

ULDA DECISION NOTICE

Site address	332-342 Water Street and 62-68 Brunswick Street, Fortitude Valley
Real property description	Lots 11 & 12 on RP10552, Lot1 on RP10553, Lot 1 on RP42507, Lots 1, 5, 6 & 13 on RP81335 and Lot 2 on RP881617 and Lots 900 & 901 on RP881617
Urban Development Area (UDA)	Bowen Hills
Type of approval	UDA Development Permit for Stage 2 Mixed Use Development
Aspects of development	Material Change of Use
Description of proposal	Multiple Residential (141 Dwelling Units) and Commercial and Retail excluding Service Station and Shopping Centre (41.07m ²)
Currency period	4 Years from Decision Date
ULDA reference number	DEV2012/290
Decision date	30 August 2012

Approved plan/s, drawing/s and document/s	Number	Date
Development Summary	S2 0002, Issue P14	09.08.2012
Site Plan	S2 0300, Issue P14	09.08.2012
Basement (B)	S2 0301, Issue P14	09.08.2012
Ground (Podium 01) P01	S2 0302, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
Podium 02 (P02)	S2 0303, Issue P14	09.08.2012
Podium 03 (P03)	S2 0304, Issue P14	09.08.2012
Podium 04 (P04)	S2 0305, Issue P14	09.08.2012
Level 05 (L05)	S2 0306, Issue P14	09.08.2012
Level 06 (L06)	S2 0307, Issue P14	09.08.2012
Level 07 (L07)	S2 0308, Issue P14	09.08.2012
Level 08 (L08)	S2 0309, Issue P14	09.08.2012
Level 09 (L09)	S2 0310, Issue P14	09.08.2012
Level 10 (L10)	S2 0311, Issue P14	09.08.2012
Level 11 (L11)	S2 0312, Issue P14	09.08.2012
Level 12 (L12)	S2 0313, Issue P14	09.08.2012
Level 13 (L13)	S2 0314, Issue P14	09.08.2012
Level 14 (L14)	S2 0315, Issue P14	09.08.2012
Level 15 (L15)	S2 0316, Issue P14	09.08.2012
Level 16 (L16)	S2 0317, Issue P14	09.08.2012
Level 17 (L17)	S2 0318, Issue P14	09.08.2012
Level 18 (L18)	S2 0319, Issue P14	09.08.2012
Roof Terrace Proposal	SK01	16 th August 2012
Unit Plans One Bedroom Type (A1)	S2 0350, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
Unit Plans One Bedroom Type (A2)	S2 0351, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
Unit Plans One Bedroom Type (A3 accessible)	S2 0352, Issue P14	09.08.2012 and amended in

& A4)		red by the ULDA 13 Aug 2012
Unit Plans One Bedroom Type (A5 & A6)	S2 0353, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
Unit Plans One Bedroom Type (A7 & A8)	S2 0354, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
Unit Plans Two Bedroom Type (B1)	S2 0355, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
Unit Plans Two Bedroom Type (B2)	S2 0356, Issue P14	09.08.2012
Unit Plans Two Bedroom Type (B3)	S2 0357, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
Unit Plans Two Bedroom Type (B4)	S2 0358, Issue P14	09.08.2012
Unit Plans Two Bedroom Type (B5)	S2 0359, Issue P14	09.08.2012
Section A	S2 0401, Issue P14	09.08.2012
Section B	S2 0402, Issue P14	09.08.2012
Project Waters Stage 2 SOHO Water Street Section		8 August 2012
South Elevation Water Street	S2 0410, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
West Elevation Diggles Lane	S2 0411, Issue P14	09.08.2012 and amended in red by the ULDA 13 Aug 2012
North Elevation Recreation Deck	S2 0412, Issue P14	09.08.2012
Project Waters Stage 1: Balcony Report, prepared by Bureau Proberts	Revision E	16.07.12 and amended in red by the ULDA 13 Aug 2012
Traffic Engineering Report – Master Plan + Stage 1 & 2, Prepared by TTM Group	Reference number 27703	24.05.12
Project Waters – Parking Supply Analysis Letter, prepared by TTM	BRT0001	19 June 2012
Acoustic Report 'Water Street, Bowen Hills Qld Project Waters, Stage one Apartments', prepared by TTM Group	11BRA0017 Revision no. 1	24.05.12
TTM Acoustic letter	11BRA0017_R02_A	1 February 2012
Site Based Stormwater Management Plan for Crm Water and Brunswick Streets, Fortitude Valley, prepared by Robert Bird Group	11720C Issue B	24.05.12
Site Based Stormwater Management Plan for Crm Water and Brunswick Streets, Fortitude Valley, prepared by Robert Bird Group	11720C Issue B	23.05.12
Sustainability Report – Stage 1 Project Waters Fortitude Valley, prepared by BCA Energy Solutions	5830G001 (Revision 1)	November 2011
Local Flooding Report Letter, prepared by Cardno	J11077	25 November 2011

