

DEV2012/325
22 April 2013

Mitchell Hendricks
Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

Dear Mitchell

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
RECONFIGURING A LOT AND MATERIAL CHANGE OF USE AT 20 MERIMBULA
CRESCENT, FITZGIBBON DESCRIBED AS LOT 4003 ON SP249426**

On 19 April 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-applications.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Patrick Atkinson on 30244178.

Yours Sincerely



Patrick Atkinson

Manager Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Fitzgibbon	
Site address	20 Merimbula Crescent, Fitzgibbon	
Lot on plan description	Lot number	Lot description
	4003	SP249426
PDA development application details		
MEDQ reference number	DEV2012/325	
Lodgement date	30 August 2012	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Development permit ☐ Reconfiguring a lot ☐ Development permit	
Description of proposal applied for	- Subdivision of 1 into 31 residential lots, retail lot with a Park, balance lot and new road - Convenience retail centre of 800m² (Shop, Food premise, Market, Office and Medical centre) 31 Houses	

PDA development approval details

Decision of the MEDQ [	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Decision date	19 April 2013
Currency period	4 years

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of reconfiguration Lot 1 – 34 & 501	SB2689_02_C Sheet 1 of 2	12-07-2012
2.	Plan of reconfiguration Lot 1 – 34 & 501	SB2689_02_C Sheet 2 of 2	13-07-2012
3.	Plan of Development 'Area C' Neighbourhood Centre	ULD035 DA02.02 Issue G	26/09/12 (Amended in Red 14.3.13)
4.	Street Elevations 'Area C' Neighbourhood Centre	ULD035 DA03.01 Issue A	18/07/12
5.	Preliminary Roadworks Plan – Title Scheme 1	SK01 Rev B	28/08/12
6.	Preliminary Stormwater Schematic – Title Scheme 1	SK02 Rev B	28/08/12
7.	Preliminary Sewer Schematic – Title Scheme 1	SK03 Rev B	28/08/12
8.	Preliminary Water Schematic – Title Scheme 1	SK04 Rev B	28/08/12
9.	Concept I 7.5m Echo Corner 2 (A1+2)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
10.	Concept I 7.5m Echo Corner 2 (A3)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
11.	Concept I 5.0m Echo Laneway Entry (B)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
12.	Concept I 5.0m Echo Street Entry (B)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
13.	Concept I 9.0m Echo Edge 2 (C ¹)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
14.	Concept I 7.5m Echo Edge 1 (C ²⁻⁴)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
15.	Concept I 7.5m Echo (C ⁵)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
16.	Concept I 7.5m Echo 3 (C ⁵)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
17.	Concept I Convenience Centre	Issue A	12/07/12 (Amended in Red 14.3.13)

18.	Landscape Plan	SK03 Revision P2	August 2012
19.	Landscape Sections	SK04 Revision P2	August 2012
20.	Landscape Sections	SK05 Revision P2	August 2012
21.	Landscape Elevations	SK06 Revision P2	August 2012
22.	Typical Plant Schedule	SK07 Revision P2	August 2012
PDA Development Conditions			
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 survey plan endorsement for each stage
2.	Complete all Operational Works Complete all building and operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.		Prior to commencement of use for the relevant stage
3.	Construction Management Plan Submit to Economic Development Queensland (EDQ) a site based construction management plan that will include but not be limited to: • 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 sedimentation, erosion and dust generated from the site during and outside construction work hours; • Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; • Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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. 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.		Prior to commencement of works for each stage
4.	Roads & Car Parking a) Submit to Economic Development Queensland (EDQ) detailed engineering drawings of roads including carparking certified by a Registered Professional Engineer of Queensland (RPEQ-Civil)		a) Prior to commencement of works for each stage

	generally in accordance with <i>Brisbane City Council's Subdivision & Development Guidelines</i>, the relevant AS2890 Car Parking standards and the approved: - Plan of Development 'Area C' Neighbourhood Centre ULD035 DA 02.02 Issue G dated 26/09/12; and - Preliminary Roadworks Plan – Title Scheme 1 SK01 Rev B dated 28/08/12; and b) Construct the works in accordance with the certified plans required in part a) of this condition c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to Brisbane City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ).	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
5.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads and park within the subdivision. The design and construction of the street lighting system must: - be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings; - meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes the <i>Public Lighting Construction Manual</i>); - be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex Rate 2 Public Lighting Design Parameters); and - be designed and positioned to comply with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS11583.1:2005 <i>Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas.	Prior to survey plan endorsement for each stage
6.	Park Landscape Works a) Submit to Economic Development Queensland (EDQ) for compliance endorsement detailed landscape plans certified by a qualified landscape architect for the designated park on proposed Lot 34 generally in accordance with the Brisbane City Council's <i>Subdivision & Development Guidelines and Centres Detail Design Manual (CDDM)</i> and the approved: - Landscape Plan number SK03 Revision P2 dated August 2012 - Landscape Sections number SK04 Revision P2 dated August 2012 - Landscape Elevations number SK06 Revision P2 dated August 2012 and - Typical Plant Schedule number SK07 Revision P2 dated August 2012. The plan(s) is to be prepared at a scale of 1:100 and include but not limited to the following: - the extent of soft and hard landscape works - location and description of fencing or walls - description/details of critical design elements where applicable (e.g. proposed surface treatments, stabilisation of batters, podium planters)	a) Prior to commencement of work

