



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2010/106/12

10 August 2018

Arden Property Group Pty Ltd
c/- Mr Nick Holt
Norris Clarke O'Brien
PO Box 3448
NEWMARKET QLD 4051

Dear Nick

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (256 DWELLING UNITS) AND SHOP (409.8M²) AT 37 MAYNE ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON RP110079

On 10 August 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	37 Mayne Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP110079
PDA development application details		
DEV reference number	DEV2010/106	
'Properly made' date	2 July 2018	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Multiple Residential (256 Dwelling Units) and Shop (409.8m ²)	

PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> ▪ 5 conditions remain unchanged, with the exception of numbering (original conditions 1, 4, 20, 21, 42); ▪ 14 conditions removed as they were a duplication of a requirement of another condition; not relevant to the development proposed; or no longer form a current EDQ standard condition (original conditions 9-12, 18-19, 23, 30, 39, 46, 50-51 and 53-54); ▪ Alignment of conditions with current EDQ standard conditions and standards; and amendment to references from DSDIP to DSDMIP: <ul style="list-style-type: none"> ○ 12 conditions consolidated into 5 conditions (original conditions 2-3, 13, 16, 34-37, 48-49, 55 and 57); ○ 1 condition expanded into 2 conditions (original condition 40); ○ 27 conditions amended (original conditions 5-8, 14-15, 17, 22, 24-29, 31-33, 38, 41, 43-45, 47, 52, 56 and 58-59); ○ 1 new condition included (amended condition 11); and ▪ No change to approved plans and documents.
Original Decision date	10 June 2011
1 st change to approval date	4 June 2014
2 nd change to approval date	15 July 2014
3 rd change to approval date	22 January 2015
4 th change to approval date	10 August 2018
Currency period	9 years from the Original Decision date (per the extension to currency period notice issued by the Delegate for the MEDQ on 26 February 2018)

Plans and documents

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

Plans and documents previously approved on 22 January 2015		Number	Date
1.	Site Plan	A1-100, Issue D	15.04.14
2.	Level -01 CP01	A1-200, Issue N	01.05.14
3.	Ground 01 Visitors	A1-201, Issue O	01.05.14, Amended in Red 15.07.2014
4.	Level 01 CP02	A1-202, Issue N	01.05.14
5.	Level 02 CP03	A1-203, Issue O	15.05.14
6.	Level 03 CP04	A1-204, Issue N	06.05.14
7.	Level 04 CP05	A1-205, Issue M	06.05.14
8.	Level 05 Podium	A1-206, Issue K	01.05.14
9.	Levels 06-24	A1-207, Issue N	01.05.14, Amended in Red 30.05.2014
10.	Level 25	A1-226, Issue I	01.05.14
11.	Level 26	A1-227, Issue J	01.05.14
12.	Level 27	A1-228, Issue I	01.05.14
13.	Roof Level	A1-229, Issue F	01.05.14
14.	Development Summary	A1-600, Issue F	01.05.14, Amended in Red 15.07.2014
15.	Level 3 CP04, Level 04 CP05 (sim) – Area	A1-605, Issue E	04.06.14
16.	Level 05 Podium – Area	A1-607, Issue G	04.06.14
17.	Level 06- Level 25 (incl.) – Area	A1-608, Issue I	04.06.14
18.	Level 26 – Area	A1-628, Issue G	04.06.14
19.	Level 27 – Area	A1-629, Issue G	04.06.14
20.	North Elevation	A2-100, Issue G	01.05.14
21.	South Elevation	A2-101, Issue J	15.05.14
22.	East Elevation	A2-102, Issue G	01.05.14
23.	West Elevation	A2-103, Issue I	15.05.14
24.	Coloured North Elevation	A2-200, Issue E	01.05.14
25.	Coloured South Elevation	A2-201, Issue G	15.05.14
26.	Coloured East Elevation	A2-202, Issue E	01.05.14
27.	Coloured West Elevation	A2-203, Issue F	15.05.14
28.	Podium Elevations	A2-250, Issue A	15.05.14
29.	Section 01A / Section 02A	A3-100, Issue E	01.05.14

