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5 October 2011

ULDA Ref No: DEV2011/138

DK1 Pty Ltd c-/ Urbis Pty Ltd
Ben Slack
GPO Box 3205
BRISBANE Qld 4000

URBAN DEVELOPMENT AREA (UDA) DECISION NOTICE

Dear Ben,

RE: UDA DEVELOPMENT APPROVAL FOR 58-66 ABBOTSFORD ROAD, BOWEN HILLS - MIXED USE DEVELOPMENT (OFFICE, SHOP, INDOOR ENTERTAINMENT AND FOOD PREMISES).

I am pleased to inform you that your application was approved pursuant to s59 of the *Urban Land Development Authority Act 2007* on the 5th October, 2011. The conditions of your development are set out in the attached UDA Development Approval Package.

This application and its decision can also be viewed in the Urban Land Development Authority (ULDA) Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact Peita McCulloch on 3024 4120.

Yours sincerely



Matt Leyshon
Acting CEO

**ulda**

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ULDA DECISION NOTICE

Site address	58-66 Abbotsford Road, Bowen Hills
Real property description	Lot 2 on RP 133342, Lot 1 on RP 127538 and Lot 1 on RP 155441
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, Shop, Indoor Entertainment and Food Premises)
Currency period	4 Years from Decision Date
ULDA reference number	DEV2011/138
Decision date	5 October 2011

Approved plan/s, drawing/s and document/s	Number	Date
Development Summary	3013_DA01 (1)	12.05.2011
Perspective Views Sheet 1	3013_DA07 (2)	26.08.2011
Perspective Views Sheet 2	3013_DA08 (2)	26.08.2011
Perspective Views Sheet 3	3013_DA09 (2)	26.08.2011
Basement 2 Plan	3013_DA10 (1)	12.05.2011
Basement 1 Plan	3013_DA11 (1)	12.05.2011
Ground Floor Plan	3013_DA12 (2)	26/08/2011, Amended in Red dated 4 OCT 2011
Mezzanine Parking Plan	3013_DA13 (2)	26.08.2011
Level 1 Plan	3013_DA14 (2)	26.08.2011, Amended in Red dated 4 OCT 2011
Level 2 Plan	3013_DA15 (2)	26.08.2011
Level 3 Plan	3013_DA16 (2)	26.08.2011
Level 4 Plan	3013_DA17(2)	26.08.2011
Level 5 Plan	3013_DA18 (2)	26.08.2011
Level 6-9 Plan	3013_DA19 (2)	26.08.2011
Level 10-11 Plan	3013_DA20 (2)	26.08.2011
Level 12-14 Plan	3013_DA21 (2)	26.08.2011
Level 15-16 Plan	3013_DA22 (2)	26.08.2011
Level 17-19 Plan	3013_DA23 (2)	26.08.2011
Level 20 Plan	3013_DA24 (2)	26.08.2011
Plant Level Plan	3013_DA25 (2)	26.08.2011
Roof Plan	3013_DA26 (2)	26.08.2011
Building Elevations Sheet 1	3013_DA27 (2)	26.08.2011
Building Elevations Sheet 2	3013_DA28 (2)	26.08.2011
Building Sections A-A, B-B	3013_DA29 (2)	26.08.2011
Podium Sections Sheet 1	3013_DA30 (1)	12.05.2011
Podium Sections Sheet 2	3013_DA31 (1)	12.05.2011

Perspective Views Sheet 4	3013_DA32 (2)	26.08.2011
GFA Calculation	3013_DA34 (2)	26.08.2011
NLA Calculation	3013_DA35 (2)	26.08.2011
Visual Link to Railway	3013_DA36 (1)	26.08.2011
Perspective views Sheet 5	3013_DA39 (1)	24.08.2011
Perspective views Sheet 6	3013_DA40 (1)	26.08.2011
Perspective views Sheet 7	3013_DA41 (1)	26.08.2011
Energy Efficiency Statement – Norman Disney & Young	B47602\001\00\05\ls110222b0033[1.0]	20.05.2011
Flooding and Stormwater Constraints Assessment – Brown Consulting	B07195.W.01.AMcP.azh	25.02.2100
Engineering Services Report for Commercial Development – Brown Consulting	B07195.W.01.Services Report	February 2011
Noise Assessment – ARUP	Aac/221349/R01 Issue 2	February 2011
Traffic Impact Assessment Report – ARUP	220514-27 Issue 2	May 2011
Proposed structures over Faregates Bowen Hills Station	SK01-SK04	-
Civil Infrastructure Assessment prepared by Brown Consulting	B07195.W.02AmcP.azh	24.08.2011