PROJECT TEAM

Peita McCulloch Senior Planner – Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer – Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer – Development Assessment Urban Land Development Authority
---	--	--

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
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 Council engineering or other approval required by the conditions.	To be maintained
5.	Accessible Housing Submit written confirmation to the ULDA's Manager – Development Assessment that the development has constructed 15 accessible units (10%) shown as Type A3 Accessible in accordance with the following stamped approved plans: • Unit Plans One Bedroom Type (Type A3 Accessible), Drawing no. S2 0352, Issue P14, dated 09.08.2012 amended in red by the ULDA 13 Aug 2012 • Level 04, Drawing no. S2 0305, Issue P14, dated 09.08.2012 • Level 05, Drawing no. S2 0306, Issue P14, dated 09.08.2012 • Level 06, Drawing no. S2 0307, Issue P14, dated 09.08.2012 • Level 07, Drawing no. S2 0308, Issue P14, dated 09.08.2012 • Level 08, Drawing no. S2 0309, Issue P14, dated 09.08.2012 • Level 09, Drawing no. S2 0310, Issue P14, dated 09.08.2012 • Level 10, Drawing no. S2 0311, Issue P14, dated 09.08.2012 • Level 11, Drawing no. S2 0312, Issue P14, dated 09.08.2012 • Level 12, Drawing no. S2 0313, Issue P14, dated 09.08.2012 • Level 13, Drawing no. S2 0314, Issue P14, dated 09.08.2012 • Level 14, Drawing no. S2 0315, Issue P14, dated 09.08.2012 • Level 15, Drawing no. S2 0316, Issue P14, dated 09.08.2012 • Level 16, Drawing no. S2 0317, Issue P14, dated 09.08.2012 • Level 17, Drawing no. S2 0318, Issue P14, dated 09.08.2012 • Level 18, Drawing no. S2 0319, Issue P14, dated 09.08.2012	Prior to commencement of use

6.	Affordable Housing a) Deliver 30% of the residential GFA (9,184.74m ²) for affordable housing. b) Submit written confirmation to the ULDA's Manager – Development Assessment that the development has delivered 30% of the total development GFA as dwelling units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use
7.	Compliance Assessment – Sustainable Design a) Submit for Compliance Assessment to the ULDA's Manager – Development Assessment a detailed sustainability report prepared by a suitably qualified sustainability consultant outlining which sustainability measures as outlined in the Principles of the <i>Sustainability Report, prepared by BCA Energy Solutions</i> , dated November 2011 will be implemented into the development. Ensure that the report references Conditions 14b), c) & e). 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>Sustainability Report, prepared by BCA Energy Solutions</i> , dated November 2011, Rev 1 and the recommendations of Condition 15b) c) and e). c) Ensure the development achieves a minimum NatHERS rating of 5 stars is achieved for all apartments.	a) Prior to building works approval b) Prior to commencement of use c) Prior to commencement of building works
8.	Demolish or Relocate Buildings Demolish or relocate buildings/structures that are not on the Brisbane and Queensland Heritage Register in accordance with the following requirements: a) Demolish or relocate any buildings on the site to ensure that only one dwelling unit or detached house remains on each proposed allotment/lot. b) Demolish or relocate all structures on the site in accordance with the approved drawing(s).	Prior to commencement of use
9.	Landscaping of Vacant Site If construction for the approved development does not commence within 4 months of the existing building/s on site being demolished submit for approval to the ULDA's Manager – Development Assessment a detailed landscape plan for the site. Following approval, ensure that the site is landscaped in accordance with the approved landscape plan.	As indicated
10.	Compliance Assessment – Flooding a) Submit for Compliance Assessment to the ULDA's Manager – Development Assessment, a detailed 2D hydraulic model of the Water Street catchment certified by a Registered Professional Engineer of QLD (RPEQ). The flood model shall update the Cardno Report 'Project Waters – Corner of Water Street and Brunswick Street, Fortitude Valley - Review of Local Flooding Issues for Development Application' dated 25 th	a) Prior to approval for building works

