

DEV2012/392

9 August 2013

Metro Property Development Pty Ltd
C/- Mr Steve Buhman
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Steve

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (160 DWELLING
UNITS) AND COMMERCIAL/RETAIL EXCLUDING SERVICE STATION AND
SHOPPING CENTRE AT 332-342 WATER STREET AND 62-68 BRUNSWICK
STREET, FORTITUDE VALLEY DESCRIBED AS LOTS 5 & 6 ON RP81335, LOT 1
ON RP10553, LOTS 11 & 12 ON RP10552, LOT 13 ON RP81335, LOTS 101 & 102
ON SP143465 AND LOTS 2 & 900 ON RP881617**

On 8 August 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://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Peita McCulloch on (07) 3024 4150.

Yours Sincerely



Lyndy Rapson

A/Director – Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	332-342 Water Street and 62-68 Brunswick Street, Fortitude Valley	
Lot on plan description	Lot number	Lot description
	Lots 5 & 6	RP81335
	Lot 1	RP10553
	Lots 11 & 12	RP10552
	Lot 13	RP81335
	Lots 101 & 102	SP143465
	Lots 2 & 900	RP881617
PDA development application details		
MEDQ reference number	DEV2012/392	
Lodgement date	21 November 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Multiple Residential (160 Dwelling Units) and Commercial and Retail excluding Service Station and Shopping Centre	

PDA development approval details

Decision of the MEDQ [delete other than the applicable decision]	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	8 August 2013
Currency period	4 Years from Decision Date

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.	Cover Sheet	DA-0001 issue P4	01/05/13
2.	Site Plan	DA-0002 issue P4	01/05/13
3.	Floor Plans Basement One	DA-1001 issue P4	01/05/13
4.	Floor Plans Ground Floor (Podium 1)	DA-1002 issue P4	01/05/13
5.	Floor Plans Podium 2	DA-1003 issue P4	01/05/13
6.	Floor Plans Podium 3	DA-1004 issue P4	01/05/13
7.	Floor Plans Level 04	DA-1005 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
8.	Floor Plans Level 05	DA-1006 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
9.	Floor Plans Level 06	DA-1007 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
10.	Floor Plans Level 07	DA-1008 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
11.	Floor Plans Level 08	DA-1009 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
12.	Floor Plans Level 09	DA-1010 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
13.	Floor Plans Level 10	DA-1011 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
14.	Floor Plans Level 11	DA-1012 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
15.	Floor Plans Level 12	DA-1013 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
16.	Floor Plans Level 13	DA-1014 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
17.	Floor Plans Level 14	DA-1015 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013

18.	Floor Plans Level 15	DA-1016 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
19.	Floor Plans Level 16	DA-1017 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
20.	Floor Plans Level 17	DA-1018 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
21.	Floor Plans Level 18	DA-1019 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
22.	Floor Plans Terrace	DA-1020 issue P4	01/05/13
23.	Floor Plans Roof	DA-1021 issue P4	01/05/13
24.	Elevations South Elevation	DA-2001 issue P4	01/05/13
25.	Elevations West Elevation	DA-2002 issue P4	01/05/13
26.	Elevations North Elevation	DA-2003 issue P4	01/05/13
27.	Elevations East Elevations	DA-2004 issue P4	01/05/13
28.	Sections Section A	DA-3001 issue P4	01/05/13
29.	Sections Section B	DA-3002 issue P4	01/05/13
30.	1 Bed Unit Plans Type A1	DA-4001 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
31.	1 Bed Unit Plans Type A2	DA-4002 issue P4	01/05/13
32.	1 Bed Unit Plans Type A3	DA-4003 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
33.	1 Bed Unit Plans Type A4	DA-4004 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
34.	1 Bed Unit Plans Type A5	DA-4005 issue P4	01/05/13
35.	1 Bed Unit Plans Type A6	DA-4006 issue P4	01/05/13
36.	1 Bed Unit Plans Type A7	DA-4007 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
37.	1 Bed Unit Plans Type A 8	DA-4008 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
38.	2 Bed Unit Plans Type B1	DA-4101 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
39.	2 Bed Unit Plans Type B2	DA-4102 issue P4	01/05/13
40.	2 Bed Unit Plans Type B3	DA-4003 issue P4	01/05/13
41.	2 Bed Unit Plans Type B4	DA-4104 issue P4	01/05/13, amended in red by MEDQ 3 Jun 2013
42.	2 Bed Unit Plans Type B5	DA-4105 issue P4	01/05/13
43.	Traffic Engineering Report, Central Village Master Plan + Stage 2 and 3 Development	13BRT0248	26.07.2013