PROJECT TEAM

Peita McCulloch Senior Planner – Development Assessment Urban Land Development Authority	Brianna Fyffe Planner – Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer – Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL		TIMING
General/ Planning Requirements		
1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
2.	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

CONDITIONS OF APPROVAL	TIMING
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. Approval of 'As Constructed' Sustainable Design a) 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>Energy Efficient Statement</i>, prepared by Norman Disney & Young, dated 20 May 2011 b) Ensure the development achieves a minimum 4.5 Star NABERS Energy Rating, 5 Star GreenStar Rating and meet PCA A-Grade office standards.	Prior to commencement of use Prior to commencement of building works
6. Demolish or Relocate Buildings Demolish or relocate buildings/structures in accordance with the following requirements: a) Demolish or relocate any buildings on the site to ensure that only one building remains on each lot. b) Demolish or relocate all structures on the site in accordance with the approved drawing(s).	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. Landscaping of Vacant Site If construction for the approved development does not commence within 4 months of existing building/s on site being demolished the site is to be landscaped in accordance a landscape plan that has been submitted and approved by the ULDA's Manager – Development Assessment.	As indicated
9. Light Reflectivity and Heat Submit to the ULDA'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	Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
	the approved development will not exceed twenty (20) percent.	
10.	Public Lighting - Enter into an agreement with an electricity supplier to provide a lighting system. - Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access. - Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. - Ensure lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. - 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
11.	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 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		
12.	Active Streetscape Treatments The following design features are to be included to ensure the achievement of an active ground level streetscape. - A street awning is to be provided to the continuous length of the commercial entry and shop/food premises along the Abbotsford Road frontage in accordance with the function as a 'Primary Active Frontage'. - The commercial tenancy(s) within the public plaza and along the Abbotsford Road frontage provide overlooking and activation through windows and openings in accordance with the stamped approved plan(s).	Prior to commencement of use and to be maintained Prior to commencement of use and to be maintained
13.	Australian Standards Ensure that the internal Shop and or Food Premises comply with the relevant Australian Standards in terms of amenities.	Prior to commencement of use
14.	Balcony Design - The balcony/s fronting Abbotsford Road are to remain unenclosed and be constructed in accordance with the following stamped approved plans: 3013_DA07 (2), dated 26.08.2011 3013_DA15 (2), dated 26.08.2011	Prior to commencement of use and to be maintained

CONDITIONS OF APPROVAL	TIMING
• 3013_DA19 (2), dated 26.08.2011 • 3013_DA20 (2), dated 26.08.2011 • 3013_DA21 (2), dated 26.08.2011 • 3013_DA22 (2), dated 26.08.2011 • 3013_DA23 (2), dated 26.08.2011 • 3013_DA27 (2), dated 26.08.2011 • 3013_DA28 (2), dated 26.08.2011 • 3013_DA31 (1), dated 12.05.2011 • 3013_DA32 (2), dated 26.08.2011 • 3013_DA36 (1), dated 26.08.2011 b) The balconies illustrated in the following stamped approved plans that are orientated west towards the rail line must be designed in accordance with all Queensland Rail and TransLink Transit Authority (TTA) requirements in terms of screening/barriers. • 3013_DA09, (2), dated 26.08.2011 • 3013_DA15 (2), dated 26.08.2011 • 3013_DA19 (2), dated 26.08.2011 • 3013_DA20 (2), dated 26.08.2011 • 3013_DA21 (2), dated 26.08.2011 • 3013_DA22 (2), dated 26.08.2011 • 3013_DA23 (2), dated 26.08.2011 • 3013_DA24 (2), dated 26.08.2011 • 3013_DA27 (2), dated 26.08.2011 • 3013_DA28 (2), dated 26.08.2011 • 3013_DA29 (2), dated 26.08.2011 • 3013_DA31 (1), dated 12.05.2011 • 3013_DA36 (1), dated 26.08.2011 Note – The Nominated Assessing Authorities for Condition 13(b) is Queensland Rail and TTA.	
15. Terrace/ Upper Plaza Design a) The terrace is to be located and constructed in accordance with following stamped approved plans and all Queensland Rail and TTA requirements in terms of barriers/screening. • 3013_DA09 (2), dated 26.08.2011 • 3013_DA15 (2), dated 26.08.2011 • 3013_DA27 (2), dated 26.08.2011 • 3013_DA28 (2), dated 26.08.2011 • 3013_DA29 (2), dated 26.08.2011 • 3013_DA31 (1), dated 12.05.2011 b) The design of the terrace and other outdoor areas must ensure no direct access is provided to the railway corridor other than the controlled pedestrian link to the railway overpass. Note – The Nominated Assessing Authorities for Condition 14 is Queensland Rail and TTA.	Prior to commencement of use and to be maintained At all times

