

DEV2012/289

9 May 2013

Mr Stephen Buhmann
Metro Property Development
c/- Brannock & Associates
GPO Box 552
BRISBANE QLD 4001

Dear Mr Buhmann

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR STAGE 1 MIXED USE DEVELOPMENT; MULTIPLE RESIDENTIAL(165 UNITS) AND COMMERCIAL AND RETAIL EXCLUDING SERVICE STATION AND SHOPPING CENTRE (138M² GFA) AND INDOOR SPORT AND RECREATION (440M²) AND PRELIMINARY APPROVAL FOR DEMOLITION OF A HERITAGE PLACE AT 332 – 342 WATER STREET AND 62 – 68 BRUNSWICK STREET, FORTITUDE VALLEY, DESCRIBED AS LOTS 11 & 12 ON RP10552, LOT 1 ON RP10553, LOT 1 ON RP42507, LOTS 1,5,6 & 13 ON RP81335 AND LOT 2 ON RP881617 AND LOTS 900 & 901 ON RP881617.

On 9 May 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Peita McCulloch on 3024 4120.

Yours Sincerely



Patrick Atkinson
Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	BOWEN HILLS	
Site address	332-342 Water Street and 62-68 Brunswick Street, Fortitude Valley	
Lot on plan description	Lot number	Lot description
	Lots 11 & 12	RP10552
	Lot 1	RP10553
	Lot 1	RP42507
	Lots 1, 5, 6 & 13	RP81335
	Lot 2	RP881617
	Lots 900 & 901	RP881617
PDA development application details		
MEDQ reference number	DEV2012/289	
Lodgement date	18 March 2013	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Change to conditions 36, 37 and 50 of Stage 1 mixed use development; Multiple Residential (165 units) and Commercial and Retail excluding Service Station and Shopping Centre (138m ² GFA) and Indoor Sport and Recreation	

PDA development approval details		
Decision of the MEDQ	The MEDQ has decided all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Original Decision date	26 July 2012	
1 st Change to approval date	25 March 2013	
2 nd Change to approval date	9 May 2013	
Currency period	4 years	
Plans and specification		
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.		
Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
Project Summary	1.00 Revision 9	12.12.12
Site Location	1.01 Revision 7	08.10.12
Existing Site Plan	1.02 Revision 8	21.11.12
Proposed Site Plan	1.03 Revision 8	21.11.12
Stage 1 - Basement 01 – Part 1	2.01 Revision 9	21.11.12
Stage 1 - Basement 01 – Part 2	2.02 Revision 9	21.11.12
Stage 1 - Podium 1 – Part 1	2.03 Revision 9	21.11.12
Stage 1 - Podium 1 – Part 2	2.04 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Podium 2 – Part 1	2.05 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Podium 2 – Part 2	2.06 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Podium 3 – Part 1	2.07 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Podium 3 – Part 2	2.08 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Level 4 Podium	2.09 Revision 9	12.12.12, amended in red by ULDA 15 Jan 2013
Stage 1 – Level 5	2.09.1 Revision 1	12.12.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Level 6-7 (Typical)	2.10 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Level 8-11 (Typical)	2.11 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Stage 1 - Level 12	2.12 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013

Stage 1 – Level 13-18 (Typical)	2.13 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Roof Plan	2.13 Revision 9	21.11.12
South & North Elevations	3.01 Revision 8	21.11.12, amended in red by ULDA 15 Jan 2013
East & West Elevations	3.02 Revision 8	21.11.12
Sections	4.01 Revision 8	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type A	7.01 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type A1	7.02 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type B	7.03 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type B1	7.04 Revision 9	21.11.12
Typical Apartment Type C	7.05 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type D	7.06 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type E	7.07 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type F	7.08 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type F1	7.09 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type G	7.10 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type G1	7.11 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type G1	7.11.1 Revision 1	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type H	7.12 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type H1	7.13 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type J	7.14 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type J1	7.15 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type K	7.16 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type L	7.17 Revision 9	21.11.12, amended in red by

