</td></tr> <tr> <td>Total</td><td></td><td>\$5,930,720.00</td></tr> </table> <p><b>Value uplift component (applying only to the GFA exceeding City Plan):</b></p> <table border="1"> <tr> <td>24,373m<sup>2</sup><br/>Commercial</td><td>\$22,189/<br/>100m<sup>2</sup> GFA</td><td>\$5,414,116.00</td></tr> <tr> <td>Total Value Uplift</td><td></td><td>\$5,414,116.00</td></tr> <tr> <td colspan="2"><b>TOTAL</b></td><td><b>*\$11,344,836.00</b></td></tr> </table> <p><i>* All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year by the 3-year moving average annual percentage increase in the Queensland Roads and Bridges Construction Index.</i></p> | 40,368m <sup>2</sup><br>Commercial/Retail | \$14,680/<br>100m <sup>2</sup> GFA | \$5,930,720.00 | Total |  | \$5,930,720.00 | 24,373m <sup>2</sup><br>Commercial | \$22,189/<br>100m <sup>2</sup> GFA | \$5,414,116.00 | Total Value Uplift |  | \$5,414,116.00 | <b>TOTAL</b> |  | <b>*\$11,344,836.00</b> | Prior to the commencement of use |
| 40,368m <sup>2</sup><br>Commercial/Retail | \$14,680/<br>100m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$5,930,720.00                            |                                    |                |       |  |                |                                    |                                    |                |                    |  |                |              |  |                         |                                  |
| Total                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$5,930,720.00                            |                                    |                |       |  |                |                                    |                                    |                |                    |  |                |              |  |                         |                                  |
| 24,373m <sup>2</sup><br>Commercial        | \$22,189/<br>100m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$5,414,116.00                            |                                    |                |       |  |                |                                    |                                    |                |                    |  |                |              |  |                         |                                  |
| Total Value Uplift                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$5,414,116.00                            |                                    |                |       |  |                |                                    |                                    |                |                    |  |                |              |  |                         |                                  |
| <b>TOTAL</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>*\$11,344,836.00</b>                   |                                    |                |       |  |                |                                    |                                    |                |                    |  |                |              |  |                         |                                  |

## STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**\*\* End of Package \*\***