30.	Section 03A / Section 04A	A3-101, Issue E	01.05.14
31.	Unit Type 1B – Adaptable	A1-325, Issue A	10.04.14
32.	Ground level landscape plan, prepared by Lat 27	Revision E	07 May 2014
33.	Podium level landscape plan, prepared by Lat 27	Revision E	07 May 2014
34.	Level 27 landscape plan, prepared by Lat 27	Revision E	07 May 2014
35.	Sky bar detail plan, prepared by Lat 27	Revision E	07 May 2014
36.	Sections A-A, B-B, C-C, prepared by Lat 27	Revision E	07 May 2014
37.	Sections D-D, E-E, prepared by Lat 27	Revision E	07 May 2014
38.	Site Based Stormwater Management Plan and Site Services Report Assessment, prepared by Robert Bird Group	IM: RM LTR/C 14133C	14 March 2014
39.	Environmental Noise Assessment Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, prepared by TTM Acoustics	14BRA0058 R01_A	14 March 2014
40.	Traffic Engineering Assessment of Amended Development Scheme, prepared by TTM	14BRT0127let-140408	8 April 2014
41.	Sustainability Report – 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants	14088 Issue C	1st April 2014
Plans and documents previously approved on 10 June 2011		Number	Date
42.	Site Services Report for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills, Prepared by Robert Bird Group	10801C, Rev A	15th December 2010
43.	Site Based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills, Prepared by Robert Bird Group	10801C, Rev A	15th December 2010
44.	Integrated Water Management Plan – Proposed Residential Development, 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants	10864, Issue P2	15th December 2010
45.	Traffic Engineering Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, Prepared by TTM	27073 Trep1	17th December 2010

PREAMBLE

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

Compliance assessment

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

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

2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

ABBREVIATIONS AND DEFINITIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Manufacturing, Infrastructure and Planning, dated July 2018.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
General		
1.	<p>Carry out the Approved Development</p> <p>Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).</p>	Prior to commencement of use and to be maintained
2.	<p>Certification of Operational Works</p> <p>All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p> <p>The requirements of the <i>Certification Procedures Manual</i> apply to the works required by the following conditions:</p> <ul style="list-style-type: none"> • Condition 12: Compliance Assessment – Edgar Street Extension; • Condition 14: Filling and Excavation; • Condition 18: Construct Footpath; and • Condition 30: Compliance Assessment – Streetscape Works. 	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p>	To be maintained
4.	<p>Community Management Statement</p> <p>Any Community Management Statement for the site is to contain the following requirements:</p> <p>a) The driveway, including any associated landscaping, visitor parking spaces, disabled parking space and vehicle turning areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit. The visitor parking spaces are to remain available for use by all bona-fide visitors, guests or invitees of the site's tenants.</p> <p>b) Provision on site for 13 visitor parking spaces (including 1 PWD space) to remain common property and shall not be included within an exclusive use area.</p> <p>c) Edgar Street entrance security shutter is to remain open to allow for visitor carparking between 6am and 10pm daily.</p>	Prior to commencement of use and to be maintained

No.	Condition	Timing
	<p>d) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • 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>e) Maintain a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.</p> <p>f) A statement disclosing to purchasers that the site is located in proximity to the RNA Showgrounds and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.</p> <p>g) A statement disclosing to purchasers the potential noise impacts as a result of existing and future over-flight aircraft in the Bowen Hills Region and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.</p>	
5.	<p>Compliance Assessment – Interface Sections Level 05 Podium</p> <p>Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, sections illustrating the interface between Units 503-505 and the common recreation area on Level 05 Podium. These sections are to demonstrate that overlooking from the recreation area into private spaces is minimised through vegetation or fencing.</p>	Prior to approval for building works
6.	<p>Balcony Design</p> <p>a) All balconies are to be constructed in accordance with the following stamped approved drawings:</p> <ul style="list-style-type: none"> • Level 03-04 CP04 – Area, A1-605, Issue C, dated 15.04.14, Amended in Red 30.05.2014 • Level 05 Podium – Area, A1-607, Issue D, dated 17.04.14 • Level 06-25 – Area, A1-608, Issue F, dated 17.04.14 • Level 26 – Area, A1-628, Issue E, dated 15.05.14, and • Level 27 – Area, A1-629, Issue E, dated 15.05.14 	a) Prior to commencement of use