CONDITIONS OF APPROVAL		TIMING
16.	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
17.	Driveway Materials and Finishes Submit for approval to the ULDA's Manager – Development Assessment, materials and finishes to be used on the driveway and external carparking surfaces. Materials shall reduce the visual impact of these areas when viewed from the street. In order to achieve this outcome, one or a combination of the following is to be used: a) Coloured Concrete; b) Coloured aggregate; c) Cement pavers; and/or d) Banding and patterns in the surface design.	Prior to commencement of site works
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 to the ULDA's Manager – Development Assessment for approval further details of the building, facade treatment, sun shading devices 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 and Shop/Food Premises tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass for all Shop/Food Premises at both Ground and Level 1 is not appropriate.	Prior to approval for building works
Engineering		
21.	Acid Sulphate a) If Acid Sulfate Soils are found on the site, submit to the ULDA an Acid	

CONDITIONS OF APPROVAL	TIMING
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.
22. Access, Grades, Manoeuvring, Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: a) Delineate and sign the designated vehicle entry point illustrated on Nettletontribe Ground Floor Plan, DA12 (2), dated 26.08.2011. b) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. c) Manoeuvring on site for 1 RCR and 1 SRV and for the loading and unloading of the vehicles(s). d) Parking on site for 198 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration • 115 regular spaces • 33 tandems • 43 small spaces • 4 disabled • 3 vans e) 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. f) A height clearance sign located at the entrance(s) to undercover car parking areas. g) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. h) 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
23. Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the Bowen Hills Urban Development Area Development Scheme. <i>Note. It is requested that provided bicycle spaces be in accordance with the following UDA provisions due to the accepted reduced car parking spaces.</i> <i>In non-residential</i> <i>Workers – a secure space per 200m2 NLA; total NLA 35,463m2 ~ = 177 spaces required</i> <i>Visitors – a secure space per 1000m2 with 35,463m2 GFA requires 35 spaces.</i> <i>As such the total bicycle spaces required = 212 spaces. The development is short by 112 spaces.</i>	Prior to commencement of use and to be maintained

CONDITIONS OF APPROVAL	TIMING
24. Construct a Permanent Vehicle Crossing a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) for the access to the development general in accordance with Arup report'DK1 Pty Ltd 58-66 Abbotsford Road, Bowen Hills – Traffic Impact Assessment Report, Job No. 220514-27 Issue 2' dated May 2011 with the following amendment:- i. Eliminate the proposed Deceleration Lane b) Construct the driveway crossing in accordance with Council's "Subdivision and Development Guidelines" and Standard Drawings c) Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Brisbane City Council's "Subdivision and Development Guidelines"	Prior to commencement of use
25. Construct footpath a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpath to Abbotsford 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) Construct footpaths in accordance with part a) of this condition	Prior to approval for building works Prior to commencement of use and to be maintained
26. Construction Management Plan a) Prepare and submit to the ULDA for approval 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 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. • 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. b) The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans	Prior to commencement of site works As indicated

