



Our ref: DEV2010/099/8

Department of
**State Development, Infrastructure,
Local Government and Planning**

20 December 2022

The Body Corporate for Madison Heights CTS45250
C/O Reel Planning Pty Ltd
Attn: Kieran Ryan
PO Box 2088
MILTON QLD 4064

kieran@reelplanning.com

Dear Kieran

Section 99 Approval - application to change PDA development approval

Multiple Residential (308 Dwelling Units) and Shop (809m²) at 29-35 Campbell Street, 12 Hazelmount Street and 29 Mayne Road, Bowen Hills described as Lots 201-203, 301-310, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1013, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1513, 1601-1612, 1701-1712, 1801-1812, 1901-1912, 2001-2009, 2101-2109, 2201-2209, 2301-2309, 2401-2408, 2501-2508, 2601-2608, 2701-2707, 2801-2807, 2901-2907 & Common Property on SP241573 and Lot 2 on SP241572 (formerly described as 1 on RP78299, Lot 1 on RP89174, Lots 46 & 50 on RP9895, and Lot 49 on SP110353)

On 20 December 2022 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.dsdilqp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Chris Hinton, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3494 7494 or at chris.hinton@dsdilqp.qld.gov.au who will be pleased to assist.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	29-35 Campbell Street, 12 Hazelmount Street and 29 Mayne Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 201-203, 301-310, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1013, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1513, 1601-1612, 1701-1712, 1801-1812, 1901-1912, 2001-2009, 2101-2109, 2201-2209, 2301-2309, 2401-2408, 2501-2508, 2601-2608, 2701-2707, 2801-2807, 2901-2907 and Common Property	SP241573
	Lot 2	SP241572
	Formerly described as	
	Lot 1	RP78299
	Lot 1	RP89174
	Lots 46 and 50	RP9895
	Lot 49	SP110353
PDA development application details		
DEV reference number	DEV2010/099/8	
'Properly made' date	10 May 2022	
Type of application	☒ Application to change PDA development approval	
Description of proposal applied for	Section 99 Change to PDA Development Approval to: • Amend Condition 7 • Add Conditions 7B and 7C, in lieu of changes made to Conditions 7 and 14 • Amend Condition 14 • Amend the list of approved plans and documents • Make formatting changes to the development permit • Make administrative changes to reflect changes to the Department and EDQ Team references. Refer to prior development permits (as amended) for details of changes that have previously been made to the original decision.	

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice
Original Decision date	15 April 2011
1 st Change to approval date	12 April 2012
2 nd Change to approval date	14 November 2013
3 rd Change to approval date	28 August 2014
4 th Change to approval date	20 December 2022
Currency period	4 years from original decision date

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

Approved plans, reports and specifications		Number	Date
1.	'Floor Plan Ground Level', prepared by PBS Building	Project 3.25.QD028, Drawing No. A-DA-10-03, Rev 15	19 September 2013, (Amended in Green 14 June 2022)

Plans and documents previously approved on 14 November 2013		Number	Date
1.	Cover Sheet	A-DA-000-E	07/04/2011
2.	Locality Plan	DA-006-A	29/11/2010
3.	Site Plan	A-DA-007-C	14/02/2011, Amended in Red by ULDA 14/04/2011
4.	Perspective	A-DA-001-G	20/04/2011
5.	Design Statement	A-DA-005-C	07/03/2011
6.	Development Analysis	A-DA-008-L (replaces A-DA-008-I)	07/04/2011, Amended in Red by ULDA 14/04/2011
7.	Basement 2 Floor Plan	A-DA-009-F	10/05/2011
8.	Basement 1 Floor Plan	A-DA-010-F	10/05/2011
9.	Level 02 Podium Floor Plan	A-DA-012-I	10/05/2011, Amended in Red by ULDA 14/04/2011
10.	Level 03 Podium Floor Plan	A-DA-013-J	10/05/2011, Amended in Red by ULDA 14/04/2011
11.	Level 04 Rec Area Floor Plan	DA-014-H (replaces A-DA-014-G)	04/04/2011, Amended in Red by ULDA 14/04/2011
12.	Level 05 Floor Plan	A-DA-015-J (replaces A-DA-015-I)	07/04/2011, Amended in Red by ULDA 14/04/2011