	Approval, by TTM Group		
44.	Acoustic DA Report, Oxford Towers by TTM Group	13BRA0039 S01A	27.03.2013
45.	Site Based Site Services Report for Cnr Water and Brunswick Streets, Fortitude Valley, prepared by Robert Bird Group	11720C Issue B	24.05.12
46.	Site Based Stormwater Management Plan for Crn Water and Brunswick Streets, Fortitude Valley, prepared by Robert Bird Group	11720C Issue B	23.05.12
47.	Sustainability Report – Stage 1 Project Waters Fortitude Valley, prepared by BCA Energy Solutions	5830G001 (Revision 5)	October 2012
48.	Local Flooding Report Letter, prepared by Cardno	J11077	25 November 2011
49.	Central Village Landscape Concept Master Plan	SUB4732	11.04.2013
50.	Central Village Landscape Concept Master Plan & Publically Accessible Areas, prepared by Place Design Group Pty Ltd	SUB4732	11.04.2013 and amended in red by MEDQ 12 July 2013
51.	Public Stair Concept Plan & Strategy, prepared by Bureau Proberts	pp. 2	23.1.13 and amended by MEDQ 12 July 2013
52.	Public Stair Section, prepared by Bureau Proberts	pp. 7	23.1.13 and amended by MEDQ 12 July 2013
53.	Public Stair Indicative Perspective, prepared by Bureau Proberts	pp. 8	23.1.13
54.	Public Stair Kiosk Example Images, prepared by Bureau Proberts	pp. 10	23.1.13
55.	Project Waters Stage 1: Balcony Report, by Bureau Proberts	Rev G	19.11.12, amended in red by ULDA 24 Jan 2013

PDA Development Conditions

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	Prior to

	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 MEDQ, in accordance with the relevant approval(s).	commencement of use or otherwise stated
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 Director of the Development Assessment Division of DSDIP that 15 accessible apartments (Type A8) have been constructed in accordance with the following stamped approved plans: • Type A8, DA-4008 issue P4, dated March 2013 • Level 4 to Level 18 (inclusive), DA-1005 to DA-1019 (inclusive) issue P4, dated March 2013	Prior to survey plan endorsement
6.	Affordable Housing - Deliver a minimum of 30% of the residential GFA (9793.85m²) for affordable housing. - Submit written confirmation to the Director of the Development Assessment Division of DSDIP 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 survey plan endorsement
7.	Compliance Assessment – Sustainable Design Submit for Compliance Assessment to the Director of the Development Assessment Division of DSDIP 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 October 2012 will be implemented into the development. Ensure that the report references Conditions 14b), c) & d).	Prior to building works approval

	b) Submit written confirmation from a suitably qualified sustainability professional to the Director of the Development Assessment Division of DSDIP certifying that the development has been constructed to meet the objectives and recommendations as outlined in the sustainability report prepared in response to Condition 7a). c) Ensure the development achieves a minimum NatHERS rating of 5 stars is achieved for all apartments.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
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 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 Director of the Development Assessment Division of DSDIP 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 Director of the Development Assessment Division of DSDIP, 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 25th 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.	a) Prior to approval for building works b) As indicated c) As indicated
11.	Light Reflectivity and Heat Submit to the Director of the Development Assessment Division of DSDIP evidence that:	Prior to commencement