		ULDA 15 Jan 2013
Typical Apartment Type L1	7.18 Revision 9	21.11.12
Typical Apartment Type M	7.19 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type M1	7.20 Revision 9	21.11.12
Typical Apartment Type N	7.21 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type N1	7.22 Revision 9	21.11.12
Typical Apartment Type P	7.23 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type P1	7.24 Revision 9	21.11.12
Typical Apartment Type Q	7.25 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type Q1	7.26 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Studio Type 1	7.27 Revision 9	21.11.12
Studio Type 2	7.28 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Studio Type 3	7.29 Revision 9	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type R	7.30 Revision 1	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type S	7.31 Revision 1	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type T	7.32 Revision 1	21.11.12, amended in red by ULDA 15 Jan 2013
Typical Apartment Type U	7.33 Revision 1	21.11.12, amended in red by ULDA 15 Jan 2013
Project Waters Stage 1: Balcony Report, prepared by Bureau Proberts	Revision G	19/11/12, amended in red by ULDA 24 Jan 2013
Recommended minimum curtilage (after building relocation), prepared by Ivan McDonald Architects	Figure 2	Approved 26/7/12
Demolition – Site Plan, prepared by Deicke Richards	DH 0.00, Issue C	Oct 2011 Approved 26/7/12
Demolition – Ground Floor Plan, prepared by Deicke Richards	DH 0.01, Issue C	Oct 2011 Approved 26/7/12
Demolition – Roof Plan, prepared by Deicke Richards	DH 0.02, Issue C	Oct 2011 Approved 26/7/12
Demolition – Lower Ground Floor Plan, prepared by Deicke Richards	DH1.01, Issue C	Oct 2011 Approved 26/7/12

Drill Hall – Floor Plan, prepared by Deicke Richards	DH1.02, Issue C	Oct 2011 Approved 26/7/12
Drill Hall – Roof Plan, prepared by Deicke Richards	DH 1.03, Issue C	Oct 2011 Approved 26/7/12
Drill Hall – Elevations, prepared by Deicke Richards	DH 2.01, Issue C	Oct 2011 Approved 26/7/12
Drill Hall – Sections, prepared by Deicke Richards	DH 2.02, Issue C	Oct 2011 Approved 26/7/12
Central Village Landscape Concept Plan Master Plan	SUB4732	11-04-2013
Traffic Engineering Report – Master Plan + Stage 1 & 2, Prepared by TTM Group	Reference number 27703	17/01/2013
Project Waters – Parking Supply Analysis Letter, prepared by TTM	BRT0001	19 June 2012, approved 26/7/12
Road Planning Configuration, prepared by TTM Group	27703-SK17	25/06/12, amended in red by ULDA 26 July 2012
Road Boundary & Easements Corner of Water Street & Baxter Lane	107919-10	17 July 2012
Acoustic Report 'Water Street, Bowen Hills Qld Project Waters, Stage one Apartments', prepared by TTM Group	11BRA0017 Revision no. 1	24.05.12, approved 26/7/12
TTM Acoustics Letter	11BRA0017_R03_0	21 November 2012
Site Based Stormwater Management Plan for Crn Water and Brunswick Streets, Fortitude Valley, prepared by Robert Bird Group	11720C Issue B	23.05.12, approved 26/7/12
Site Services Report for Crn Water and Brunswick Streets, Fortitude Valley, prepared by Robert Bird Group	11720 Issue B	23.05.12, approved 26/7/12
Local Flooding Report Letter, prepared by Cardno	J11077	25 November 2011, approved 26/7/12
Sustainability Report – Stage 1 Project Waters Fortitude Valley, prepared by BCA Energy Solutions	5830G001 (Revision 5)	October 2012
Pedestrian Spine Concept Plan & Strategy	pp2	23/01/13 and amended in red by ULDA 31 Jan 2013
Pedestrian Spine Indicative Perspective	pp8	23/01/13 and amended in red by ULDA 31 Jan 2013