Approved plans, reports and specifications		Number	Date
13.	Level 06 Floor Plan	A-DA-035-G (replaces A-DA-35-F)	28/04/2011, Amended in Red by ULDA 14/04/2011
14.	Level 07 Floor Plan	A-DA-016-K (replaces A-DA-16-J)	07/04/2011, Amended in Red by ULDA 14/04/2011
15.	Typ. Level 08-09 Floor Plan	A-DA-036-G (replaces A-DA-36-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
16.	Typ. Level 10-15 Floor Plan	A-DA-042-B (replaces A-DA-042-A)	06/09/2011, Amended in Red by ULDA 14/04/2011
17.	Typ. Level 16-19 Floor Plan	A-DA-037-G (replaces A-DA-37-E)	07/04/2011, Amended in Red by ULDA 14/04/2011
18.	Level 20 Floor Plan	A-DA-038-G (replaces A-DA-38-E)	07/04/2011, Amended in Red by ULDA 14/04/2011
19.	Level 21 Floor Plan	A-DA-017-H (replaces A-DA-17-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
20.	Typ. Levels 22-24 Floor Plan	A-DA-018-H (replaces A-DA-18-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
21.	Typ. Levels 25-27 Floor Plan	A-DA-019-G (replaces A-DA-19-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
22.	Typ. Levels 28 – 29 Floor Plan	A-DA-020-H (replaces A-DA-20-G)	07/04/2011, Amended in Red by ULDA 14/04/2011
23.	Level 30 Floor Plan	A-DA-039-E (replaces A-DA-039-D)	07/04/2011, Amended in Red by ULDA 14/04/2011
24.	Roof Plan	A-DA-021-B	29/11/2010
25.	Sections – Sheet 1	A-DA-022-D (replaces A-DA-022- C)	07/03/2012
26.	Sections – Sheet 2	A-DA-023-D (replaces A-DA-023- C)	07/03/2012, Amended in Red by ULDA 14/04/2011
27.	Sections – Sheet 3	A-DA-024-D (replaces A-DA-024- C)	07/03/2012, Amended in Red by ULDA 14/04/2011
28.	Elevations – Sheet 1 (South)	A-DA-025-F (replaces A-DA-25-E)	07/03/2012, Amended in Red by ULDA 14/04/2011

Approved plans, reports and specifications		Number	Date
29.	Elevations – Sheet 2 (West)	A-DA-026-H (replaces A-DA-26-G)	07/03/2012, Amended in Red by ULDA 14/04/2011
30.	Elevations – Sheet 3 (North)	A-DA-027-F (replaces A-DA-27-E)	07/03/2012, Amended in Red by ULDA 14/04/2011
31.	Elevations – Sheet 4 (East)	A-DA-028-H (replaces A-DA-28-G)	07/03/2012, Amended in Red by ULDA 14/04/2011
32.	Balconies Analysis Diagrams	A-DA-029-C (replaces A-DA-029- B)	01/03/2011
33.	Typ. Unit Plans – Sheet 1	A-DA-030-H (replaces A-DA-030- G)	13/04/2011
34.	Typ. Unit Plans – Sheet 2	A-DA-031-E (replaces A-DA-31-D)	13/04/2011
35.	Typ. Unit Plans – Sheet 3	A-DA-032-F (replaces A-DA-032-E)	13/04/2011
36.	Typ. Unit Plans – Sheet 4	A-DA-033-G (replaces A-DA-033- H)	13/04/2011
37.	Typ. Unit Plans – Sheet 5	A-DA-043-A	13/04/2011
38.	Typ. Unit Plans – Sheet 6	A-DA-044-A	07/03/2012, Amended in Red by ULDA 26/03/2012
39.	Landscape Concept Plan Ground Floor/ Streetscape	METRO 004/LP01B	Nov 10
40.	Landscape Concept Plan Level 3 Podium	METRO 004/LP02A	Nov 10
41.	Landscape Concept Plan Level 4 Recreation Area	METRO 004/LP03A	Nov 10
42.	Landscape Concept Plan Level 21 'Sky Garden' Area	METRO 004-LP04A	Nov 10
43.	Landscape Concept Plan Schedules/ Spec Notes/ Images	METRO 004/LP05A	Nov 10
44.	Integrated Water Management Plan – Proposed Mixed Use Development, 29-35 Campbell Street, Bowen Hills	10806, Issue P3	02/12/2010
45.	Sustainability Report – Proposed Mixed Use Development, 29-35 Campbell Street, Bowen Hills	1083, Issue P2	02/12/2010
46.	Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills TTM Group Traffic Engineering Report	Ref No.26707, Trep 1	29 November 2010
47.	TTM Acoustics Environmental Noise Impact Assessment Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills	Ref no. 26871 R02	29 November 2010