CONDITIONS OF APPROVAL	TIMING
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. 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.	As indicated
27. 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 Brisbane City Council. The terms of the easements must be to the satisfaction of the Chief Executive Officer of BCC.	Prior to commencement of use
28. Filling and Excavation a) Submit to the ULDA for endorsement 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 the endorsed plan 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.	Prior to commencement of works Prior to commencement of use.
29. 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
30. 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
31. On site Erosion (low risk) a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.	As indicated

CONDITIONS OF APPROVAL	TIMING
b) Prepare 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). 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.	Prior to site works commencing While site works/operational works/building works is occurring
32. 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". A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required. The BOS & BONSW are to be approved by Brisbane City Council.	While site works are occurring, then to be maintained Prior to commencement of works on site
33. Soil Erosion and Sediment Control Submit to the ULDA an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of works on site
34. Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Seek and obtain approval from QUU to connect into the existing sewerage infrastructure. Submit for approval to the Brisbane City Council Engineering plans showing 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. b) Seek and obtain approval from QUU to build over the existing 675 un-reinforced concrete sewer pipe that traverses the site c) Construct the sewer connection in accordance with the approved plans required in part (a) 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.	Prior to commencement of site works Prior to commencement of site works Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
	d) Provide to the ULDA all approval correspondence from QUU relating to part (a) and (b) of this condition.	Prior to commencement of use
35.	Service, meter assembly & 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
36.	Stormwater system a) Submit stormwater engineering drainage plans and management plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). 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) 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.	Prior to commencement of use As indicated Prior to commencement of use
37.	Water – Queensland Urban Utilities Nominated Assessment Authority a) Undertake flow and pressure test to determine the suitability of connecting to the existing 150mm water main and seek QUU approval to the connection point. b) Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002 c) Seek and obtain approval from QUU to connect into the existing water infrastructure. Submit for approval to the QUU engineering plans showing the design 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. d) 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	Prior to commencement of site works Prior to commencement of site works Prior to commencement of works Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
	e) Provide to the ULDA all approval correspondence from QUU relating to part (a & b) of this condition.	Prior to commencement of use
38.	Integrated Water Management Plan Submit to the ULDA's for approval a Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of use
39.	Refuse Collection a) Submit to the ULDA's Manager – Development Assessment 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
40.	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
41.	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.
42.	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.
43.	Broadband 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.

CONDITIONS OF APPROVAL		TIMING
44.	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
45.	Acid Sulphate c) If Acid Sulfate 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. d) 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.
46.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Self 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
47.	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction
48.	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
Environment		
49.	Energy efficiency a) Construct the development to achieve a 4.5 Star NABERS Energy Rating, 5 Star GreenStar Rating and meet PCA A-Grade office standards in accordance with the letter from Norman Disney & Young	Prior to commencement of

CONDITIONS OF APPROVAL		TIMING
	dated 20 May 2011. b) Construct the development in accordance with the Building Code of Australia to meet the three Performance Criteria for office buildings (P1 to P3) as follows: • <i>"The building will be designed to achieve compliance with the overall Building Space Load target of 147 kWh/a.m², as set out in Performance Criteria P1.</i> • <i>The air conditioning plant will meet the performance requirements as set out in Performance Criteria P2.</i> • <i>The building design will incorporate high efficiency lighting systems with an average lighting power density of less than 18 W/m², as set out in Performance Criteria P3."</i> • The building façade, air conditioning and lighting services will also be designed in accordance with minimum Building Code of Australia requirements. c) Submit written documentation that the building has been constructed in accordance with the requirements of the letter from Norman Disney & Young dated 20 May 2011.	works During the site works. Prior to commencement of use
Landscape Architecture and Open Space		
50.	Detailed Landscape Plan Submit to the ULDA for approval a detailed landscape plan generally in accordance with the stamped approved architectural plans. a) The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. This work is to be certified by a suitably qualified landscape architect professional in accordance with the ULDA Certification Procedures Manual. 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.	Prior to commencement of site works Prior to commencement of use
51.	Construct the Works Carry out the landscaping and associated works documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards.	Prior to commencement of use
52.	Maintain the Work Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	To be maintained
53.	Streetscape Improvements	

