

ULDA DECISION NOTICE

Site address	4, 6, 10 Hudd Street and 51, 89 Mayne Road, Bowen Hills
Real property description	Lot 10 & 11 on SP141589 (superseded Lots 1, 2 and 3 on RP9896, Lot 5 & 6 on RP9895 and Part of Lot 103 on SP155738)
Urban Development Area (UDA)	Bowen Hills
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Material Change of Use
Description of proposal	Mixed use development (Office, Business, Shop, Food Premises, Showroom, Storage and Display Facilities)
Currency period	4 Years from Decision Date
ULDA reference number	DEV2012/207
Decision date	30 April 2012

Approved plan/s, drawing/s and document/s	Number	Date
Workplace Sustainability Overview, prepared by Cox Rayner	DA008, Revision D	February 2012
Development Summary, prepared by Cox Rayner	DA009, Revision D	February 2012
Carparking + End of Trip Facilities, prepared by Cox Rayner	DA010, Revision D	February 2012
Master Plan Stage One, prepared by Cox Rayner	DA013, Revision D	February 2012
Site Plan, prepared by Cox Rayner	DA028, Revision D	February 2012
Basement Plan, prepared by Cox Rayner	DA029, Revision D	February 2012
Ground Plan, prepared by Cox Rayner	DA030, Revision E	April 2012
Level One Podium Plan, prepared by Cox Rayner	DA031, Revision E	April 2012
Level Two Podium Plan, prepared by Cox Rayner	DA032, Revision D	February 2012
Level Three Podium Plan, prepared by Cox Rayner	DA033, Revision D	February 2012
Level Four Podium Plan, prepared by Cox Rayner	DA034, Revision D	February 2012
Plant Mezzanine Plan, prepared by Cox Rayner	DA035, Revision D	February 2012
Level Five Tower Plan – Low Rise, prepared by Cox Rayner	DA036, Revision D	February 2012
Level Six, Eight, Ten Tower Plan – Low Rise, prepared by Cox Rayner	DA037, Revision D	February 2012
Level Seven, Nine, Eleven Tower Plan – Low Rise, prepared by Cox Rayner	DA038, Revision D	February 2012
Level Twelve Tower Plan - Transfer, prepared by Cox Rayner	DA039, Revision D	February 2012
Level Thirteen Tower Plan - Overrun, prepared by Cox Rayner	DA040, Revision D	February 2012
Level Fourteen, Sixteen, Eighteen Tower	DA041, Revision D	February 2012

Approved plan/s, drawing/s and document/s	Number	Date
Plan – High Rise, prepared by Cox Rayner		
Level Fifteen, Seventeen, Nineteen Tower Plan – High Rise, prepared by Cox Rayner	DA042, Revision D	February 2012
Level Twenty Roof Plan, prepared by Cox Rayner	DA043, Revision D	February 2012
South Elevation, prepared by Cox Rayner	DA046, Revision D	February 2012, amended in red 26 April 2012
West Elevation, prepared by Cox Rayner	DA047, Revision D	February 2012
North Elevation, prepared by Cox Rayner	DA048, Revision D	February 2012
East Elevation, prepared by Cox Rayner	DA049, Revision D	February 2012
Section A, prepared by Cox Rayner	DA050, Revision D	February 2012, amended in red 26 April 2012
Section B, prepared by Cox Rayner	DA051, Revision D	February 2012, amended in red 26 April 2012
Landscape Concept – Stage One, prepared by Cox Rayner	DA023, Revision D	February 2012
Master Plan Stage 1 (Landscape), prepared by RPS	110324_E	April 2012
Podium Tower Landscape Plan, prepared by RPS	110324_E	April 2012
Landscape Elevations (North & East), prepared by RPS	110324_D	April 2012
Landscape Elevations (South & West), prepared by RPS	110324_D	April 2012
Sub Precinct Plant Palette, prepared by RPS	110324_D	April 2012
Sub Precinct Material Palette, prepared by RPS	110324_D	April 2012
Landscape Design and Sustainability Statement, prepared by RPS	110324_D	April 2012
Hudd Street Sub-precinct Plan (including Appendix A & B) prepared by Urbis	BA2069	February 2012
Traffic Engineering Report prepared by TTM	28325	December 2011
Preliminary Road Network Plan <i>Hudd Street</i>	27548-006, Rev A	31-01-11
Acoustic, Vibration and Air Quality Development Application Brief, prepared by Aecom	QLD-B11-1784 Revision 01	20 December 2011
Bowen Hills Government Office Building, Hudd Street, Bowen Hills - Infrastructure Delivery, prepared by Parsons Brinckerhoff	Revision 03	13 December 2011
Review of Previous Geotechnical and	201113958-LTR003-A-bt	21 December 2011