Approved plans, reports and specifications		Number	Date
48.	TTM Acoustics Letter	TTMref:27242 L01 37 Mayne Road, Bowen Hills RTN ENV FRI	18 February 2011
49.	Geotechnical Investigation High Rise Residential Development 29-35 Campbell Street Bowen Hills	Project No. 010-203A,	18 February 2011

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dasilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dasilgp.qld.gov.au.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

PDA development conditions		
No.	Condition	Timing
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 the commencement of use and then to be maintained
2.	Design Requirements a) Submit for approval further details of the building's northern, southern eastern and western facades thermal performance, including its glass type, materials, colours and finishes consistent with the approved plans. b) Ensure that a minimum NatHERS rating of 5 stars is achieved for all apartments.	a) Prior to approval for building works b) Prior to approval for building works
3.	Screening Requirements All podium parking is to be adequately screened from the public realm. Prior to the approval for building works, submit for approval to EDQ DA the proposed screening materials and colour/s.	As indicated
4.	Sun shading/Weather Protection Submit for approval to EDQ DA the proposed sun shading/ screening to be installed on the northern facade of Unit Type Studio 5 and Unit Type Studio 6 as illustrated on drawing numbers A-DA-014-H, A-DA-015-J, A-DA-035-G, A-DA-016-K, A-DA-036-G, A-DA-042-B and A-DA-037-G	Prior to approval for building works
5.	Balcony Design All balconies are to be constructed in accordance with drawing numbers A-DA-029-C, A-DA-030-H, A-DA-031-E, A-DA-032-F, A-DA-033-G, A-DA-043-A and A-DA-044-A and include the following: a) Balconies less than 9m ² (Juliette balconies) are to include a shelf attached to the balustrade and are to remain unenclosed.	Prior to approval for building works
6.	Window Sill Treatments Window sills on any retail tenancies should be within 100-300mm above the corresponding footpath level. The use of reflective glass is not appropriate.	Prior to approval for building works
7.	Active Streetscape Treatments – Compliance Assessment The following design features are to be included to ensure the achievement of an active ground level streetscape. a) A street canopy is to be provided to the continuous length of the retail tenancies including along the entire Mayne Road frontage in accordance with its function as a Primary Active Frontage.	a) Prior to the commencement of use and to be maintained