CONDITIONS OF APPROVAL	TIMING
following stamped approved drawings and with a detailed statement of compliance with the Principles of the Burra Charter: i. DH 0.01, Issue C, prepared by Deicke Richards, dated Oct 2011 ii. DH 0.02, Issue C, prepared by Deicke Richards, dated Oct 2011 iii. DH 1.01, Issue C, prepared by Diecke Richards, dated Oct 2011 iv. DH 1.02, Issue C, prepared by Diecke Richards, dated Oct 2011 v. DH 1.03, Issue C, prepared by Diecke Richards, dated Oct 2011 vi. DH 2.01, Issue C, prepared by Diecke Richards, dated Oct 2011 vii. DH 2.02, Issue C, prepared by Diecke Richards, dated Oct 2011 c) Prior to building works approval for the Drill Hall, submit to EDQ proposed materials, colours and finishes for the Drill Hall re-use. d) Submit to EDQ's Manager – Development Assessment evidence of the consent of the Queensland Heritage Council to a revised heritage register boundary for this place entered in the Queensland Heritage Register. e) Submit to the EDQ's Manager – Development Assessment evidence that all buildings or parts of buildings identified as significant in the Queensland Heritage Register entry for this place (ID602797) and proposed to be demolished, relocated or refurbished are recorded in accordance with the Department of Environment and Heritage (EHP) <i>Guideline: Archival Recording of Heritage Places</i> available at the department's website. Submit to the Heritage Branch, EHP a full digital copy of the recording for its place record. f) Submit to EDQ's Manager – Development Assessment evidence that all buildings on the Brisbane City Council Heritage Register determined to be culturally significant that are proposed to be relocated, refurbished and or demolished are recorded and documented to BCC archival standards and submitted to the Brisbane City Council recording. The extent and format of recording is to be determined in consultation with the Brisbane City Council's City Architecture & Heritage Team. <i>Note – this approval does not remove the site from the Queensland Heritage Register (QHR) nor does it amend the existing State Heritage Register heritage boundary. This approval does not approve the re-use of the Caretakers Cottage or Orderly Room. Additional MCU applications for the buildings 'public' reuse in accordance with the Principles of the Burra Charter will be required to be submitted to EDQ for approval.</i>	c) As indicated d) Within 12 months following the relocation/demolition of heritage buildings. e) Prior to the relocation/demolition of heritage buildings. f) Prior to the relocation/demolition of heritage buildings.
6. Approval of 'As Constructed' Accessible Unit Design Submit written confirmation to EDQ's Manager – Development Assessment that the development has constructed 17 accessible units (10.3%) shown as Typical Apartment Type A, Type A1 and	Prior to commencement of use

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	Type G2 in accordance with the following stamped approved plans: • Typical Apartment Type A, Drawing no. 7.07 Rev 9, dated 21.11.12, amended in red by ULDA 15 Jan 2013 • Typical Apartment Type A1, Drawing no. 7.02, Rev 9, dated 21.11.12, amended in red by ULDA 15 Jan 2013 • Typical Apartment Type G2, Drawing no. 7.11.1 Rev1, dated 12.12.12, amended in red by ULDA 15 Jan 2013	
7.	Approval of 'As Constructed' Affordable Dwelling Units Submit written confirmation to EDQ's Manager – Development Assessment that the development has delivered a minimum 50 affordable dwelling units; (being 30% of the total development GFA) that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use
8.	Sustainable Design a) Submit for approval to EDQ's Manager – Development Assessment a detailed sustainability report prepared by a suitably qualified sustainability consultant outlining which sustainability measures as outlined in the Principles of the <i>Sustainability Report, prepared by BCA Energy Solutions</i>, dated October 2012 (Revision 5) will be implemented into the development. Ensure that the report references Conditions 15f) and 16c). b) Submit written confirmation from a suitably qualified sustainability professional to EDQ's Manager – Development Assessment certifying that the development has been constructed to meet the objectives and recommendations as outlined in the <i>Sustainability Report, prepared by BCA Energy Solutions</i>, dated October 2012, Revision 5 and the recommendations of Condition 8a). c) Ensure the development achieves a minimum NatHERS rating of 5 stars is achieved for all apartments.	a) Prior to building works approval b) Prior to commencement of use c) Prior to commencement of building works
9.	Flooding a) Submit to EDQ, certified by a Registered Professional Engineer of QLD (RPEQ), a detailed 2D hydraulic model of the Water Street catchment. The flood model shall update the Cardno Report 'Project Waters – Corner of Water Street and Brunswick Street, Fortitude Valley - Review of Local Flooding Issues for Development Application' dated 25th Nov 2011. Any proposed flood mitigating measures shall demonstrate that no worsening of flooding to properties that are upstream, downstream or adjacent to the site. b) The development floor levels must be above the higher of: • the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy; or • the levels recommended in the updated 2D hydraulic model from part (a) of this condition c) Freeboard of 100mm above the 100 year ARI flood level to the basement shall be provided at the basement entrances.	a) Prior to approval for building works b) As indicated c) As indicated

