

## ULDA DECISION NOTICE

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| <b>Site address</b>                 | 371, 319 & 385 MacArthur Ave & 210 Curtin Ave West, Eagle Farm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Real property description</b>    | Lots 802, 803 & 809 on SP210924, Part Lot 5 on SP205027, Lots 3 & 4 on SP205027                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Urban Development Area (UDA)</b> | Northshore Hamilton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Type of approval</b>             | UDA Development Permit, subject to conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Aspects of development</b>       | Material Change of Use and Operational Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Description of proposal</b>      | <ul style="list-style-type: none"> <li>Option 1: Four x 3-storey Commercial and Retail Buildings (Offices, Research &amp; technology facility, Warehouse, Showroom, Medical Centre, Shops, Food Premise, Conference Centre, Education Establishment and Community Facility) and Operation Works (tidal works being pedestrian bridges and marine plants removal)</li> <li>Option 2: Three x 3-storey Commercial and Retail Buildings (Offices, Research &amp; technology facility, Warehouse, Showroom, Medical Centre, Shops, Food Premise, Conference Centre, Education Establishment and Community Facility) and Operation Works (tidal works being pedestrian bridges and marine plants removal)</li> </ul> |
| <b>Currency period</b>              | 4 Years from Decision Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>ULDA reference number</b>        | DEV2012/395                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Decision date</b>                | 10 January 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Approved plan/s, drawing/s and document/s                             | Number               | Date       |
|-----------------------------------------------------------------------|----------------------|------------|
| <b>Option 1 – Block A, B, C &amp; D</b>                               |                      |            |
| Illustrative Site Plan                                                | A-DA1-01-06 Issue P6 | 30/10/2012 |
| Overall Typical Floor Plan                                            | A-DA1-01-07 Issue P4 | 30/10/2012 |
| Overall 3D – South Side                                               | A-DA1-01-08 Issue P3 | 30/10/2012 |
| Overall 3D – North Side                                               | A-DA1-01-09 Issue P1 | 30/10/2012 |
| Block A – Ground & 1 <sup>st</sup> - 2 <sup>nd</sup> Level Floor Plan | A-DA1-02-01 Issue P3 | 30/10/2012 |
| Block A – Elevations                                                  | A-DA1-02-02 Issue P1 | 30/10/2012 |
| Block A – Sections                                                    | A-DA1-02-03 Issue P1 | 30/10/2012 |
| Block A – 3D                                                          | A-DA1-02-04 Issue P1 | 30/10/2012 |
| Block B – Ground & 1 <sup>st</sup> Level Floor Plan                   | A-DA1-03-01 Issue P3 | 30/10/2012 |
| Block B – Elevations                                                  | A-DA1-03-02 Issue P1 | 30/10/2012 |
| Block B – Sections                                                    | A-DA1-03-03 Issue P1 | 30/10/2012 |
| Block B – 3D                                                          | A-DA1-03-04 Issue P1 | 30/10/2012 |
| Block C – Ground & 1 <sup>st</sup> - 2 <sup>nd</sup> Level Floor Plan | A-DA1-04-01 Issue P3 | 30/10/2012 |
| Block C – Elevations                                                  | A-DA1-04-02 Issue P1 | 30/10/2012 |
| Block C – Sections                                                    | A-DA1-04-03 Issue P1 | 30/10/2012 |
| Block C – 3D                                                          | A-DA1-04-04 Issue P1 | 30/10/2012 |
| Block D – Ground & 1 <sup>st</sup> - 2 <sup>nd</sup> Level Floor Plan | A-DA1-05-01 Issue P3 | 30/10/2012 |
| Block D – Elevations                                                  | A-DA1-05-02 Issue P1 | 30/10/2012 |