	b) The northern edge of the retail tenancy located on the north western corner of the site is to provide overlooking and activation through windows and/or openings in accordance with approved plan '<i>Floor Plan Ground Level</i>', prepared by PBS Building, (Project 3.25.QD028, Drawing No. A-DA-10-03, Rev 15, dated 19 September 2013, Amended in Green 14 June 2022).	b) Within 12 months of the approval of the 4th change to this approval (DEV2010/099/8), unless otherwise agreed in writing by the MEDQ
7B	Edgar Lane Public Art Strategy – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, a Public Art Concept Plan prepared by a suitably qualified professional for the length of blank wall along Edgar Lane by a recognised artist which includes the following minimum information: i) A concept of the artwork, including a study of the local conditions and details about the theme / inspiration and a description of the form, function and medium; and ii) Perspectives of the public art when viewed from Hazelmount Street, Mayne Road and along Edgar Lane. b) Enter into a contractual agreement with the preferred artist to supply and install the approved artwork and submit to EDQ DA, a copy of the executed contractual agreement. c) Submit to EDQ DA for Compliance Assessment a detailed Public Art Plan prepared by a suitably qualified professional based on the concept approved in Condition 7B(a) above which includes: i) Detailed drawings, prepared to scale, with key dimensions noted ii) A schedule of finishes, materials and colours iii) Render of the artwork in-situ iv) A safety and design assessment demonstrating the artwork is designed to: i) be resistant to vandalism and weather elements ii) have a design life of at least 25 years iii) avoid impacts on traffic management (e.g. by excluding excessive illumination) v) low heat generating lighting where there is potential for lights to come into contact with a person. d) Submit to EDQ DA evidence that the public art: i) has been installed in accordance with Conditions 7B(a)-7B(c) of this development permit; and ii) where required, has been certified by an RPEQ in relation to the fixing method (e.g., anchoring elements)	a) Within 6 months of the approval of the 4th change to this approval (DEV2010/099/8), unless otherwise agreed in writing by the MEDQ b) to d) Within 12 months of the approval of the 4th change to this approval (DEV2010/099/8), unless otherwise agreed in writing by the MEDQ
7C.	Hazelmount Street Access Ramps Visual Softening – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, a strategy prepared by a suitably qualified professional for the visual 'softening' of the ramps when viewed from both Edgar and Hazelmount Streets which includes (as a minimum) concept plans and perspectives of the ramps (both pre and post-satisfaction of Conditions 7B and 14 of this approval) when viewed from 10 Hazelmount Street, the eastern leg of Edgar	a) Within 6 months of the approval of the 4th change to this approval (DEV2010/099/8), unless otherwise agreed in writing by the MEDQ

	Street back towards Edgar Lane, the intersection of Hazelmount and Edgar Street/Lane, and any other angle deemed necessary by EDQ DA. b) Submit to EDQ DA for Compliance Assessment a detailed plan prepared by a suitably qualified professional based on the concept approved in Condition 7C(a) above which includes: i) Detailed drawings, prepared to scale, with key dimensions noted ii) A schedule of finishes, materials, plants and/or colours iii) Render of any artwork or planting in-situ iv) A safety and design assessment demonstrating that any artwork is designed to: iv) be resistant to vandalism and weather elements v) have a design life of at least 25 years vi) avoid impacts on traffic management (e.g. by excluding excessive illumination) v) low heat generating lighting where there is potential for lights to come into contact with a person. c) Submit to EDQ DA evidence that the strategy: i) has been installed in accordance with Conditions 7C(a)-7B(b) of this development permit; and ii) where required, has been certified by an RPEQ in relation to the fixing method (e.g. anchoring elements)	b) to c) Within 12 months of the approval of the 4th change to this approval (DEV2010/099/8), unless otherwise agreed in writing by the MEDQ
8.	Approval of 'as constructed' accessible unit design Submit written confirmation to EDQ DA that the development has constructed 29 accessible units as shown as Unit Types A4 – Accessible and Unit Type A5 – Accessible in accordance with approved plans: ▪ Typ. Unit Plans – Sheet 1, A-DA-030-H, dated 13/04/2011 ▪ Level 04 Rec Area Floor Plan, DA-014-H dated 04/04/2011 ▪ Level 05 Floor Plan, A-DA-015-J dated 07/04/2011 ▪ Level 06 Floor Plan, A-DA-035-G dated 28/04/2011 ▪ Level 07 Floor Plan, A-DA-016-K dated 07/04/2011 ▪ Typ. Level 08-09 Floor Plan, A-DA-36-G, dated 07/04/2011 ▪ Typ. Level 10-15 Floor Plan, A-DA-042-B, dated 06/09/2011 ▪ Typ. Level 16-19 Floor Plan, A-DA-037-G, dated 07/04/2011 ▪ Level 20 Floor Plan, A-DA-038-G, dated 07/04/2011 ▪ Level 21 Floor Plan, DA-017-H, dated 07/04/2011 ▪ Typ. Levels 22-24 Floor Plan, A-DA-018-H, dated 07/04/2011 ▪ Typ. Levels 25-27 Floor Plan, A-DA-019-G, dated 07/04/2011 ▪ Typ. Levels 28-29 Floor Plan, A-DA-020-H, dated 07/04/2011 ▪ Level 30 Floor Plan, A-DA-039-E, dated 07/04/2011	Prior to the approval of building works
9.	Approval of 'as constructed' sustainable design Submit written confirmation to EDQ DA from a suitable quality sustainability professional certifying that the development has been constructed to meet the objectives and recommendations as outlined in '<i>Sustainability Report 29-35 Campbell Street, Bowen Hills</i>', prepared by Floth Sustainable Building Consultants (Project No. 10806 Issue P2, dated 2 December 2010).	Prior to the commencement of use