	Nov 2011. Any proposed flood mitigating measures shall demonstrate that no worsening of flooding to properties that are upstream, downstream or adjacent to the site. b) The development floor levels must be above the higher of: - the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy; or - the levels recommended in the updated 2D hydraulic model from part (a) of this condition c) Freeboard of 100mm above the 100 year ARI flood level to the basement shall be provided at the basement entrances.	b) As indicated c) As indicated
11.	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 the approved development will not exceed twenty (20) percent.	Prior to commencement of use
12.	Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access, including car parking areas, pedestrian paths and other communal areas. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure that all external lighting is in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. e) Ensure lighting over publically accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use and to be maintained
13.	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the subject site and public plaza areas and pedestrian paths, and ensure that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	Prior to commencement of use and then to be maintained

Architecture and Design

14.	Compliance Assessment – Detailed Drawings Submit for Compliance Assessment to the ULDA's Manager – Development Assessment amended architectural drawings illustrating the following. a) Roof top communal open space area generally in accordance with the Sketch Plan illustrated on the Roof Terrace Proposal, Drawing No, SK01, dated 16 August 2012 and include details regarding the design of the balance of the roofscape as a visible elevation and silhouette therefore integrating the design in to the overall building (include colours and materials. b) The proposed cross ventilation for the Soho Apartments generally in accordance with the stamped approved SOHO Water Street Section, dated 8 August 2012. c) The proposed natural cross ventilation through all other apartments. d) All Juliette balconies (where less than 9m²) include a shelf attached to the balustrade as illustrated on the following amended drawings and include weather protection in accordance with the requirements of the stamped approved Balcony Report, prepared by Bureau Proberts: • Type A1 – Drawing no. S2 0350, Issue P14 dated 09.08.2012 and amended in red by ULDA 13 Aug 2012 • Type A2 – Drawing no. S2 0351, Issue P14 dated 09.08.2012 and amended in red by ULDA 13 Aug 2012 • Type A8 – Drawing no. S2 0354. Issue P14 dated 09.08.2012 and amended in red 13 Aug 2012 • Type B3 – Drawing no. S2 0357, Issue P14 dated 09.08.2012 and amended in red by ULDA 13 Aug 2012 e) All alfresco units, being; Type A3, Type A4, Type A6 and Type A7 are designed in accordance with the requirements of the stamped approved Balcony Report, prepared by Bureau Proberts and include at a minimum the following: i. Full width bi-folding windows above a glazed balustrade; ii. Glazed balustrade to provide for cross ventilation to the unit through measures such as openable panels or louvers etc. iii. Horizontal 600mm sun hoods iv. Vertical 450mm sun blades v. Solid panels to facade vi. Upstands f) Unenclosed balconies with no solid walls or demonstration of why the solid walls are required on the following: i. balcony for unit Type B1 as illustrated on floor plans Level 04 – Level 14 (L04 – L14), Issue P14 dated 09.08.2012; ii. balcony for unit Type A5 as illustrated on floor plans Level 04 – Level 14 (L04 – L14), Issue P14 dated 09.08.2012 and in specific Type A5 on Level 07(L07) which has solid walls along the frontage; iii. balcony for unit Type B2 as illustrated on floor plans Level 06 – Level 10 (L06 – L10), Issue P14 dated 09.08.2012; iv. balcony for unit Type A3 as illustrated on floor plans Level 06 –	a) Prior to building works approval b) Prior to building works approval c) Prior to building works approval d) Prior to building works approval e) Prior to building works approval f) Prior to building works approval
-----	--	---

	Level 10 (L06 – L10), Issue P14 dated 09.08.2012; v. balcony for unit Type A4 as illustrated on floor plans Level 06 – Level 10 (L06 – L10), Issue P14 dated 09.08.2012; and vi. balcony for unit Type A8 as illustrated on floor plan Level 07 (L7), drawing no. S2 0308, Issue P14 dated 09.08.2012. g) The continuous awning along Water Street, including materials, colours and finishes ensuring the design is respective of the adjoining Stage 1 approval. h) Basement plans that clearly illustrate the allocation of car parking for Stage 2 in accordance with the requirements of Condition 21.	g) Prior to building works approval
15.	Balcony and Alfresco Apartment Design a) All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures and are to be constructed in accordance with the stamped approved plans with the exception of the requirements of Conditions 14d), e) & f) and the stamped approved Balcony Report prepared by Bureau Proberts, Rev E dated 16/07/12 and	Prior to commencement of use
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.	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
18.	Submit External Details Submit for approval further details of the building, facade treatment and external materials, colours and finishes generally consistent with the approved plans.	Prior to commencement of building work
19.	Window Sill Treatments Window sills on all ground floor Shop tenancies are no greater than 300mm above the corresponding footpath level. The use of reflective glass is not appropriate.	Prior to approval for building works