CONDITIONS OF APPROVAL		TIMING
	a) Submit for approval from the ULDA'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 Abbotsford Road 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> and <i>Interim Streetscape Design Guidelines</i> ii) provide semi-advanced street trees to the Abbotsford Road frontage at spacing generally complying with the Brisbane City Council's <i>Centres Detailing Design Manual (CDDM)</i> and <i>Interim Streetscape Design Guidelines</i>. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	Prior to commencement of use and to be maintained As indicated
Pollution		
54.	Acoustics 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 ARUP's Noise Assessment dated February 2011. The findings and recommendations of the Noise Assessment prepared by ARUP will be undertaken; further detailed acoustic input will be required in subsequent stages of design to ensure that the acoustic objectives discussed are achieved. All specific noise attenuation requirements must be reassessed during detailed design.	Prior to the commencement of use
55.	Lighting External lighting is to be designed and installed in accordance with any relevant local government policy or standard or, where no relevant local government policy or standard exists, 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.	Prior to commencement of use
56.	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
Queensland Rail –		
57.	Gatehouse a) Prior to the commencement of use submit construction drawings of the Gatehouse as illustrated on drawing no. 3013_DA15 (2) to the	As indicated

CONDITIONS OF APPROVAL		TIMING															
	Nominated Assessing Authority (TransLink Transit Authority (TTA)). Ensure that the design of the Gatehouse allows for the following. - Needs to provide space for 6 gates (2 WAG and 4 SAG) and an AVVM (Note – both gates and AVVM will be supplied and installed by the TTA) - Needs to be able to be secured outside of the gateline – eg: Roller door or screens and be able to be keyed to QR master keys - Needs to comply with the TTA station design manual – colours, branding, signage - Needs to provide an ID signage on Abbotsford Road b) Following the endorsement of the Gatehouse by the Nominated Assessing Authority, submit the plans to the ULDA.																
Monetary Contributions																	
58.	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. The current applicable general infrastructure charge is: <table><tr><td>39,934m² Commercial/Retail</td><td>\$14,115/ 100m² GFA</td><td>\$5,646,000.00</td></tr><tr><td>Total</td><td></td><td>*\$5,646,000.00</td></tr></table> Value uplift component (applying only to the GFA exceeding City Plan): <table><tr><td>23,939m² Commercial</td><td>\$21,336/ 100m² GFA</td><td>\$5,120,640.00</td></tr><tr><td>Total Value Uplift</td><td></td><td>\$5,120,640.00</td></tr><tr><td colspan="2">TOTAL</td><td>*\$10,766,640.00</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	39,934m ² Commercial/Retail	\$14,115/ 100m ² GFA	\$5,646,000.00	Total		*\$5,646,000.00	23,939m ² Commercial	\$21,336/ 100m ² GFA	\$5,120,640.00	Total Value Uplift		\$5,120,640.00	TOTAL		*\$10,766,640.00	Prior to the commencement of use
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STANDARD ADVICE

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

Awnings in Road Reserve

Where the street canopies 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.

Balconies and/or Terrace

All outdoor/open spaces i.e. balconies and terraces that front the western boundary overlooking the rail line must be designed and maintained in accordance with all Queensland Rail and TransLink requirements in terms of screening and anti throw devices.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Cultural Heritage

Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003. It is an offence for a person or corporation to damage or destroy cultural heritage. The duty of care provisions are outlined in Section 28 - Duty of Care Guidelines of the Aboriginal Cultural Heritage Act 2003. It is the responsibility of the person/corporation carrying out the development approval to follow these duty of care provisions in relation to protection of Aboriginal cultural heritage

Existing Pedestrian Rail Access

In accordance with Stamped approved Plan 3013_DA12(2) the existing pedestrian access to the rail station that runs along the southern boundary of the site is to be maintained during construction. Following construction landscaping will be required in accordance with an existing agreement with the current land owner (QR).

Equitable Access

You are notified of your responsibility to provide equitable access for disabled persons to and within the site in accordance with the *Queensland Anti-Discrimination Act 1991*, the *Federal Disability Discrimination Act 1992* and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Further Development Permit Required

This approval does not include assessment against the Building Code of Australia and does not permit building work to occur.

Food Hygiene

All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the *Food Hygiene Regulations of 1989*. The premises are required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations.

Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council- Licensing & Compliance.

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.

**** End of Package ****