	- 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.	of use
12.	Lighting - Enter into an agreement with an electricity supplier to provide a lighting system. - Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access, including car parking areas, pedestrian paths and other communal areas. - Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. - Ensure 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. - Ensure lighting over publically accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. - Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use and to be maintained
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 (to the extent provided for in the Stage 2 approved design), and ensure that access ways are designed to cater for disabled persons in accordance with “<i>Australian Standard AS1428.1</i>”.	Prior to commencement of use and then to be maintained
Architecture and Design		
14.	Compliance Assessment – Detailed Drawings Submit for Compliance Assessment to the Director of the Development Assessment Division of DSDIP amended architectural drawings illustrating the following. - Roof top communal open space area generally in accordance with the drawing number DA-1020, issue P4, dated March 2013 and including 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). - The proposed window ventilation for the Soho Apartments.	- Prior to building works approval - Prior to building works approval

	c) The proposed ventilation for each apartment. d) All alfresco units, being; Types A2, A5, A6, B2, B3 and B5 are designed in accordance with the requirements of the Stage 1 Balcony Report, Rev G, dated 19.11.12 and amended in red 24 Jan 2013 and prepared by Bureau Proberts and include at a minimum the following: i. Full width bi-folding windows above a glazed balustrade; ii. Glazed balustrade and or window to include openable panels to provide for natural cross ventilation to the unit iii. Horizontal 600mm sun hoods iv. Vertical 450mm sun blades v. Solid panels to facade vi. Upstands e) Elevations and details that clearly depict the proposed colours and materials to be used on the facades of the building. f) The continuous awning along Water Street, including materials, colours and finishes ensuring the design respects, but does not replicate the adjoining Stage 1 approval. g) The entry canopy to the level 4 communal open space, including materials, colours and finishes ensuring the design creates a sense of address and arrival.	c) Prior to building works approval d) Prior to building works approval e) Prior to building works approval f) Prior to building works approval g) Prior to building works approval
15.	Balcony and Alfresco Apartment Design 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 Condition 14d) and the Stage 1 Balcony Report, Rev G, dated 19.11.12 and amended in red 24 Jan 2013 and prepared by Bureau Proberts.	Prior to survey plan endorsement
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	Prior to commencement of use

	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.	
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 internal finished floor levels. The use of reflective glass is not appropriate.	Prior to approval for building works
20.	Compliance Assessment – Extended Terrace Submit for Compliance Assessment to the Director of the Development Assessment Division of DSDIP detailed plans that show how Stage 2 is designed to facilitate the delivery of a permanent extended terrace to the Level 04 Type A7 apartment. The extended terrace is to be delivered generally in accordance with Level 04 drawing number DA-1005 issue P4, dated March 2013.	Prior to building works approval
21.	Compliance Assessment – Publically Accessible Spine a) Submit for Compliance Assessment to the Director of the Development Assessment Division of DSDIP detailed plans, drawings and elevations of the publically accessible pedestrian spine linking Water Street to the Drill Hall, Orderly Room, Cottage and publically accessible parade ground (heritage precinct) and out to the Baxter Street/Diggles Close intersection, as illustrated on the following stamped approved plans: - Public Stair Concept Plan & Strategy pp 2, prepared by Bureau Proberts, dated 23.1.13 and amended by MEDQ 12 July 2013 - Public Stair Section pp 7, prepared by Bureau Proberts, dated 23.1.13 and amended by MEDQ 12 July 2013 - Public Stair Indicative Perspective pp 8, prepared by Bureau Proberts, dated 23.1.13 - Public Stair Kiosk Example Images pp 10, prepared by Bureau Proberts, dated 23.1.13 The submitted plans and drawings must include the: i. Kiosk type permanent structure for commercial or retail purposes that sleeves the Stage 1 above ground car park wall;	a) 3 months from the date of this Decision Notice

	ii. Details of the parade ground and heritage precinct; iii. The connection to the Baxter Street/Diggles Close intersection; and iv. Details and extent of the relevant tenure arrangement i.e. public access easement over land identified as 'publically accessible' on the Central Village Landscape Concept Master Plan & Publically Accessible Areas plan, SUB4732, prepared by Place Design Group dated 11-04-2013, and amended by MEDQ 12 July 2013. b) Submit to the Director of the Development Assessment Division of DSDIP all easement documents including the public thoroughfare/ publically accessible pedestrian spine and adjacent areas as illustrated on the stamped approved Central Village Landscape Concept Master Plan & Publically Accessible Areas plan, SUB4732, prepared by Place Design Group dated 11-04-2013, and amended by MEDQ 12 July 2013. c) Obtain written endorsement from the Development Assessment Division of DSDIP supporting the design of the public pedestrian spine as outlined in a) above. <i>Note – the publically accessible pedestrian spine will be delivered in accordance with the stamped endorsed plans outlined in this condition prior to survey plan endorsement of the Stage 3 development (DEV2012/387)</i>	b) 3 months from the date of this Decision Notice c) Prior to survey plan endorsement
Engineering		
22.	Acid Sulphate a) If Acid Sulphate Soils are found on the site, submit to the Development Assessment Division of DSDIP 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.
23.	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) With the exception of a blind aisle width near the bike racks on Podium 2, parking on the site for 330 car spaces for Stage 1, 2 and 3 are conditioned to be designed in accordance with AS2890.1-2004 and BCC Transport, Access, Parking and Servicing Planning Scheme Policy 2000 within the site and delivered in the following configuration.	Prior to survey plan endorsement and to be maintained