10.	Detailed landscape plan a) Submit for approval from EDQ DA a detailed landscape plan for all internal landscaped common areas as indicated on approved '<i>Landscape Concept Plan</i>' by Trevor Lynch Landscape Architects (drawing numbers METRO 04/LP 01 B dated November 2010, METRO 04/LP 02 A dated November 2010, METRO 04/LP 03 A dated November 2010, METRO 04/LP 04 A dated November 2010 and METRO 04/LP 05 A dated November 2010). The plan is to illustrate: ▪ compliance with the landscape design and water efficiency requirements of the approved Integrated Water Management Plan, prepared by Floth Sustainable Building Consultants, Issue P3, dated 2 December 2010; ▪ details of the shade structures to the podium level communal open space and roof (sky) gardens; and ▪ Location of 38 bicycle parking spaces at grade outside the building for the retail and visitors. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect. b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
11.	Construct footpath a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpath to Campbell Street, Mayne Road and Hazelmount Street is generally in accordance with Brisbane City Council's Subdivision and Development Guidelines, interim Brisbane Streetscape Design Guidelines and Centres Detailing Design Manual (CDDM) including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition	a) Prior to approval for building works b) Prior to the commencement of use and to be maintained
12.	Streetscape Improvements a) Submit for approval from EDQ DA a detailed landscape plan for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along both Campbell Street and Mayne 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 interim Brisbane Streetscape Design	a) Prior to approval for building works

	Guidelines and Centre Detailing Design Manual (CDDM). ii) provide semi-advanced street trees to the Campbell Street and Mayne Road frontage at spacing generally complying with the Brisbane City Council's interim Brisbane Streetscape Design Manual and Centres Detailing Design Manual (CDDM). b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the Principal Engineer, Development Assessment Division, DSDILGP that planting is satisfactory.	b) As indicated
13.	Traffic Engineering a) Submit certification to the Principal Engineer, Development Assessment Division, DSDILGP from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) and pedestrian and cyclist facilities has been constructed in generally in accordance with the approved Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills TTM Group Traffic Engineering Report Ref No.26707 Trep1 dated 7th November 2010. b) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) detailing proposed measures to be undertaken to limit, access to Hazelmount Road to left hand turn movements only. c) Construct works in accordance with part (b) of this condition d) Submit to the MEDQ as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with part (b) of this condition.	a) Prior to commencement of use b) Prior to approval for building works c) Prior to commencement of use d) Prior to commencement of use
14.	Hazelmount Street Access Ramps Safety Improvement Works – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, detailed engineering drawings certified by an RPEQ demonstrating the following proposed works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council: - The removal of a minimum of the first 4m of block wall at the entry of Edgar Lane from Hazelmount Street and its replacement with transparent railing; - The installation of pram ramps at the eastern entry to Edgar Lane from Hazelmount Street in accordance with BCC standards; - The installation of a No U-turn sign on the exit to the car park (northern access only) to discourage cars from attempting to U-turn down Edgar Lane. - Proposed adjustments to the height and angle of the existing carpark convex mirror to improve visibility between ingressing and egressing vehicles. Any adjusted angle must ensure that it would be clear of service vehicle manoeuvring; and	a) Within 6 months of the approval of the 4th change to this approval (DEV2010/099/8), unless otherwise agreed in writing by the MEDQ