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|-----------------------------------------------------------------------|-----------------------|------------|
| Block D – Sections                                                    | A-DA1-05-04 Issue P1  | 30/10/2012 |
| Block D – 3D                                                          | A-DA1-05-05 Issue P1  | 30/10/2012 |
| Carpark Building - Floor Plan                                         | A-DA1-06-01 Issue P3  | 30/10/2012 |
| Carpark Building - Floor Plan Typical                                 | A-DA1-06-02 Issue P2  | 30/10/2012 |
| Carpark Building - Elevations                                         | A-DA1-06-03 Issue P2  | 30/10/2012 |
| Carpark Building – 3D                                                 | A-DA1-06-04 Issue P2  | 30/10/2012 |
| <b>Option 2 – Block A, B &amp; C</b>                                  |                       |            |
| Illustrative Site Plan                                                | A-DA2-01-06 Issue P 5 | 30/10/2012 |
| Overall Typical Floor Plan                                            | A-DA2-01-07 Issue P4  | 30/10/2012 |
| Overall 3D – South Side                                               | A-DA2-01-08 Issue P3  | 30/10/2012 |
| Overall 3D – North Side                                               | A-DA2-01-09 Issue P1  | 30/10/2012 |
| Block A – Ground & 1 <sup>st</sup> - 2 <sup>nd</sup> Level Floor Plan | A-DA2-02-01 Issue P3  | 30/10/2012 |
| Block A – Elevations                                                  | A-DA2-02-02 Issue P1  | 30/10/2012 |
| Block A – Sections                                                    | A-DA2-02-03 Issue P1  | 30/10/2012 |
| Block A – 3D                                                          | A-DA2-02-04 Issue P1  | 30/10/2012 |
| Block B – Ground & 1 <sup>st</sup> Level Floor Plan                   | A-DA2-03-01 Issue P3  | 30/10/2012 |
| Block B – Elevations                                                  | A-DA2-03-02 Issue P3  | 30/10/2012 |
| Block B – Sections                                                    | A-DA2-03-03 Issue P1  | 30/10/2012 |
| Block B – 3D                                                          | A-DA2-03-04 Issue P1  | 30/10/2012 |
| Block C – Ground & 1 <sup>st</sup> – 2 <sup>nd</sup> Level Floor Plan | A-DA2-04-01 Issue P3  | 30/10/2012 |
| Block C – Elevations                                                  | A-DA2-04-02 Issue P1  | 30/10/2012 |
| Block C – Sections                                                    | A-DA2-04-03 Issue P1  | 30/10/2012 |
| Block C – 3D                                                          | A-DA2-04-04 Issue P1  | 30/10/2012 |
| Carpark Building - Floor Plan                                         | A-DA2-05-01 Issue P3  | 30/10/2012 |
| Carpark Building - Floor Plan Typical                                 | A-DA2-05-02 Issue P2  | 30/10/2012 |
| Carpark Building - Elevations                                         | A-DA2-05-03 Issue P2  | 30/10/2012 |
| Carpark Building – 3D                                                 | A-DA2-05-04 Issue P2  | 30/10/2012 |

| CONDITIONS OF APPROVAL |                                                                                                                                                                                                                                                                                                                                                                                                                         | TIMING                                            |
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| 1.                     | <b>Carry out the Approved Development</b><br>Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).                                                                                                                                                                                                                                                                   | Prior to commencement of use and to be maintained |
| 2.                     | <b>Complete all Operational Works</b><br>Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the ULDA, in accordance with the relevant approval(s) | Prior to commencement of use                      |

| CONDITIONS OF APPROVAL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIMING                                                                                                                 |
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| 3.                     | <p><b>Maintain the Approved Development</b></p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | As indicated                                                                                                           |
| 4.                     | <p><b>Landscape Works</b></p> <p>a) Submit to the ULDA for compliance endorsement detailed Landscape Plans certified by a suitably qualified Landscape Architect (AILA) illustrating the extent of landscaping around each building, the carpark and common areas including adjacent to bin collection point. The plans must where relevant:</p> <ul style="list-style-type: none"> <li>▪ include an area of soft landscaping in the front setback. This may be to the front of blank walls or to provide privacy.</li> <li>▪ ensure landscaping maintains visibility along pathways, driveways and to front entries</li> <li>▪ include details and heights of fencing/walls to the street or open space</li> <li>▪ include species which are low maintenance and water-wise</li> <li>▪ ensure species are selected taking into account the location of overhead or underground services</li> <li>▪ indicate where one hose cock can be provided within each private open space where on ground level</li> <li>▪ ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight</li> <li>▪ identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible</li> </ul> <p>An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape.</p> <p>b) Construct the works in accordance with the endorsed drawings required by part a) of this condition.</p> <p>c) On completion of the works, provide to the ULDA written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |

| CONDITIONS OF APPROVAL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | TIMING                                                                                                               |
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| 5.                     | <p><b>Curtin Avenue West streetscape works</b></p> <p>a) Submit to the ULDA a 'Streetscape Works Plan' for compliance assessment of for works to be undertaken within the Curtin Avenue West footpath reserve. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect and. The plans are to include the following:</p> <ul style="list-style-type: none"> <li>• Full width pavement</li> <li>• Street trees in tree grates with tree guard</li> <li>• Location of underground and above-ground services</li> <li>• Location of service pits</li> <li>• Finished surface levels including cross-falls and longitudinal grades.</li> <li>• Proposed road use adjacent to the kerbing (eg. public transport stops, parking bays, No Standing zones).</li> </ul> <p>b) Construct the works in accordance with the endorsed plans from part a) of this condition and to a standard and of materials consistent with the requirements of Brisbane City Council's <i>Centres Detail Design Manual (CDDM)</i> and <i>Subdivision and Development Guidelines</i></p> <p>c) Submit to the ULDA a Letter of Certification from a Registered Practising Engineer - Queensland (RPEQ) for the constructed footpath works as documented on the endorsed Streetscape Works Plan.</p> | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| 6.                     | <p><b>Flooding</b></p> <p>All commercial and retail areas are to have a minimum floor level of RL3.5m AHD.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Prior to commencement of use</p>                                                                                  |

| CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TIMING                                      |
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| <p><b>7. Compliance endorsement of pedestrian bridges</b></p> <p>Submit to the ULDA for compliance endorsement drawings of the two (2) proposed pedestrian bridges as located on approved Illustrative Site Plans A-DA1-01-06 Issue P6 and A-DA2-01-06 Issue P5 dated 30/10/2012 signed by the registered professional engineer who is responsible for the design of the works. The drawings submitted for endorsement are required to clearly define the type, location and extent of the works for which compliance endorsement is sought.</p> <p>The drawings submitted must:</p> <ol style="list-style-type: none"> <li>Show the current real property description and real property boundaries of the property which would abut the proposed works and the tidal land on which the works would be constructed if there is a current tenure over this tidal land (the metes and bounds description of real property boundaries shown must be marked on these boundaries)</li> <li>Show the current location of MHWS on a plan view of the site</li> <li>Clearly define the works for which compliance endorsement is sought</li> <li>Show the location dimensioned with respect to real property boundaries of: <ul style="list-style-type: none"> <li>The proposed works for which compliance endorsement is sought</li> <li>Existing works on the waterfrontage of the property which would abut the proposed works, which are not included in the works for which compliance endorsement is sought</li> <li>Existing works on adjacent properties where these works are within 20m of the works for which compliance endorsement is sought</li> </ul> </li> <li>Show the full dimensions of the plan view of: <ul style="list-style-type: none"> <li>The proposed works for which compliance endorsement is sought</li> <li>Existing works on the waterfrontage of the property which would abut the proposed works, which are not included in the works for which compliance endorsement is sought</li> <li>Existing works on adjacent properties where these works are within 20m of the works for which compliance endorsement is sought</li> </ul> </li> <li>Indicate the constructional details of the proposed works</li> <li>Show the finished levels of the works (including pile head levels)</li> <li>Show the levels of LAT, MHWS and HAT</li> <li>Show the design criteria for the proposed works</li> <li>Show the datum for the levels shown</li> <li>The bridges should be designed to a small flood event i.e. to achieve a 2 year ARI flood immunity</li> <li>The one (1) publically accessible pedestrian bridge as shown on the approved Illustrative Site Plans A-DA1-01-06 Issue P5 and A-DA2-01-06 Issue P4 dated 30/10/2012 must: <ul style="list-style-type: none"> <li>be accompanied by written endorsement from the Brisbane City Council as a nominated assessing authority</li> <li>provide for a shared width of preferably 4-5 metres and be also designed in accordance with Brisbane City Council's</li> <li><i>Asset Management Design Criteria Bridge Structures dated July 2011 and</i></li> <li><i>Asset Services – Asset Registration &amp; Handover Requirements dated July 2012.</i></li> </ul> </li> </ol> <p>Accompanying the drawings is to be an assessment demonstrating how the proposed bridges comply with the provisions of the <i>Queensland Coastal Plan's State Planning Policy 3/11: Coastal Protection (SPP 3/11)</i>.</p> | <p>Prior to approval for building works</p> |

| CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TIMING                                                                                    |
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| <p>8. <b>Construct pedestrian bridges</b></p> <p>a) Construct the pedestrian bridges in accordance with the endorsed drawings from Condition 7 which forms part of this UDA development approval.</p> <p>b) Submit to the ULDA structural certification by a Registered Professional Engineer of Queensland (RPEQ), or equivalent, as per the structural certification form <i>Certification of Construction of Tidal Works</i>, which relates to Schedule 4A of the <i>Coastal Protection and Management Registration 2003</i></p> <p>c) For the one (1) publically accessible pedestrian bridge as shown on the approved Illustrative Site Plans A-DA1-01-06 Issue P5 and A-DA2-01-06 Issue P4 dated 30/10/2012 also submit to the ULDA structural certification by a RPEQ certifying the structure is designed and built to BCC's <i>Asset Management Design Criteria Bridge Structures dated July 2011</i>.</p> | <p>Prior to commencement of use</p>                                                       |
| <p>9. <b>Erect sign</b></p> <p>A sign is to be placed in position on or near the pedestrian bridges that:</p> <p>a) is visible at all times and</p> <p>b) states the maximum live load that may be applied to the bridges, in terms of the maximum number of persons that may be on the bridge at any given time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Prior to commencement of use</p>                                                       |
| <p>10. <b>Marine plant removal</b></p> <p>a) Submit to the ULDA for compliance endorsement a scaled plan indicating the details, methods and location and scope on site of all required marine plant (e.g. mangrove) removal as a result of the approved development.</p> <p>b) All endorsed removal from part a) of this condition are to be conducted by a qualified arborist in accordance with the Queensland State Governments <i>Code for self-assessable development: Minor impact works in a declared fish habitat area or involving the removal, destruction or damage of marine plants Code Number: MP06 July 2011</i>.</p>                                                                                                                                                                                                                                                                               | <p>a) Prior to approval of building works</p> <p>b) As indicated and to be maintained</p> |
| <p>11. <b>Public pedestrian walk – BCC Nominated assessing authority</b></p> <p>a) Submit to the Brisbane City Council (BCC) as a nominated assessing authority detailed design drawings of the proposed public accessible pedestrian walk (mangrove walk) as indicated on the approved Illustrative Site Plans A-DA1-01-06 Issue P6 and A-DA2-01-06 Issue P5 dated 30/10/2012 as a concrete pathway with pedestrian lighting certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with BCC current relevant Standards for the entire length of Lots 802, 803 and 809.</p> <p>b) Constructed the mangrove walk in accordance with the endorsed plans from part a) of this condition.</p> <p><i>Note:<br/>For further information regarding compliance with this condition please contact the BCC on 3403 8888.</i></p>                                                                | <p>Prior to commencement of use</p>                                                       |

| CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TIMING                                                                                             |
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| <p>12. <b>Grant easement(s)</b></p> <p>Grant easement(s) for public pedestrian access in favour of Brisbane City Council generally in accordance with that indicated on the approved Illustrative Site Plans A-DA1-01-06 Issue P6 and A-DA2-01-06 Issue P5 dated 30/10/2012.</p> <p><i>Note:</i><br/>Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City Council. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888).</p>                                                                                     | <p>Prior to commencement of use</p>                                                                |
| <p>13. <b>Safety and risk assessment</b></p> <p>a) Submit to the ULDA a safety and risk assessment report. The safety and risk report must detail all physical, operational (e.g. induction and evacuation) and management measures to mitigate potential environmental impacts from the nearby Large Dangerous Goods (LDGL's) locations and Major Hazard Facilities (MHF's).</p> <p>b) Implement all physical, operational (e.g. induction and evacuation) and management measures recommendations from the submitted safety and risk assessment.</p>                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use and to be maintained</p> |
| <p>14. <b>Screening to External AC and/or Other Mechanical Plant</b></p> <p>Provide screening for any external or roof mounted air conditioning or mechanical plant installations in accordance with the following requirements:</p> <p>a) No unscreened installations on the proposed development are to be visible from the surrounding sites.</p> <p>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.</p> <p>c) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.</p> | <p>Prior to commencement of use</p>                                                                |
| <p>15. <b>Acid Sulphate</b></p> <p>a) Submit to the ULDA an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional in accordance with the Queensland Acid Sulphate Soil Technical Manual, Soil Management Guidelines V3.8 or later. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works.</p> <p>b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the certified ASSMP from part a) of this condition.</p>                                                                                                                                                                                                                                                                                         | <p>a) Prior to commencement of works</p> <p>b) During the site works.</p>                          |

| CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | TIMING                                                                                                            |
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| <p>16. <b>Carpark</b></p> <p>a) Submit to the ULDA detailed engineering plans for the entire proposed carparking including signage and linemarking, certified by a Registered Professional Engineer Queensland (RPEQ) and</p> <ul style="list-style-type: none"> <li>generally in accordance with approved Illustrative Site Plans A-DA1-01-06 Issue P5 and A-DA2-01-06 Issue P4 dated 30/10/2012 and</li> <li>in accordance with AS2890.1.2004 <i>Off-street carparking</i> provision is made for carparking for persons with disabilities in the ratio of 2% of the total spaces with a minimum of one (1) space per office block designed in accordance with AS2890.6.2009 <i>Off-street parking for people with disabilities</i> and</li> <li>internal paved areas are to be signed and delineated in accordance with the <i>Manual of Uniform Traffic Control Devices</i>.</li> </ul> <p>b) Construct the car park generally in accordance with the submitted plans from part a) of this condition and install a suitable approved system of lighting, designed by a Registered Professional Engineer Queensland (RPEQ), to illuminate carparking areas compliant with AS/NZS 1158.1.2:2010 (<i>Category P11 for car parks</i>) and AS4282 - <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> | <p>Prior to commencement of use and to be maintained</p>                                                          |
| <p>17. <b>End of trip facilities</b></p> <p>End of trip facilities for pedestrians and cyclists are to be provided including secure, undercover bicycle storage facilities, showers and lockers. Such facilities are to be provided to a standard consistent with AS2890.3.</p> <p>Bicycle facility numbers are to be:</p> <ul style="list-style-type: none"> <li>workers – to have secure space per 200m<sup>2</sup> of net lettable area (NLA) according with AS2893.0 and</li> <li>visitors – to have secure space per 1000m<sup>2</sup> of net lettable area (NLA) according with AS2893.0.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Prior to commencement of use and to be maintained</p>                                                          |
| <p>18. <b>Erosion and Sediment Control (ESC) Management Plan</b></p> <p>a) Prepare an ESC for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later).</p> <p>b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>a) Prior to site works commencing</p> <p>b) While site works/operational works/building works is occurring</p> |

| CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TIMING                                                                                      |
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| <p>19. <b>Construction Management Plan</b></p> <p>a) Prepare and submit to the ULDA a site based construction management plan and traffic management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• Prepare a construction monitoring programme during inground construction work.</li> <li>• Provision for the management of traffic around and within the site during and outside of construction work hours.</li> <li>• Provision for parking and materials delivery during and outside of construction hours of work.</li> <li>• Management of dust generated from the site during and outside construction work hours.</li> <li>• Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).</li> <li>• Management of groundwater and surface water collection, treatment and disposal.</li> <li>• That the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements.</li> </ul> <p>b) 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.</p> <p>c) All work shall be undertaken in accordance with the construction management plan and traffic management plan which must be current and available on site at all times during the construction period.</p> | <p>a) Prior to commencement of site works</p> <p>b) As indicated</p> <p>c) As indicated</p> |
| <p>20. <b>Filling and Excavation</b></p> <p>a) Submit to the ULDA an earthworks plan and cross sections, certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>.</p> <p>b) Undertake all works in accordance with the RPEQ certified plan submitted in part a) of this condition and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use.</p>            |
| <p>21. <b>Sewerage</b></p> <p>Connect each office block to the existing reticulated sewerage system in accordance with Queensland Urban Utilities adopted standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Prior to commencement of each use</p>                                                    |