	Stage	Use	Car park provided
	2	115 x 1 bed	46
		45 x 2 bed	45
		Visitor	8
		Total	99 (incl 2 PWD)
	Note: A total of 204 spaces shall be provided for the combined Stages 1 and 2. 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.		
24.	Bicycle Spaces a) Provide bicycle spaces in accordance with the stamped approved plans ensuring a total of 188 spaces. b) Provide end of trip facilities in accordance with the requirements of the Bowen Hills UDA Development Scheme.		a) Prior to survey plan endorsement and to be maintained b) Prior to survey plan endorsement and to be maintained
25.	Compliance Assessment – Water Street Widening a) Water Street road reserve 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) Upgrade the intersection of Water Street/Anderson Street/Misterton Street (to be priority control) and make Water Street two way flow between Baxter Street and Anderson Street c) Submit to the Development Assessment Division of DSDIP for Compliance Assessment engineering design drawings in accordance with parts a) and b) 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</i> (CDDM), Austroads and the		a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to commencement of road works

	Manual of Uniform Traffic Control Devices detailing the footpath widening on Water Street along the development frontage and the upgrade of the Water Street/Anderson Street/Misterton Street (to be priority control) intersection and making Water Street two way flow between Baxter Street and Anderson Street. d) Construct the road works in accordance with the submitted drawings required in part c) of this condition. e) Submit to the Development Assessment Division of DSDIP 'As Constructed' drawings including an asset register, certified by an RPEQ that all roads and associated works have been constructed in accordance with parts b) of this condition.	
26.	Baxter Street Extension a) Submit to the Director of the Development Assessment Division of DSDIP engineering design drawings detailing the extension of Baxter Street along the eastern boundary of the site through to Diggles Close. The proposed new road is to be designed in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> with the exception of the following: - Provide a minimum 5.0 metre unobstructed footpath along the western edge of the road; aligning the future 'Stage 3' building. - Provide a minimum 1.5 metre unobstructed footpath adjacent to the Bell's Square development. 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</i> (CDDM), Austroads and the Manual of Uniform Traffic Control Devices detailing. b) Construct the road works in accordance with the submitted drawings required in part a) of this condition. c) Submit to the Development Assessment Division of DSDIP 'As Constructed' drawings including an asset register, certified by an RPEQ that all roads and associated works have been constructed in accordance with parts b) of this condition.	a) 3 months from the date of this Decision Notice b) Prior to survey plan endorsement c) Prior to survey plan endorsement
27.	Dedicate as Road Dedicate as public road, at no cost to the MEDQ or Brisbane City Council the following:- a) The road widening along Water Street frontage to provide a minimum 3.75m footpath reserve as measured from the back of kerb line. b) Baxter Street Road reserve in accordance with the stamped endorsed plans required in Condition 26a).	Prior to survey plan endorsement

28.	Site Management Agreement Submit for approval to the Director of the Development Assessment Division of DSDIP a Site Management Agreement for all areas within the site available to the public including the pathway adjacent Baxter Lane. The Site Management Agreement shall adequately address the following, but not limited to:- a) The provision of route/s for pedestrians and cyclists where appropriate b) The maintenance of all areas, including the collection of refuse, repair of all infrastructure, reinstatement of damaged infrastructure etc. c) Evidence of adequate public liability insurance d) Access for service authorities to enter the site to undertake all necessary work	Prior to survey plan endorsement
29.	Construction Management Plan a) Prepare and submit to the Development Assessment Division of DSDIP 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 Director. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. • That the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. b) The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans 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	a) Prior to commencement of site works b) As indicated c) As indicated

	management plan which must be current and available on site at all times during the construction period.	
30.	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
31.	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 survey plan endorsement
32.	Filling and Excavation a) Submit to the Development Assessment Division of DSDIP 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 <i>AS3798</i> 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.
33.	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
34.	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 version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later).	a) As indicated b) Prior to site works commencing