Engineering		
20.	Acid Sulphate a) If Acid Sulphate Soils are found on the site, submit to the ULDA an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of acid sulphate soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of works b) During the site works.
21.	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. b) Parking on the site for 91 car spaces designed in accordance with AS2890.1 within the site to be delivered in the following configuration. • 43 spaces for 2 bed units • 40 spaces for 1 bed units • 1 space for retail • 7 spaces for visitor parking (inclusive of 1 disability space) <i>Note: 26 spaces from 131 spaces approved in the Stage 1 DA are to be allocated to this Stage 2 approval. A total of 196 spaces shall be provided for the combined Stages 1 and 2.</i> c) 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. d) A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. e) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. f) 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
22.	Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the stamped approved plans ensuring a total of 166 spaces 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 residential:</i> <i>Residents – 1 secure space per dwelling; 141 dwellings, therefore 141 spaces</i>	Prior to commencement of use and to be maintained

	<i>required.</i> <i>Visitors - a secure space per 400m²; total res GFA = 9,188.13/400m² ~ 22.9, therefore 23 spaces required</i> <i>In non-residential</i> <i>Workers – a secure space per 200m² NLA; total retail GFA 41.07m² ~ = 1 spaces required</i> <i>Visitors – a secure space per 1000m² with 41.07m² GFA requires 1 space.</i> <i>As such the total bicycle spaces required = 166 spaces.</i>	
23.	Compliance Assessment – Water Street Widening a) Water Street to be widened generally to not less than 3.75m to back of kerb along the frontage of the development to increase the width of the footpath. b) Submit to the ULDA for Compliance Assessment engineering design drawings in accordance with part (a) of this condition. The drawings are to be checked and certified by a Registered Professional Engineer Qld (RPEQ) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual (CDDM)</i>, Austroads and the Manual of Uniform Traffic Control Devices detailing the footpath widening on Water Street along the development frontage.	a) Prior to commencement of use b) Prior to commencement of works
24.	Dedicate as Road Dedicate as public road, at no cost to ULDA or Brisbane City Council the road widening along Water Street frontage to provide a minimum 3.75m footpath reserve as measured from the back of kerb line.	Prior to commencement of building works
25.	Construction Management Plan a) Prepare and submit to the ULDA a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • Prepare a construction monitoring programme during inground construction work. • Provision for the management of traffic around and through the site during and outside of construction work hours. • Provision for parking and materials delivery during and outside of construction hours of work. • Management of noise and dust generated from the site during and outside construction work hours including the nomination of a complaint manager. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. • That the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements.	a) Prior to commencement of site works

	b) The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. 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.	b) As indicated c) As indicated
26.	Contaminated Land Provide a soils report that investigates the potential for contaminating soils onsite and if any are found, recommending remedial actions.	Prior to site works commencing
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 the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the entities.	Prior to commencement of use
28.	Filling and Excavation a) Submit to the ULDA an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with 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.
29.	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
30.	On Site Erosion a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later	a) As indicated b) Prior to site works commencing

	version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). c) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	c) While site works/operational works/building works is occurring
31.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines".	While site works are occurring, then to be maintained
32.	Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Submit and obtain approval from QUU engineering design plans detailing an upgraded sewerage system including connections to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ) to meet the demand of the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the upgraded sewer system and connections in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA 'As Constructed' drawings verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. c) Provide to the ULDA all approval correspondence from QUU relating to parts (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
33.	Water – Queensland Urban Utilities Nominated Assessment Authority a) Submit and obtain approval from QUU engineering design plans detailing the water system including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water system and connections 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 c) Provide to the ULDA all approval correspondence from QUU relating to parts (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of works