	v. The installation of a give-way line and give-way sign (located on the wall) on the exit lane to guide the motorist into a safe position while another vehicle enters the site. The certified drawings must be designed generally in accordance with the following, where relevant: vi. approved plans; vii. Council's standards; viii. location and type of street lighting in accordance with AS1158 '<i>Lighting for Roads and Public Spaces</i>'; ix. surface treatments x. Driveways cross overs treatment including tactile paver treatments; xi. location and specifications of streetscape furniture; xii. location and size of stormwater treatment devices; and xiii. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.	b) Within 12 months of the approval of the 4th change to this approval (DEV2010/099/8), unless otherwise agreed in writing by the MEDQ
15.	Bicycle Parking Submit to EDQ IS amended plans showing provision for bicycle spaces and associated end of trip facilities in accordance with the following: i) 300 secure bicycle spaces within the basement and podium car park levels; ii) 8 hanging bike racks at the end of nominated car parking spaces or provide 8 additional secure lock up bicycle spaces within the basement or podium car park levels; iii) 38 spaces at grade outside the building for the retail and visitors.	Prior to approval for building works
16.	Public Lighting 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 buildings, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. Ensure external materials do not cause unreasonable glare.	Prior to commencement of use and to be maintained
17.	Filling and Excavation a) Submit to EDQ IS 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	a) Prior to the commencement of works

	Brisbane City Council's Filling and Excavation Code and Subdivision and Development Guidelines. The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to EDQ IS 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.	b) Prior to the commencement of use
18.	Contaminated Land a) All investigative works, remedial works and validation works associated with contaminated land and groundwater is required to be approved by a Department of Environment and Resource Management (DERM) approved third party reviewer (TPR). This also includes the approval of all scopes of work associated with investigative, remedial and validation works such that sufficient works are undertaken to enable a suitability statement to be obtained at the completion of redevelopment works. Submit approved Remediation Plan and Environmental Management Plan to the Director, Development Assessment Division, DSDIP.	Prior to site works commencing
19.	Construction management a) Prepare and submit to the MEDQ a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that specifies the practices that will be employed to manage the impacts that will result during construction. The plan must include, but is not limited to the practices employed to: i) Manage traffic flow and parking around and through the site during and outside of construction work hours ii) Manage the delivery of materials during and outside of construction hours of work iii) Manage of sedimentation, erosion and dust generated from the site during and outside construction work hours iv) Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). v) Management of groundwater and surface water collection, treatment and disposal. vi) Manage Acid Sulphate soils in accordance with management plans prepared specifically for this site. vii) Efficiently sort and minimise waste and maximise recycling opportunities. viii) Ensure that all Site works shall fully considered the site constraints and recommendations as outlined in Geotechnical Investigation High Rise Residential Development 29-35 Campbell Street Bowen Hills Project No. 010-203A, dated 18th February 2011 prepared by Butler Partners	a) Prior to commencement of site works

	ix) Manage contaminated soils, including removal, treatment, disposal and/or replacement in accordance with site remediation plans prepared and approved specifically for this site. x) Prepare a construction monitoring programme during in ground construction work as nominated within the Geotechnical Investigation High Rise Residential Development 29-35 Campbell Street Bowen Hills Project No. 010-203A, dated 18th February 2011 prepared by Butler Partners xi) 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 CMP must be prepared in consultation with the professionals responsible for the individual site related management plans to ensure that all aspects of the construction and environmental management are included. c) The CMP 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. d) 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) to c) At all times during site works
20.	Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit 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
21.	Sewer & Water Connection a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU 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 Brisbane City Council's current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the MEDQ as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	a) Prior to the commencement of site works b) Prior to commencement of use