Approved plan/s, drawing/s and document/s	Number	Date
Acid Sulfate Soils Investigation prepared by Parsons Brinckerhoff		
QR Rail Clearance Letter		19 December 2011

CONDITIONS OF APPROVAL		TIMING
General/ Planning Requirements		
1.	Carry out and construct the approved development Carry out and complete 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.	Complete all operational works 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
3.	General development works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.	Prior to commencement of use
4.	Maintain the approved development 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.	To be maintained
5.	Site preparation a) Demolish or relocate buildings/structures and uses on the approved development site in accordance with the approved drawing(s). b) Where buildings are demolished and for whatever reason, redevelopment is delayed for more than 4 months, the following site works are to be carried out to convert the site to temporary public parkland: i. site is cleared of all rubble, debris and demolition materials; ii. site is levelled to the same level as the adjoining footpath and turned so it can be mowed or otherwise fully landscaped/mulched; iii. site is planted with advanced specimens of fast growing species in accordance with Brisbane City Council's Planting Species Planning Scheme Policy; drainage is provided to prevent ponding; iv. site is maintained so there is no sediment run-off onto adjacent	a) Prior to commencement of use b) As indicated

CONDITIONS OF APPROVAL		TIMING
	premises, road or footpaths; and v. site is maintained to ensure no nuisance to adjacent premises, roads or footpaths.	
6.	Approval of 'as constructed' sustainable design a) Construct the development to target a 6-star Green Star design in accordance with the stamped and approved <i>Workplace Sustainability Overview</i> prepared by Cox Rayner (DA008, February 2012) and <i>Landscape Architectural Plans</i>, prepared by RPS, dated December 2011. b) Submit written confirmation from a suitably qualified sustainability professional to the ULDA's Manager – Development Assessment certifying that the development has been constructed to meet the objectives and recommendations as outlined in the <i>Workplace Sustainability Overview</i> prepared by Cox Rayner (DA008, February 2012) and <i>Landscape Architectural Plans</i>, prepared by RPS, dated December 2011.	a) Prior to commencement of use b) Prior to commencement of use
7.	Flooding All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy or standard. Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 – Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time.	Prior to approval for building works
8.	Light reflectivity and heat a) To ensure that glass and other reflective surfaces do not reflect specular rays that create undue nuisance, discomfort or hazard, submit to the ULDA's Manager – Development Assessment details of the proposed glazing ensuring that any reflective glass material has: • a level of light reflectivity of not greater than twenty (20) percent; and • a level of heat transmission of not less than twenty (20) percent. a) Install and maintain glazing in accordance with the Manufacturer's specification.	a) Prior to building work commencing b) Prior to commencement of use and to be maintained
9.	Lighting a) For external/public lighting 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. 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.	Prior to commencement of use and to be maintained