	▪ basic specification notes on plan for all proposed landscape works. ▪ a planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting and ▪ proposed artwork. b) Submit to EDQ certification from a suitably qualified landscape architect that all streetscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping commencing on receipt of written confirmation from EDQ that planting is satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact EDQ to arrange an Off Maintenance inspection.	b) Prior to survey plan endorsement c) As indicated d) As indicated
7.	Dedicate Park Transfer and surrender to the Crown as Park for Public Use the land indicated as proposed Lot 34 on the approved drawings and documents.	Prior to survey plan endorsement
8.	Streetscape Works a) Submit to Economic Development Queensland (EDQ) a 'Streetscape Works Plan' for required works to be undertaken within all footpath reserves generally in accordance with the approved: ▪ Landscape Plan number SK03 Revision P2 dated August 2012 ▪ Landscape Sections number SK05 Revision P2 dated August 2012 ▪ Landscape Elevations number SK06 Revision P2 dated August 2012 and ▪ Typical Plant Schedule number SK07 Revision P2 dated August 2012. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect and the works are to be constructed to a standard and of materials consistent with the requirements of Council's <i>Centres Detail Design Manual (CDDM) and Subdivision and Development Guidelines</i>. The plans are to include the following: ▪ Full width pavement treatment in the required materials and pattern. ▪ Street trees in tree grates with tree guards, integrated in the proposed pavement pattern ▪ Shade trees in car park areas ▪ Conceptual location of pedestrian lights. ▪ Location of underground and above-ground services ▪ Location of service pits (specified with infillable pit lids). ▪ Location and description of street furniture. ▪ Finished surface levels including cross-falls and longitudinal grades. ▪ Tactile pavers in at driveways and kerb ramps in accordance with AS1428.4 and detail UMS-213 Rev B.	a) Prior to commencement of work

	Proposed road use adjacent to the kerbing (eg. public transport stops, parking bays, No Standing zones). The plan is also to describe and illustrate how the north-south pedestrian linkage from the Community Centre to the north will be reinforced through the middle of the site. b) Submit to EDQ certification from a suitably qualified landscape architect that all streetscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA to arrange an Off Maintenance inspection.	b) Prior to survey plan endorsement c) As indicated d) As indicated
9.	Water a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Preliminary Water Schematic – Title Scheme 1 SK04 Rev B dated 28/08/12 and Queensland Urban Utilities (QUU) current standards. b) Construct the works in accordance with the certified plans required by part a) of this condition c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to QUU checked and certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
10.	Sewer a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed sewer reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Preliminary Sewer Schematic – Title Scheme 1 SK03 Rev B dated 28/08/12 and Queensland Urban Utilities (QUU) current standards. b) Construct the works in accordance with the certified plans required by part a) of this condition c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to QUU checked and certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
11.	Stormwater a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed stormwater reticulation plans certified by a	a) Prior to commencement of works for each stage

	Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Preliminary Stormwater Schematic – Title Scheme 1 SK02 Rev B dated 28/08/12 and the <i>Brisbane City Council's Subdivision & Development Guidelines</i>. b) Construct the works in accordance with the certified plans required by part a) of this condition. c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to Brisbane City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ).	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
12.	Soil Erosion and Sediment Control a) Submit to Economic Development Queensland (EDQ) an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) or suitably qualified professional that complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of work for each stage b) At all times during construction works
13.	Easements over Infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of Economic Development Queensland (EDQ). The terms of the easements must be to the satisfaction of EDQ.	Prior to survey plan endorsement for the relevant stage.
14.	Electricity Submit to Economic Development Queensland (EDQ) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services to each use/dwelling.	Prior to commencement of works for each stage
15.	Telecommunications Submit to Economic Development Queensland (EDQ) documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to each use/dwelling within the proposed development.	Prior to commencement of works for each stage
16.	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. Or Submit to MEDQ a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the <i>Communications Alliance G645:2011 guideline</i>, to accommodate services	Prior to survey plan endorsement for each stage