CONDITIONS OF APPROVAL		TIMING
10.	Landscaping of Vacant Site If construction for the approved development does not commence within 4 months of the existing building/s on site being demolished submit for approval to EDQ's Manager – Development Assessment a detailed landscape plan for the site. Following approval, ensure that the site is landscaped in accordance with the approved landscape plan.	As indicated
11.	Light Reflectivity and Heat Submit to EDQ's Manager – Development Assessment evidence that: • The level of specular light reflectance from the glazing incorporated into the approved development will not exceed twenty (20) percent; and • The level of solar (heat) reflectance from the glazing incorporating into the approved development will not exceed twenty (20) percent.	Prior to commencement of use
12.	Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access, including car parking areas, pedestrian paths and other communal areas. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure that all external lighting is in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. e) Ensure lighting over publically accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use and to be maintained
13.	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the subject site and public plaza areas and pedestrian paths, 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
Architecture and Design		
14.	Central Pedestrian Spine Kiosk Stage 1 is to be designed to facilitate the delivery of a kiosk type permanent structure for commercial or retail purposes within the future pedestrian spine. The Kiosk will be delivered generally in accordance with following stamped	As part of the MCU application for Stage 4

CONDITIONS OF APPROVAL		TIMING
	endorsed plans and shall be delivered as part of the MCU for Stage 4. • Pedestrian Spine Concept Plan & Strategy, pp2 dated 23/01/13 and amended in red by ULDA 31 Jan 2013 • Pedestrian Spine Indicative Perspective, pp8 dated 23/01/13 and amended in red by ULDA 31 Jan 2013	
15.	Compliance Assessment – Detailed Drawings Submit for Compliance Assessment to EDQ's Manager – Development Assessment amended plans illustrating the following: a) elevations that clearly depict the proposed colours and materials to be used on the facade of the building including the amended western podium edge; b) larger scale architectural drawings that detail the continuous (minimum 1.5m wide) awning along Baxter Street, including materials, colours and finishes for the proposed awning/s; c) details, colours and finishes of the proposed awning along Water Street that highlights the importance of the building as an entry to the redevelopment; d) detailed larger scale architectural drawings of the design of the below the below tower levels at the Baxter and Water Streets corner ensuring that the design 'celebrates' the corner of the building and enhances legibility and place-making; e) drawings and or details about how natural cross ventilation will be achieved through each apartment.	Prior to building works approval
16.	Balcony and Alfresco Apartment Design a) All balconies are to be constructed in accordance with the stamped approved plans, the Balcony Report prepared by Bureau Proberts, Rev E dated 16/07/12 and condition 16a) above. b) All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures. c) Submit for Compliance Assessment to EDQ's Manager – Development Assessment amended plans that ensure that all alfresco units, being; Type A, Type B, Type C, Type F1, Type G1, Type H1, Type J1, Type L, Type M, Type N, Type P, Studio 3 are designed in accordance with the requirements of the Balcony Report, prepared by Bureau Proberts and include at a minimum the following: a. Full width bi-folding windows above a glazed balustrade; b. Glazed balustrade and or window to include openable panels to provide for natural cross ventilation to the unit c. Horizontal 600mm sun hoods d. Vertical 450mm sun blades e. Solid panels to facade f. Upstands	a) Prior to commencement of use b) Prior to commencement of use c) Prior to approval for building works

CONDITIONS OF APPROVAL		TIMING
17.	Construct the Development Construct the development in accordance with the floor levels, and overall height as outlined on the stamped approved elevations and/ or sections.	As indicated
18.	Screening to External AC and/or Other Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: a) No unscreened installations on the proposed development are to be visible from the surrounding sites. 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. c) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use
19.	Submit External Details Submit for approval further details of the building, facade treatment and external materials, colours and finishes generally consistent with the approved plans.	Prior to commencement of building work
20.	Window Sill Treatments Window sills on all ground floor Shop tenancies are no greater than 300mm above the corresponding footpath level. The use of reflective glass is not appropriate.	Prior to approval for building works
Engineering		
21.	Acid Sulphate a) If Acid Sulphate Soils are found on the site, submit to the ULDA an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of acid sulphate soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of building works b) During the site works.
22.	Compliance Assessment – Car parking for the Indoor Sport and Recreation ‘Drill Hall’ Submit for Compliance Assessment to EDQ's Manager – Development Assessment detailed plans that illustrate on street and publically accessible parking spaces for the	Prior to building works approval for the Drill Hall