CONDITIONS OF APPROVAL		TIMING
	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 public 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.	
Architecture and Design		
10.	Active Streetscape Treatments The following design features are to be included to ensure the achievement of an active ground level streetscape. a) A street awning is to be provided to the continuous length of Hudd Street, including at the corner of Mayne Road and Hudd Street as illustrated on DA030, Revision E, dated April 2012, DA031, Revision E, dated April 2012 and DA046, Revision D, dated February 2012, amended in red 26 April 2012. b) To ensure activation, the glazing of commercial tenancy(s) along the Hudd Street and Mayne Road facades as well as the eastern elevation of the building must not include reflective or opaque glass.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use and to be maintained
11.	Window sill treatments Window sills on all ground floor and Shop/Food Premises tenancies are to be within 100-300mm of the adjacent pedestrian walkway level.	Prior to approval for building works
12.	Submit external details Submit the following for approval to the ULDA's Manager – Development Assessment: a) facade treatments; b) sun shading devices; and a) external materials, colours and finishes, including details for the Level 5 Terrace and the Winter Gardens.	Prior to building work approval
13.	Screening to external AC and/or other mechanical plant No unscreened installations on the proposed development are to be visible from the surrounding sites. Any externally mounted air conditioning or mechanical plant installations are to be screened in accordance with the following requirements: a) all installations located on roof, wall or in garden areas are to be appropriately screened or shaped 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. b) The screening structures must be constructed from using materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
Engineering		
14.	Car parking requirements a) A maximum of 375 car parking bays are permitted to be designated on the site. b) For these 375 bays the follow restrictions apply - i. A maximum of 188 bays may be generally accessed by workers employed within the building. ii. A minimum of 87 car parking bays must be appropriately signed and their use restricted to government owned (i.e pool) cars, stored on the site over night and used to deliver government services during ordinary government business hours for the relevant department. iii. A minimum of 50 car parking bays must be appropriately signed and available only to visitors to the government offices. iv. A minimum of 50 bays must be appropriately signed and their use restricted to use by visitors to the Government Customer Service Centre and retail tenancies.	Prior to commencement of use and to be maintained
15.	Construct a permanent vehicle crossing a) Submit to the ULDA's Principal Engineer, engineering plans certified by a Registered Professional Engineer Qld (RPEQ) that illustrates that the design of the vehicular access in accordance with Section 9.2 – Development Access of the <i>'Proposed Commercial development Hudd Street and Mayne Road, Bowen Hills Traffic Engineering Report'</i>, Ref. 28325 dated December 2011 by TTM Group. b) Construct the vehicular crossing from Mayne Street in accordance with Brisbane City Council's construction standards in the "Subdivision and Development Guidelines" . c) Remove the existing vehicular crossing from the Hudd Street frontage of the site and reinstate footpath in accordance with Brisbane City Council's "Subdivision and Development Guidelines	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
16.	Servicing Submit to the ULDA's Principal Engineer confirmation by a Registered Professional Engineer Qld (RPEQ) that the proposed service vehicle arrangements are consistent with section 9.4 – Service Vehicle Arrangements of the <i>'Proposed Commercial development Hudd Street and Mayne Road, Bowen Hills Traffic Engineering Report'</i>; Ref. 28325 dated December 2011 by TTM Group.	Prior to commencement of use and to be maintained
17.	External road construction a) Submit for approval to the ULDA's Principal Engineer, engineering plans certified by a Registered Professional Engineer Qld (RPEQ) detailing the	a) Prior to the commencement

CONDITIONS OF APPROVAL	TIMING
proposed road configuration for Mayne Road and the Mayne Road / Hudd Road intersection (changes to line marking and signage) as detailed on stamped approved 'Preliminary Road Network Plan <i>Hudd Street</i>, Drawing no. 27548-006, Rev A'. The works proposed must facilitate access to the proposed development as well as the future development of the Precinct b) Construct the roadworks as required in part (a) of this condition c) Submit to the ULDA's Principal Engineer 'as-constructed' plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the plans approved in part (a) of this condition.	of building works b) Prior to endorsement of survey plan c) Prior to endorsement of survey plan
18. Construct footpath a) Submit to the ULDA's Principal Engineer engineering plans certified by a Registered Professional Engineer Qld (RPEQ) illustrating that the design of the footpath to the eastern side of Mayne Road is generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices. b) Submit for approval to the ULDA's Principal Engineer engineering plans certified by a Registered Professional Engineer Qld (RPEQ) illustrating that the design of the proposed temporary footpath along the Hudd Street frontage. c) Construct the footpaths in accordance with part a) and b) of this condition	a) Prior to commencement of building works b) Prior to commencement of building works c) Prior to commencement of use and to be maintained
19. Streetscape Improvements a) Submit for approval to the ULDA's Manager – Development Assessment detailed landscape plans for all proposed streetscape works along the Mayne Road frontage, including planting, footpath treatment and any streetscape furniture. Streetscape works are to be in accordance with the Bowen Hills Urban Development Area Development Scheme frontages (Primary for Hudd Street and Other for Mayne Road) and the <i>City Wide Streetscape Hierarchy</i> located in Brisbane City Council's <i>Centres Details Design Manual</i>. b) Submit for approval to the ULDA's Manager – Development Assessment detailed landscape plans for all proposed 'temporary' streetscape works along the Hudd Street frontage. Should the proposed Hudd Street widening occur prior to the commencement of use, submit for approval of the ULDA's Manager – Development Assessment detailed landscape plans for the final streetscape works along the Hudd Street frontage, including planting, footpath treatment and any streetscape furniture. Streetscape works are to be in accordance with the Bowen Hills Urban	a) Prior to commencement of use and to be maintained b) As indicated