	c) Provide to the MEDQ all approval correspondence from QUU relating to part (a) of this condition.	c) Prior to commencement of use
22.	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 WSA 03-2002 Water Supply Code of Australia V2.3 and Brisbane City Council's Supplementary Manual.	Prior to commencement of use
23.	Stormwater system a) Submit to EDQ DA a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to a lawful point of discharge. The plan shall include full calculations to confirm that the existing system has sufficient capacity to cater for the proposed development. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to the MEDQ as-constructed plans verified 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 site works b) Prior to commencement of use
24.	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.	Prior to commencement of use
25.	Integrated Water Management Plan Submit to EDQ DA written confirmation from a Registered Professional Engineer of QLD (RPEQ) that the measures outlined in the approved Integrated Water Management Plan – Project No. 10806 Rev P3 prepared by Floth Sustainable Building Consultants dated 2nd December 2010 have been implemented in the design and the construction of the project.	Prior to the commencement of use
26.	Acoustics Submit written confirmation to EDQ DA from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the objectives for controlling intrusion into the residential buildings as specified and recommended in TTM Acoustics Environmental Noise Impact Assessment Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills Ref no. 26871 R02 dated 29th November 2010 and the TTM Acoustics Letter dated 18 February 2011.	Prior to the commencement of use

27.	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's Subdivision and Development Guidelines.	Prior to commencement of use
28.	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's Subdivision and Development Guidelines.	Prior to commencement of use
29.	Service conduits and 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 connection with the approved development in accordance with the Brisbane City Council's Subdivision and Development Guidelines.	Prior to commencement of use
30.	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 the commencement of use
31.	Community Management Statement Submit to EDQ DA a copy of the Community Management Statement (CMS) with a copy of the survey plan. The CMS shall contain the following requirements /information: • Landscaping is to be maintained in accordance with the approved plans and maintenance regime. • Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/ Tenants. • Location bicycle spaces and associated end of trip facilities in accordance with the Bowen Hills Urban Development Area Development Scheme. • 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. • A statement disclosing to purchases 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.	Prior to the commencement of use and to be maintained
32.	Road Dedication Dedicate at no cost to the MEDQ: • A 6.0 metre linear strip of land along the entire Campbell Street frontage for future road widening purposes; and • Land at the corner of Mayne Road and Campbell Street required to facilitate the future corner truncation associated with the road widening.	Prior to commencement of use

33.	Refuse Collection Signoff Submit to EDQ DA refuse collection approval from Mr John Love of City Waste Services, BCC.	Prior to the approval of building works									
34.	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 MEDQ.	Prior to commencement of site works									
35.	Pre-Construction Self Certification No work shall commence until the MEDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of Construction									
36.	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									
37.	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 Interim Infrastructure Framework (The Framework) which will apply for all development approvals issued prior to 30 June 2012. 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 border="1" data-bbox="185 1503 928 1715"> <tr> <td>246 Small units @ 0-60m² GFA</td><td>\$11,785/ unit</td><td>\$2,899,110.00</td></tr> <tr> <td>62 Medium units @ 60-100m² GFA</td><td>\$16,450/ unit</td><td>\$1,019,900.00</td></tr> <tr> <td>809m² Retail</td><td>\$14,115/ 100m² GFA</td><td>\$127,035.00</td></tr> </table>	246 Small units @ 0-60m ² GFA	\$11,785/ unit	\$2,899,110.00	62 Medium units @ 60-100m ² GFA	\$16,450/ unit	\$1,019,900.00	809m ² Retail	\$14,115/ 100m ² GFA	\$127,035.00	Prior to the approval of building works
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809m ² Retail	\$14,115/ 100m ² GFA	\$127,035.00									

Value uplift component (applying only to the GFA exceeding City Plan):			* Charge will be adjusted each July in
202 Small units @ 0-60m2 GFA	\$11,336/ unit	\$2,289,872.00	
51 Medium units @ 60-100m2 GFA	\$17,005/ unit	\$867,255.00	
Credits	30% for affordable housing applying to the residential units	\$947,138.00	
Total Value Uplift		\$2,209,989.00	
TOTAL		*\$6,256,034.00	
accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index			

STANDARD ADVICE

Awnings in Road Reserve

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

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

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

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).

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.

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.

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 ****