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	Indoor Sport and Recreation 'Drill Hall' in accordance with the provisions required by the Development Scheme for 'For all other uses'.	
23.	Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: - Delineate and sign the designated vehicle entry point. - Manoeuvring on site for a MRV, a RCV and for the loading and unloading of the vehicles(s). - Parking on the site for 105 cars designed in accordance with AS2890.1 within the site to be delivered in the following configuration. 96 regular spaces 2 disability parking spaces at podium 1 level 7 visitor spaces at podium 1 level - A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. - A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. - An appropriate delineated and signed area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. - The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	Prior to commencement of use and to be maintained
24.	Bicycle Spaces - Provide amended detailed plans that illustrate the location of the 36 external bicycle spaces to be provided, ensuring that a minimum of 3 of these are located adjacent to the Drill Hall. - Provide bicycle spaces and end of trip facilities in accordance with the stamped approved plans and the Bowen Hills Urban Development Area Development Scheme.	- Prior to building works approval - Prior to commencement of use and to be maintained
25.	Baxter Street Extension and Water Street Widening - Baxter Street to be extended and Water Street to be widened generally in accordance with the following:- - Baxter Street shall constructed generally in accordance with TTM Drawing 27703-SK17 (amended in red by the ULDA 26 Jul 2012) with the following exceptions:- - The footpath along the frontage of the site shall be a minimum of 5.0m - The 1.5m footpath area adjacent Bells Square	Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
	be extended to the existing driveway servicing Bells Square. The pavement width in this area shall be maintained at 6.5m • Provide details of all signage and lighting at the intersection of Water street and Baxter Lane • At the north western corner of the Baxter Street extension and Water Street intersection, the widening is to be a 6m by 3 chord truncation ii. Water Street to not less than 3.75m to back of kerb along the frontage of the development to increase the width of the footpath. b) Submit to EDQ for Compliance Assessment engineering design drawings in accordance with part (a) of this condition. The drawings are to be checked and certified by a Registered Professional Engineer Qld (RPEQ) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM), Austroads and the Manual of Uniform Traffic Control Devices detailing; • the Baxter Street extension including footpaths, traffic control devices and the intersection with Water Street (to be priority control), • footpath widening on Water Street along the development frontage, • the upgrade of the Water Street/Anderson Street/Misterton Street (to be priority control) intersection and making Water Street two way flow between Baxter Street and Anderson Street. c) Construct the road works in accordance with the submitted drawings required in part b) of this condition. d) Submit to EDQ 'As Constructed' drawings including an asset register, certified by an RPEQ that all roads and associated works have been constructed in accordance with parts b) of this condition. <i>Note – The required upgrade the intersection of Water Street/Anderson Street/Misterton Street (to be priority control) and making Water Street two way flow between Baxter Street and Anderson Street is required as part of Stage 2.</i>	b) Prior to commencement of works c) Prior to commencement of use d) Prior to commencement of use
26.	Dedicate as Road Dedicate as public road, at no cost to EDQ or Brisbane City Council the following:- a) The road widening along Water Street frontage to provide a minimum 3.75m footpath reserve as measured from the kerb line. b) Baxter Street road reserve generally in accordance with RPS Plan 107919-10. c) BCC controlled allotments Lot 2 RP881617, Lot 900 and 901 on RP 881617 dedicated as road reserve.	Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
27.	Public Thoroughfare Easement Submit to EDQ's Manager – Development Assessment all easement documents including the public thoroughfare as identified on RPS Plan No 107919-10 dated 17th July which is to be contained within an easement for access and services.	Prior to commencement of use
28.	Site Management Agreement Submit for approval to EDQ's Manager – Development Assessment a Site Management Agreement for all areas within the site available to the public including the pathway adjacent Baxter Lane. The Site Management Agreement shall adequately address the following, but not limited to:- - The provision of route/s for pedestrians and cyclists where appropriate - The maintenance of all areas, including the collection of refuse, repair of all infrastructure, reinstatement of damaged infrastructure etc. - Evidence of adequate public liability insurance - Access for service authorities to enter the site to undertake all necessary work	Prior to the commencement of building works
29.	Construction Management Plan - Prepare and submit to EDQ a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: - Prepare a construction monitoring programme during inground construction work. - Provision for the management of traffic around and through the site during and outside of construction work hours. - Provision for parking and materials delivery during and outside of construction hours of work. - Management of noise and dust generated from the site during and outside construction work hours including the nomination of a complaint manager. - Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). - Management of groundwater and surface water collection, treatment and disposal. - 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. - 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	- Prior to commencement of site works - As indicated