CONDITIONS OF APPROVAL	TIMING
Development Area Development Scheme frontages (Primary for Hudd Street and Other for Mayne Road) and the <i>City Wide Streetscape Hierarchy</i> located in Brisbane City Council's <i>Centres Details Design Manuel</i>. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	c) As indicated
20. Geotechnical Report a) Submit for approval to the ULDA's Principal Engineer a Geotechnical Report that assesses and makes recommendations with regard to the following:- i. Acid Sulphate Soils ii. Impact of proposed construction on QR infrastructure iii. Construction recommendations for, but not limited too • Site Excavation • Piling (if Applicable) • Retaining walls iv. Sewer construction v. Batter slopes both cut and fill (if applicable) vi. Site management b) Construct the development in accordance with the recommendations of the Geotechnical Report approved in Part (a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use
21. Construction management plan a) Submit for approval to the ULDA's Principal Engineer a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • a construction monitoring programme during inground construction work; • provisions for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later); • management of groundwater and surface water collection, treatment and disposal. 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.	a) Prior to commencement of site works

CONDITIONS OF APPROVAL		TIMING
	b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) As indicated
22.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements where required must be provided in favour and at no cost to the relevant Authority. The terms of the easements must be to the satisfaction of the relevant Chief Executive Officer.	Prior to commencement of use
23.	Filling and excavation a) Submit to the ULDA's Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Undertake all works in accordance with submitted documents required in part (a) 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.	a) Prior to commencement of works b) Prior to commencement of use.
24.	On site erosion a) Submit to the ULDA's Principal Engineer, an Erosion and Sediment Control (ESC) Management Plan 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). 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.	a) Prior to site works commencing b) While site works/operational works/building works is occurring
25.	Protecting existing infrastructure a) New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure. b) Where alterations are required to public utility mains, existing mains,	a) While site works are occurring, then to be maintained b) While site works

	CONDITIONS OF APPROVAL	TIMING
	services or installations, the alterations are to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines" and all costs are to be born by the developer.	are occurring, then to be maintained
26.	Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU regarding connection into the existing sewerage infrastructure. b) Submit for approval to QUU engineering plans showing the design for any proposed augmentation of the sewer network and the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with QUU's current Standards. c) Construct the sewer connection in accordance with the approved plans and documents required in part/s (a) and (b) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. d) Submit to the ULDA's Principal Engineer, all of the approval correspondence from QUU relating to part (a) (b) and (c) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use d) Prior to commencement of use
27.	Water – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU to connect into the existing water infrastructure. b) Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and of any water property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with QUU's current Standards. c) Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans d) Submit to the ULDA's Principal Engineer all of the approval correspondence from QUU relating to part (b & c) of this condition. <i>Note – Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</i>	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use d) Prior to commencement of use