	which are compliant with the Federal Government's National Broadband Network policy.							
17.	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 connection in accordance with the approved development the <i>Brisbane City Council's Subdivision & Development Guidelines</i> .	Prior to survey plan endorsement for the relevant stage.						
18.	Repair damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for each stage						
19.	Pre-Construction Certification No work shall commence until Economic Development Queensland (EDQ) acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of works						
20.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification in accordance with Economic Development Queensland (EDQ) Certification Procedures Manual, 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" generally in accordance with the approved plans.	Prior to survey plan endorsement						
21.	Infrastructure Contributions Pay to Economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the <i>Interim Infrastructure Framework</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable charge is: <table border="1" data-bbox="242 1563 1070 1688"> <tr> <td>Detached dwelling charge is \$17,992</td><td>\$17,992 x 32</td><td>\$575,744</td></tr> <tr> <td>Total Infrastructure Charge</td><td></td><td>\$575,744</td></tr> </table> Notes: - Credits are available where the applicant can prove previous payments have been made. - Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index	Detached dwelling charge is \$17,992	\$17,992 x 32	\$575,744	Total Infrastructure Charge		\$575,744	Prior to commencement of use
Detached dwelling charge is \$17,992	\$17,992 x 32	\$575,744						
Total Infrastructure Charge		\$575,744						

MATERIAL CHANGE OF USE being Convenience retail centre of 800m² (Shop, Food premise, Market, Office and Medical centre) and 31 Houses

22.	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
23.	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 Economic Development Queensland (EDQ) or other approval required by the conditions.	To be maintained
24.	Outdoor Lighting Outdoor lighting must be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>	Prior to commencement of use
25.	End of trip facilities at Convenience retail centre of 800m² Install end of trip facilities for pedestrians and cyclists as part of the development. Including secure undercover bicycle storage facilities showers and lockers in accordance with <i>Austroads part 14</i> and AS2890.0 standards.	Prior to commencement of use
26.	Hours of Operation – Heavy Vehicle Movements at Convenience retail centre of 800m² Operation of heavy vehicles and/or waste collection vehicles must only occur between 5:30am - 7pm Monday to Saturday.	At all times
27.	Waste Collection at Convenience retail centre of 800m² a) Enter into an agreement with Brisbane City Council to provide a waste collection service to the development. b) Provide a screened bin corral which are all required to be shared between all tenants.	Prior to commencement of use
28.	Construction Management Plan a) Submit to Economic Development Queensland (EDQ) a site based construction management plan that will include but not be limited to the: ▪ 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 ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans	a) Prior to commencement of site works

	prepared and approved specifically for this site, if needed. 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. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during site works
29.	Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit to Economic Development Queensland (EDQ) an Erosion and Sediment Control (ESC) Program which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) and implement it accordingly.	While site works are occurring and then to be maintained
30.	Water Reticulation Connect each premises/dwelling to the water reticulation network in accordance with <i>Queensland Urban Utilities</i> standards.	Prior to commencement of use
31.	Sewer Reticulation Connect each premise/dwelling to the sewer reticulation network in accordance with <i>Queensland Urban Utilities</i> standards.	Prior to commencement of use
32.	Stormwater Connections Connect each premise/dwelling to the existing stormwater network in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
33.	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 connection with the approved development in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>	Prior to commencement of use for each stage
34.	Repair damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to the commencement of the use for each stage
35.	Electricity Submit to Economic Development Queensland (EDQ) either: - written evidence demonstrating that existing underground low-voltage electricity supply is available to each dwelling/premise; or - written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of site works for each stage

36.	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new dwelling/premise within the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of site works for each stage																				
37.	Infrastructure Contributions Pay to Economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with Brisbane City Council's <i>Adopted Infrastructure Charges Resolution (No.2) 2011</i> . Retail centre Lot 34 <table border="1"><tr><td>Sewer network charge</td><td>\$24</td><td>x 800m² GFA</td><td>\$19,200</td></tr><tr><td>Water network charge</td><td>\$12</td><td>x 800m² GFA</td><td>\$9,600</td></tr><tr><td>Transport and community purpose network charge</td><td>\$144</td><td>x 800m² GFA</td><td>\$115,200</td></tr><tr><td>Stormwater network (impervious area)</td><td>\$10</td><td>x 898m² Impervious area of Lot 34</td><td>\$8,980</td></tr><tr><td>Total</td><td></td><td></td><td>\$152,980</td></tr></table> Total = \$152,980 Note: Charges will be adjusted by the Consumer Price Index (CPI) for the period starting on the day the adopted charge is levied and ending on the day the charge is paid.	Sewer network charge	\$24	x 800m ² GFA	\$19,200	Water network charge	\$12	x 800m ² GFA	\$9,600	Transport and community purpose network charge	\$144	x 800m ² GFA	\$115,200	Stormwater network (impervious area)	\$10	x 898m ² Impervious area of Lot 34	\$8,980	Total			\$152,980	Prior to commencement of use.
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Total			\$152,980																			

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Brisbane City Council's Local Laws such as *Footpath Dining Local Law 2011* and *Local law No. 1 Control of Advertisements and Advertisements Subordinate Local Law 2005*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

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 premise is required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888.

Equitable access

Ensure that there is 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.

You are notified of your responsibility to ensure that access is appropriately designed and constructed

for all users as required by relevant legislation and standards. 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.

Trade Waste Approval

The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the call centre on 3403 8888.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, 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 ****