	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
35.	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
36.	Sewer connection Connect to the upgraded sewer system provided as part of Stage 1 in accordance with Queensland Urban Utilities (QUU) standards and requirements.	Prior to survey plan endorsement
37.	Water Connection Connect to the water reticulation system in accordance with Queensland Urban Utilities (QUU) standards and requirements.	Prior to survey plan endorsement
38.	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 survey plan endorsement
39.	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 'Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude Valley, Issue B' 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.	a) Prior to survey plan endorsement b) As indicated

	c) Submit to the Development Assessment Division of DSDIP 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 Development Assessment Division of DSDIP '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.	c) Prior to survey plan endorsement d) Prior to commencement of use
40.	Water Management Plan Submit to the Development Assessment Division of DSDIP 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
41.	Refuse Collection a) Submit to the Development Assessment Division of DSDIP 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
42.	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 survey plan endorsement
43.	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 survey plan endorsement

44.	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 survey plan endorsement
45.	Broadband Provide to the Development Assessment Division of DSDIP 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 survey plan endorsement
46.	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
47.	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 Development Assessment Division of DSDIP.	Prior to commencement of site works
48.	Pre-Construction Self Certification No work shall commence until the Development Assessment Division of DSDIP acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with the ULDA Certification Procedures Manual.	Prior to commencement of construction
49.	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 survey plan endorsement

Landscape Architecture and Open Space

50.	Compliance Assessment – Detailed landscape plan a) Submit for Compliance Assessment to the Director of the Development Assessment Division of DSDIP detailed landscape plans for the roof top terrace as illustrated on approved 'Terrace' drawing number DA-1020 issue P4, dated March 2013. b) Submit to the Director of the Development Assessment Division of DSDIP 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 as illustrated on approved 'Central Village Landscape Concept Master Plan', project number SUB4732, dated 11.04.2013.	a) Prior to building works approval b) Prior to commencement of landscape works
51.	Compliance Assessment – Streetscape Improvements a) Submit for Compliance Assessment to the Director of the Development Assessment Division of DSDIP 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 Development Assessment Division of DSDIP Principal Engineer that planting is satisfactory.	a) Prior to survey plan endorsement and to be maintained b) As indicated
Pollution		
52.	Acoustics Submit written confirmation to the Principal Engineer of the Development Assessment Division of DSDIP from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in Acoustic DA Report, reference 13BRA0039 S01A, by TTM.	Prior to the commencement of use
53.	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	Prior to

	must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	commencement of use and to be maintained														
Monetary Contributions																
54.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with MEDQ's <i>Infrastructure Framework</i> (The Framework). The current applicable general infrastructure charge is: <table><tr><td>138 Small units @ 0 - <60m² GFA</td><td>\$12,574/ unit</td><td>\$1,735,212.00</td></tr><tr><td>22 Medium units @ 60-100m² GFA</td><td>\$17,552/ unit</td><td>\$386,144.00</td></tr><tr><td>43m² Non residential</td><td>\$15,061/100m² GFA</td><td>\$15,061.00</td></tr><tr><td>Total General Infrastructure</td><td></td><td>\$2,136,417.00</td></tr></table> <table><tr><td>TOTAL</td><td>*\$2,136,417.00</td></tr></table> <i>* All amounts in this condition are in July 2013 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>	138 Small units @ 0 - <60m ² GFA	\$12,574/ unit	\$1,735,212.00	22 Medium units @ 60-100m ² GFA	\$17,552/ unit	\$386,144.00	43m ² Non residential	\$15,061/100m ² GFA	\$15,061.00	Total General Infrastructure		\$2,136,417.00	TOTAL	*\$2,136,417.00	Prior to survey plan endorsement
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TOTAL	*\$2,136,417.00															

STANDARD 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 *Economic Development Act 2012* 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 DTMR will be required.

Podium Landscape area/Communal Facilities

You are advised that Stage 2 of the Project Waters redevelopment is to have unimpeded access to this communal open space area located on the podium of the approved Stage 1 (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 ****