No.	Condition	Timing
	b) All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures.	b) At all times
7.	<p>Screening Requirements</p> <p>Provide screening generally in accordance with the stamped approved plans. Where any windows of habitable rooms of the proposed dwelling(s) are (within 2 metres at ground floor level or 9 metres above ground floor level) adjoining neighbouring dwelling(s) windows of habitable rooms, provide suitable screening generally in accordance with the following:</p> <ul style="list-style-type: none"> • Fixed opaque glazing in any part of the window below 1.5m above floor level; or • Fixed external screens; or • Sill heights of 1.5m above floor level; or • Fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level). 	Prior to commencement of use
8.	<p>Screening to External Air Conditioning units and/or Other Mechanical Plant</p> <p>Provide screening for any externally mounted air conditioning or mechanical plant installations generally 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>	Prior to commencement of use
9.	<p>Submit External Details – Compliance Assessment</p> <p>Submit to EDQ Development Assessment, DSDMIP for compliance assessment, further details of the building, facade treatment and external materials, screening, colours and finishes generally consistent with the approved plans.</p>	Prior to commencement of building works

Engineering

<p>10.</p>	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and iv. site constraints, including the preparation of an Environment Management Plan as proposed in approved Sustainability Report – 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014 <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
<p>11.</p>	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State 	<p>a) Prior to commencement of site works</p> <p>b) At all times during</p>

	road(s). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.	construction
12.	Compliance Assessment – Edgar Street Extension a) Obtain from EDQ Development Assessment, DSDMIP written advice confirming the design treatment for the Edgar Street extension, from Hazelmount Street to Mayne Road, to be one-way towards Mayne Road, within an 8m wide road reserve, operating as left out only onto Mayne Road, with either: i. a standardised street treatment, generally in accordance with the relevant aspects of Council's Schedule 6 Planning Scheme Policy <i>SC6.16 Infrastructure design planning scheme policy</i> ; or ii. a shared zone, generally in accordance with the relevant aspects of the New South Wales (NSW) Government, Transport for NSW <i>Safer Speeds – Policy & guidelines, Shared Zones</i> , dated July 2012 (as amended from time to time), and Council's Schedule 6 Planning Scheme Policy <i>SC6.16 Infrastructure design planning scheme policy</i> (as it applies to a shared zone). b) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, preliminary concept design plans for the Edgar Street extension, in compliance with the design treatment confirmed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the Edgar Street extension, generally in accordance with the endorsed plans required by part b) of this condition. d) Construct the Edgar Street extension generally in accordance with the certified plans required by part c) of this condition. e) Submit to EDQ Development Assessment, DSDMIP as-constructed plans asset register and test results, certified by a RPEQ, in a format acceptable to Council of the road works constructed in accordance with this condition.	a) Prior to commencement of roadworks b) Prior to commencement of roadworks c) Prior to commencement of roadworks d) Prior to commencement of use e) Prior to commencement of use
13.	Dedicate as Road Provide evidence to the MEDQ of the dedication as Road, of that part of Edgar Street between Mayne Road and Hazelmount Street, in accordance with the engineering plans certified under condition 12, titled Compliance	Prior to commencement of use

	Assessment – Edgar Street Extension.	
14.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an earthworks plan and cross sections, certified by an RPEQ-Civil, generally in accordance with Council's Planning Scheme Codes.</p> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
15.	<p>Vehicle Access</p> <p>Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</p>	Prior to commencement of use and to be maintained
16.	<p>Car Parking</p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) As indicated</p>
17.	<p>Bicycle Parking</p> <p>a) Provide bicycle parking facilities delineated and signed generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
18.	<p>Construct Footpath</p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, showing the design of the footpaths to Mayne Road, Hazelmount Street and the newly formed Edgar Street extension generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i> including any signs and traffic safety signs, markings and</p>	a) Prior to approval for building works