CONDITIONS OF APPROVAL	TIMING
28. Service, meter assembly & meter box Provide a water service, a QUU 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
29. Stormwater a) Submit to the ULDA's Principal Engineer stormwater engineering drainage and management plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) The plans must demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (i.e. 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) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to the ULDA as-constructed plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	a) Prior to commencement building works b) As indicated c) Prior to commencement of use
30. Integrated Water Management Plan Submit to the ULDA's for approval an Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of use
31. Refuse collection a) Submit to the ULDA's Principal Engineer refuse collection approval from City Waste Services, BCC. 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.	Prior to approval for building works Prior to commencement of use and to be maintained. Prior to commencement of use and to be maintained
32. Electricity (underground supply area) Provide underground electricity services in accordance with an approved electricity reticulation plan, Translink Requirements and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
33.	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.
34.	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.
35.	Broadband Where applicable 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.
36.	Acid sulphate a) Where Acid Sulfate Soils are found on the site, submit to the ULDA's Principal Engineer 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.	Prior to commencement of works During the site works.
Certification Process <i>The following certification process applies due to the applicant signing up for Self Certification</i>		
37.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of site works
38.	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of	Prior to

CONDITIONS OF APPROVAL		TIMING
	certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	commencement of construction
39.	Post-Construction 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
Landscaping		
40.	Detailed Landscape Plan a) Submit for approval to the ULDA's Manager – Development Assessment a detailed landscape plan generally in accordance with the stamped approved Landscape Architectural plans prepared by RPS, dated December 2011. b) On completion, provide written certification to the ULDA from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to approval for building works b) Prior to commencement of use
41.	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 in accordance with the detailed plans and to industry standards.	a) Prior to commencement of use b) To be maintained
Pollution		
42.	Acoustics, Vibration & Air Quality Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in 'Acoustics, Vibration and Air Quality, Ref No. QLD-B11-1784' dated 20 th December 2011 by Aecom.	Prior to the commencement of use
43.	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		

CONDITIONS OF APPROVAL		TIMING														
44.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. <table><tr><td>38,650m² Commercial/Retail</td><td>\$14,115/ 100m² GFA</td><td>\$5,462,505.00</td></tr><tr><td>Total</td><td></td><td>*\$5,462,505.00</td></tr></table> The current applicable general infrastructure charge is: Value uplift component (applying only to the GFA exceeding City Plan): <table><tr><td>31,038m² Commercial/ Retail</td><td>\$21,336/ 100m² GFA</td><td>\$6,635,496.00</td></tr><tr><td>Total Value Uplift</td><td></td><td>\$6,635,496.00</td></tr></table> <table><tr><td>TOTAL</td><td>*\$12,098,001.00</td></tr></table> * Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index	38,650m ² Commercial/Retail	\$14,115/ 100m ² GFA	\$5,462,505.00	Total		*\$5,462,505.00	31,038m ² Commercial/ Retail	\$21,336/ 100m ² GFA	\$6,635,496.00	Total Value Uplift		\$6,635,496.00	TOTAL	*\$12,098,001.00	Prior to the commencement of use
38,650m ² Commercial/Retail	\$14,115/ 100m ² GFA	\$5,462,505.00														
Total		*\$5,462,505.00														
31,038m ² Commercial/ Retail	\$21,336/ 100m ² GFA	\$6,635,496.00														
Total Value Uplift		\$6,635,496.00														
TOTAL	*\$12,098,001.00															

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 *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.

Sub-precinct Plan 1b

The Sub-precinct Plan 1b, prepared by Urbis and dated February 2012 has been stamped approved and provides details on how the balance of the precinct will develop.

Future Retail Sleeving of Stage 1 Podium Car Park

In accordance with the stamped approved Sub-precinct Plan for 1b, the next subsequent Development Application within the precinct, being Stage 2, will be required to include retail sleeving along the eastern and northern frontages of the approved Stage 1 building. This retail development will be required to sleeve the podium car park of the Stage 1 building. In accordance with the Bowen Hills Urban Development Area Development Scheme, the sleeving along the eastern facade is to comply with the Primary Active Frontages.

Delivery of Plaza and road

In accordance with the stamped approved Sub-precinct Plan for 1b, the next subsequent Development Application within the precinct, being Stage 2, will be required to deliver the pedestrian plaza area to the west of the rail line. This application will also deliver a road that runs from Mayne Road through to Hudd Street, through the identified plaza area.

Awnings in Road Reserve

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

Basement/ Construction Works

Developer to liaise with Queensland Rail in relation to basement/ construction works.

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.

**** End of Package ****