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	management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	c) As indicated
30.	Contaminated Land Provide a soils report that investigates the potential for contaminating soils onsite and if any are found, recommending remedial actions.	Prior to site works commencing
31.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the entities.	Prior to commencement of use
32.	Filling and Excavation a) Submit to EDQ an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) 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 <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of works b) Prior to commencement of use.
33.	Lighting to Carparking and Public Areas Install and maintain a suitable approved system of lighting to illuminate carparking and public areas. The lighting system, and any other outdoor lighting, must comply with Australian Standard No. AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained
34.	On Site Erosion a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater	a) As indicated b) Prior to site works commencing

CONDITIONS OF APPROVAL		TIMING
	Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). c) 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.	c) While site works/operational works/building works is occurring
35.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines".	While site works are occurring, then to be maintained
36.	Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Submit to the EDQ's Manager – Development Assessment 'in principal' support from Queensland Urban Utilities (QUU) that the site can be serviced by sewer. b) Submit and obtain approval from QUU engineering design plans detailing an upgraded sewerage system including connections to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ) to meet the demand of the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. c) Submit to the EDQ's Manager – Development Assessment 'in principal' support from Queensland Urban Utilities (QUU) that the balance of Precinct 4, including the ultimate development potential for Project Waters redevelopment (i.e. Stages 1 – 6 as outlined in DEV2012/288) can be serviced by sewer. d) Construct the upgraded sewer system and connections in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and EDQ 'As Constructed' drawings verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. e) Provide to EDQ all approval correspondence from QUU relating to parts (a), (b) and (c) of this condition.	a) Prior to commencement of site works b) Prior to commencement of works above natural ground including all building works and ancillary site works i.e. roads c) Prior to commencement of works above natural ground including all building works and ancillary site works i.e. roads d) Prior to commencement of use e) Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
37.	Water – Queensland Urban Utilities Nominated Assessment Authority a) Obtain certificate of connection from QUU for the proposed water service connection. b) Submit and obtain approval from QUU engineering design plans detailing the water system including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. c) Construct the water system and connections in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and EDQ 'As Constructed' plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. d) Provide to EDQ all approval correspondence from QUU relating to parts (a), (b) and (c) of this condition.	a) Prior to commencement of site works b) Prior to commencement of works above natural ground including all building works and ancillary site works i.e. roads c) Prior to commencement of use d) Prior to commencement of use
38.	Service, Meter Assembly and Meter Box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
39.	Stormwater Drainage and Management System a) Submit stormwater engineering drainage plans and management plans, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plans shall generally be in accordance with Robert Bird Group '<i>Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude valley, Issue B</i>' dated 23rd May 2012. b) 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. c) Submit to EDQ in writing approval from Brisbane City Council to connect the proposed storm water infrastructure to the existing infrastructure. d) Construct the stormwater drainage and management works in accordance with the submitted stormwater drainage plans required in part (a) of this condition. Submit to EDQ 'As Constructed' drawings and asset register verified and signed by a Registered	a) Prior to commencement of use b) As indicated c) Prior to commencement of use d) Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
	Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	
40.	Water Management Plan Submit to EDQ a Water Management plan prepared by a suitably qualified consultant that details how the proposal will reduce the potable water consumption through the use of water efficient fixtures and details the proposed best practice stormwater management to treat stormwater runoff.	Prior to commencement of use
41.	Refuse Collection a) Submit to EDQ refuse collection approval from City Waste Services, BCC or a private waste contractor. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained
42.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
43.	Telecommunications 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> . b) Construct services in accordance with the agreement.	Prior to commencement of use.
44.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.
45.	Broadband Provide to the ULDA a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the	Prior to commencement of use.