	<p>devices.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council for all footpath works constructed in accordance with this condition.</p>	<p>b) Prior to commencement of use and to be maintained</p> <p>c) Prior to commencement of use</p>
19.	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with Queensland Urban Utilities' current adopted standards.</p>	Prior to commencement of use
20.	<p>Sewer connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Queensland Urban Utilities' current adopted standards.</p>	Prior to commencement of use
21.	<p>Stormwater connection</p> <p>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	Prior to commencement of use
22.	<p>Stormwater quality</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved documents;</p> <ul style="list-style-type: none"> iii. Site based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road Bowen Hills, prepared by Robert Bird Group, 10801C Rev A, dated 15th December 2010; iv. Site Based Stormwater Management Plan and Site Services Report Assessment, prepared by Robert Bird Group, IM: RM LTR/C 14133C, dated 14 March 2014; and v. Sustainability Report – 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014. <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>

	c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to commencement of use
23.	Integrated Water Management Plan Submit to EDQ Development Assessment, DSDMIP written confirmation from an RPEQ, that the measures outlined in the approved Sustainability Report – 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1 st April 2014, have been implemented in the design and the construction of the project.	Prior to the commencement of use
24.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
25.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works
26.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
27.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works

28.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to commencement of use
Landscape and Environment		
29.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA registered Landscape Architect, for improvement works within the proposed development generally in accordance with the following plans:</p> <ul style="list-style-type: none"> i. Ground level landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014; ii. Level 05 podium level landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014; iii. Level 27 landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014; iv. Sky bar detail plan, prepared by Lat 27, Revision E, dated 07 May 2014; v. Sections A-A, B-B, C-C, prepared by Lat 27, Revision E, dated 07 May 2014; and vi. Sections D-D, E-E, prepared by Lat 27, Revision E, dated 07 May 2014. <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained</p>
30.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the following plans/ documents:</p> <ul style="list-style-type: none"> i. Ground 01 Visitors, A1-201, Issue O, dated 01.05.14, Amended in Red 15.07.2014; and ii. Ground level landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014. <p>The detailed streetscape plans are to include where applicable:</p> <ul style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 	a) Prior to commencement of site works

	<p>3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</p> <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
31.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p>
32.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction for each stage</p>
33.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use</p>

34.	<p>Food Outlet Refuse Bin Washing Facility</p> <p>If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.</p>	Prior to commencement of use and to be maintained
35.	<p>Acoustic treatments</p> <p>Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document:</p> <ul style="list-style-type: none"> i. Environmental Noise Assessment Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, prepared by TTM Acoustics, 14BRA0058 R01_A, dated 14 March 2014. 	Prior to commencement of use
36.	<p>Approval of ‘As Constructed’ Sustainable Design</p> <ul style="list-style-type: none"> a) Ensure the development achieves an average NatHERS rating of 5 stars is achieved for all apartments. b) Submit to DSDIP EDQ Development Assessment written confirmation from a suitably qualified sustainability professional certifying that the development has been constructed to meet the objectives and recommendations as outlined in the approved Sustainability Report, prepared by <i>Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014.</i> 	<ul style="list-style-type: none"> a) Prior to commencement of building works b) Prior to commencement of use
Surveying, land transfers and easements		
37.	<p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Affordable and Accessible Housing		
38.	<p>Affordable Housing</p> <p>Submit to EDQ Development Assessment, DSDMIP evidence that the approved development delivers 54 affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing.</i></p>	Prior to commencement of use

39.	Approval of 'As Constructed' Adaptable Unit Design Submit written confirmation to EDQ Development Assessment, DSDMIP that the development delivers 46 adaptable units generally in accordance with approved plan Unit Type 1B – Adaptable, A1-325, Issue A, dated 10.04.14.	Prior to commencement of use
Infrastructure Charges		
40.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), indexed to the date of payment.	In accordance with the IFF

STANDARD ADVICE

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

**** End of Package ****