34.	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
35.	Stormwater Drainage and Management System a) Submit stormwater engineering drainage plans and management plans, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plans shall generally be in accordance with Robert Bird Group <i>'Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude valley, Issue B'</i> dated 23 rd May 2012. b) Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Submit to the ULDA in writing approval from Brisbane City Council to connect the proposed storm water infrastructure to the existing infrastructure. d) Construct the stormwater drainage and management works in accordance with the submitted stormwater drainage plans required in part (a) of this condition. Submit to the ULDA 'As Constructed' drawings 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 of use b) As indicated c) Prior to commencement of use d) Prior to commencement of use
36.	Water Management Plan Submit to the ULDA a Water Management plan prepared by a suitably qualified consultant that details how the proposal will reduce the potable water consumption through the use of water efficient fixtures and details the proposed best practice stormwater management to treat stormwater runoff.	Prior to commencement of use
37.	Refuse Collection a) Submit to the ULDA refuse collection approval from City Waste Services, BCC or a private waste contractor. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained

38.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
39.	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.
40.	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.
41.	Broadband Provide to the ULDA a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use.
42.	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
43.	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

44.	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
45.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use
Landscape Architecture and Open Space		
46.	Compliance Assessment – Detailed landscape plan a) Submit for Compliance Assessment to the ULDA's Manager – Development Assessment detailed landscape plans for the following Stage 2 community facilities: i. 57.73m² space as illustrated on Level 11 (L11), drawing no. S2 0305, Issue P14, dated 09.08.2012; and ii. the roof top terrace as illustrated on Roof Terrace Proposal (RF), drawing no. SK01 dated 16th August 2012. b) Submit to the ULDA's Manager – Development Assessment the endorsed detailed landscape plan for Stage 1 of the Project Waters redevelopment (DEV2012/289) clearly illustrating how Stage 2 has unimpeded access to the common communal recreation area on the podium of Stage 1.	a) Prior to building works approval b) Prior to commencement of site works
47.	Compliance Assessment – Streetscape Improvements a) Submit for Compliance Assessment to 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 Water Street are to: i) be in accordance with the road's function as either a Primary or Active Frontage under the UDA and generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i>. ii) provide semi-advanced street trees to both of the street frontage at spacing generally complying with the Brisbane City Council's <i>Centres Detailing Design Manual (CDDM)</i> b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) As indicated

Pollution

48.	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 TMM Acoustics report ' <i>Water Street, Bowen Hills Qld Project Waters, Stage one Apartments, Ref 11BRA0017</i> ' dated 24/05/2012 and the TTM Acoustics Letter dated 1 February 2012, which requires the erection of a noise barrier of a minimum of 1.8m to be constructed at the boundary of Stage 1 and Bell's Square to meet a 6dBa criteria.	Prior to the commencement of use
49.	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

50.	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>Infrastructure Framework (The Framework)</i> . The current applicable general infrastructure charge is: <table><tr><td>114 Small units @ 0-60m² GFA</td><td>\$12,256/ unit</td><td>\$1,397,184.00</td></tr><tr><td>27 Medium units @ 60-100m² GFA</td><td>\$17,108/ unit</td><td>\$461,916.00</td></tr><tr><td>41.07m² Non residential</td><td>\$14,680/100m² GFA</td><td>\$14,680.00</td></tr><tr><td>Total General Infrastructure</td><td></td><td>\$1,873,780.00</td></tr></table> <table><tr><td>TOTAL</td><td>*\$1,873,780.00</td></tr></table> <i>* All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year by the 3-year moving average annual percentage increase in the Queensland Roads and Bridges Construction Index.</i>	114 Small units @ 0-60m ² GFA	\$12,256/ unit	\$1,397,184.00	27 Medium units @ 60-100m ² GFA	\$17,108/ unit	\$461,916.00	41.07m ² Non residential	\$14,680/100m ² GFA	\$14,680.00	Total General Infrastructure		\$1,873,780.00	TOTAL	*\$1,873,780.00	Prior to approval of building works
114 Small units @ 0-60m ² GFA	\$12,256/ unit	\$1,397,184.00														
27 Medium units @ 60-100m ² GFA	\$17,108/ unit	\$461,916.00														
41.07m ² Non residential	\$14,680/100m ² GFA	\$14,680.00														
Total General Infrastructure		\$1,873,780.00														
TOTAL	*\$1,873,780.00															

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.

Awnings in Road Reserve

Where the street canopies, window awnings and or weather protection devices protrude over road reserve approval from DERM will be required.

Podium Landscape area/Communal Facilities

You are advised that Stage 2 of the Project Water redevelopment is to have unimpeded access to this communal open space area located on the podium of the approved Stage 1 as illustrated on pp15 of the Public Realm Report, Issue J dated 27 June 2012 (DEV2012/289).

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 ****