CONDITIONS OF APPROVAL		TIMING
	Telecommunications Act (Fibre Deployment Bill 2011) 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.	
46.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
47.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in EDQ's Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by EDQ.	Prior to commencement of site works
48.	Pre-Construction Self Certification No work shall commence until EDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of construction
49.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and 'As Constructed' plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use
Landscape Architecture and Open Space		
50.	Compliance Assessment – detailed landscape plan a) Submit for Compliance Assessment to the EDQ's Manager – Development Assessment a detailed landscape plan prepared by an Australian Institute of Landscape Architects registered landscape architect that is generally in accordance with the stamped approved landscape concept master plan SUB4732 Central Village Landscape Concept Master Plan, prepared by Place Design, dated 11-04-2013. Ensure that the space is designed to allow the future Stage 2 development to have unimpeded access to the podium communal open space. b) This work is to be certified by a suitably qualified	a) Prior to commencement of podium landscape works b) Prior to commencement

CONDITIONS OF APPROVAL		TIMING
	landscape architect professional in accordance with the EDQ Certification Procedures Manual. c) On completion, provide written certification to EDQ from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	of podium landscape works c) Prior to commencement of use
51.	Construct and maintain the works a) Carry out the landscaping and associated works documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards. b) Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	a) Prior to commencement of use b) To be maintained
52.	Streetscape Improvements a) Submit for approval from EDQ's Manager – Development Assessment detailed landscape plan for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Water Street and the Baxter Street extension are to: i) be in accordance with the road's function as either a Primary or Secondary Active Frontage under the UDA and generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i>. ii) provide semi-advanced street trees to both of the street frontage at spacing generally complying with the Brisbane City Council's <i>Centres Detailing Design Manual (CDDM)</i> b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ's Principal Engineer that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) As indicated
Pollution		
53.	Acoustics Submit written confirmation to EDQ's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in TMM Acoustics report '<i>Water Street, Bowen Hills Qld Project Waters, Stage one Apartments</i>', Ref 11BRA0017' dated 24/05/2012 and the TTM Acoustics Letter dated 1 February 2012, which requires the erection of a noise barrier of a minimum of 1.8m to be constructed at the boundary of Stage 1 and Bell's Square to meet a 6dBa criteria.	Prior to the commencement of use

CONDITIONS OF APPROVAL		TIMING																	
54.	Food Outlet Refuse Bin Washing Facility 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 recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained																	
Monetary Contributions																			
55.	Infrastructure Contributions Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with EDQ's <i>Infrastructure Framework</i> (The Framework). The current applicable general infrastructure charge is: <table><tr><td>133 Small units @ 0-60m² GFA</td><td>\$12,256/ unit</td><td>\$1,630,048.00</td></tr><tr><td>32 Medium units @ 60-100m² GFA</td><td>\$17,108/ unit</td><td>\$547,456.00</td></tr><tr><td>138m² Commercial and Retail</td><td>\$14,680/100 m² GFA</td><td>\$29,360.00</td></tr><tr><td>440m² Non Residential (Indoor Sport and Rec)</td><td>\$14,680/100 m² GFA</td><td>\$73,400.00</td></tr><tr><td>Total General Infrastructure</td><td></td><td>\$2,280,264.00</td></tr></table> <table><tr><td>TOTAL</td><td>*\$2,280,264.00</td></tr></table> <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>	133 Small units @ 0-60m ² GFA	\$12,256/ unit	\$1,630,048.00	32 Medium units @ 60-100m ² GFA	\$17,108/ unit	\$547,456.00	138m ² Commercial and Retail	\$14,680/100 m ² GFA	\$29,360.00	440m ² Non Residential (Indoor Sport and Rec)	\$14,680/100 m ² GFA	\$73,400.00	Total General Infrastructure		\$2,280,264.00	TOTAL	*\$2,280,264.00	Prior to commencement of use
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Total General Infrastructure		\$2,280,264.00																	
TOTAL	*\$2,280,264.00																		

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 *Economic Development Act 2012* 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.

Podium Landscape area/Communal Facilities

You are advised that the podium level communal open space/landscape area as illustrated on Stage 1 Layout, pp15 of the Public Realm Report, Issue J dated 27 June 2012 must be designed to ensure that any future Stage 2 development has unimpeded access to this communal open space area. This must be reflected in the Stage 1 Development's Community Management Statement.

Noise and Dust Emissions

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

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- a) on a Sunday or public holiday, at any time, or
- b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Operational Airspace

Development is not within the operational airspace however the construction cranes may be. The application has been conditioned accordingly. 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.