| CONDITIONS OF APPROVAL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TIMING                                                                                                                                                                            |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22.                    | <b>Water Reticulation</b><br>Connect each office block to the existing reticulated water supply in accordance with Queensland Urban Utilities adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to commencement of each use                                                                                                                                                 |
| 23.                    | <b>Stormwater</b><br>a) Submit to the ULDA for compliance endorsement detailed stormwater engineering drainage plans and management plans for quantity and quality certified by a Registered Professional Engineer Queensland (RPEQ) in accordance to Brisbane City Council's current standards, checked and certified by a Registered Professional Engineer of Queensland (RPEQ).<br><br>Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site.<br><br>b) Submit to the ULDA in writing approval from Brisbane City Council to connect the proposed stormwater infrastructure to the existing infrastructure.<br><br>c) Construct the stormwater drainage and management plans in accordance with the endorsed stormwater drainage and management plans required in part (a) of this condition. | a) Prior to commencement of works<br><br><br><br><br><br><br><br><br><br>b) Prior to commencement of works<br><br><br><br><br><br><br><br><br><br>c) Prior to commencement of use |
| 24.                    | <b>Easements over infrastructure – water supply, sewerage, drainage</b><br>Where public utilities are located on private land, public utility easements must be provided in favour of and at no cost to the relevant authority. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the relevant authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to commencement of use                                                                                                                                                      |
| 25.                    | <b>Refuse Collection</b><br>a) Submit to the ULDA written agreement from Brisbane City Council, City Waste Services or, a private waste contractor to provide a waste collection service to the development.<br><br>b) Provide a screened bin corral for the storage of bulk bins, which is to be shared between all tenants.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | a) Prior to approval for building works<br><br><br><br><br><br><br><br><br><br>b) Prior to commencement of use and to be maintained.                                              |
| 26.                    | <b>Electricity</b><br>Submit to the ULDA either: <ul style="list-style-type: none"> <li>▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each building; or</li> <li>▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of use                                                                                                                                                      |

| CONDITIONS OF APPROVAL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TIMING                                                               |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 27.                    | <b>Telecommunications</b><br><br>a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .<br>b) Construct services in accordance with the agreement from part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                | a) Prior to commencement of use.<br>b) Prior to commencement of use. |
| 28.                    | <b>Broadband</b><br><br>Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to commencement of use.                                        |
| 29.                    | <b>Service Conduits &amp; Mains</b><br><br>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 commencement of use.                                        |
| 30.                    | <b>Repair any damage</b><br><br>Repair any damage to existing kerb and channel, street trees, 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 commencement of use                                         |
| 31.                    | <b>Infrastructure Contributions</b><br><br>Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure.<br><br>The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework).<br><br>At 12,400m <sup>2</sup> the current applicable general infrastructure charge is <b>\$1,820,320**</b> based on the current charge of \$14,680 per 100m <sup>2</sup> of GFA.<br><i>* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.</i><br><i># Offsets maybe eligible where agreement in writing has been obtained with the ULDA</i> | Prior to the commencement of use for the relevant stage              |

## STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

**Compliance assessment**

For endorsement of drawings for compliance assessment to satisfy a UDA development condition you maybe required to submit relevant forms or a fee. For information regarding ULDA compliance endorsement please contact the relevant nominated assessing authority either the ULDA Principal Engineer - Compliance on 3024 4164 or the Brisbane City Council on 3403 8888.

**Operational Airspace**

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

*Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.*

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