

DEV2013/493

31 October 2013

Lend Lease (Bowen Hills) Pty Ltd
c/- Mr Matthew Brown
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Mr Brown

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MCU FOR OFFICE, BUSINESS, SHOP, FOOD
PREMISES AND UTILITY INSTALLATION (BACK UP GENERATOR) AT 478-480
ST PAULS TERRACE, FORTITUDE VALLEY, 482 ST PAULS TERRACE, 11
SYMES STREET, 631 GREGORY TERRACE, BOWEN HILLS AND PART OF THE
ST PAULS TERRACE ROAD RESERVE DESCRIBED AS LOTS 1 & 2 ON
RP95389 AND LOTS 104, 105 AND 701 ON SP219236**

On 31 October 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning 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 3024 4120.

Yours Sincerely



Patrick Atkinson

Director, Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	478-480 St Pauls Terrace, Fortitude Valley, 482 St Pauls Terrace, 11 Symes Street, 631 Gregory Terrace, Bowen Hills and part of the St Pauls Road Reserve.	
Lot on plan description	Lot number	Lot description
	Lot 1	RP95389
	Lot 2	RP95389
	Lot 104	SP219236
	Lot 105	SP219236
	Lot 701	SP219236
PDA development application details		
MEDQ reference number	DEV2013/493	
Lodgement date	Application properly made 29 October 2013	
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	Change to conditions: 32 – Sewer connection – Queensland Urban Utilities Nominated 34 – Stormwater 35 – Water – Queensland Urban Utilities Nominated Assessing Authority 39 – Basement Extension beyond Property Boundary	

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.
Original Decision date	10 September 2013
1 st Change to approval date	3 October 2013
2 nd Change to approval date	31 October 2013
Currency period	4 years from Original 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.	Ground Floor Plan	DA10100 Issue 06	01.05.12
2.	North & East Ground Floor Elevations	DA40500 Issue 01	01.05.12
3.	South & West Ground Floor Elevations	DA40501 Issue 01	01.05.12
4.	RNA Development Application (DA) - Commercial Development Site 2.04 & Mongolian Restaurant Site – Traffic Engineering Report, prepared by TTM	Ref 12BRT0003	9/03/12
5.	RNA Development Application Development of Site 2.04 and Mongolian Restaurant Site – Flooding Report, prepared by Cardno	Ref A10697/016	9 March 2012
6.	Road Closure Plan	DA0007_00	26.07.2013

PDA Development Conditions**General/Planning Requirements**

1	Carry out and construct the approved development Carry out and complete the development generally in accordance with the approved plan(s), drawing(s), document(s) and the conditions in this Decision Notice.	Prior to commencement of use and to be maintained
2	Compliance assessment by the ULDA A condition of approval may require compliance assessment by the Development Assessment Division of DSDIP. A fee, payable to the Development Assessment Division, will be required to accompany any compliance assessment detailed in this conditions package. The fee payable will be in accordance with the Development Assessment Fee Schedule at the time of lodgement.	As indicated

3	Complete all operational works Complete all operational work associated with this development approval, including work required by any of the conditions included in this 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).	Prior to commencement of use
4	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
5	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	To be maintained
6	Site preparation a) Demolish or relocate buildings/structures and uses on the approved development site in accordance with the approved drawing(s). b) If construction for the approved development does not commence within 4 months of the existing building/structures on site being demolished or the existing use ceasing to operate, the site is to be landscaped in accordance with a landscape plan that has been submitted and approved by the Director, Development Assessment, DSDIP	a) Prior to commencement of use b) As indicated
7	Compliance assessment 'Sustainable design' Submit for compliance assessment to the Director, Development Assessment, DSDIP a report and plans prepared by a suitably qualified sustainability professional outlining the initiatives to achieve a minimum 5 Star Green-Star – Office Design rating and meets the sustainability requirements of: a) the approved <i>RNA Showgrounds Master Plan</i> approval, dated 30 November 2010, b) the <i>RNA Showgrounds Redevelopment Stage 1 Compliance A</i> endorsement, dated 14 October 2011; and c) the requirements of section 3.8 of the <i>Bowen Hill Urban Development Area Development Scheme</i>. <i>Note – A fee will be applicable in accordance with Condition 2.</i>	Prior to the commencement of site works

8	Approval of 'as constructed' Sustainable design Submit written confirmation from a suitably qualified sustainability professional to Director, Development Assessment, DSDIP certifying that the development has been constructed to meet the objectives and recommendations as outlined in Condition 7.	Prior to commencement of use
9	Flooding All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with RNA Development Application Development of Site 2.04 and Mongolian Restaurant Site – Flooding Report (A10697/016) dated 9th March 2012, prepared by Cardno. Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 – Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time.	Prior to approval for building works
10	Light reflectivity and heat a) To ensure that glass and other reflective surfaces do not reflect specular rays, submit to the Director, Development Assessment, DSDIP details of the proposed glazing ensuring that: - the level of light reflectivity is no greater than twenty (20) percent; and - the level of heat emission from the glazing included on the approved development shall be demonstrated to be acceptable to the Director, Development Assessment, DSDIP. A copy of the manufacturer's specification sheet for the selected glazing is required to confirm the solar performance of the glass. b) Install and maintain glazing in accordance with the manufacturer's specification.	a) Prior to building work commencing b) Prior to commencement of use and to be maintained
11	Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access, including car parking areas. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure that all external lighting is in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. e) Ensure lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) 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

12	Public Access – 24 hours through site Where public access is granted, provide and maintain unimpeded and safe 24-hour public access, 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		
13	Development Parameters The development must be carried out in accordance with the following development parameters. a) The ground floor level is to be carried out generally in accordance with the following stamped approved drawings and be activated along the entire St Pauls Terrace and Grand Parade frontages, wrapping around the street edges as illustrated. i. DA10100, Issue 06, dated 1/05/2012 ii. DA40500, Issue 01, dated 1/05/2012 iii. DA40501, Issue 01, dated 1/05/2012 b) The development must not exceed a total maximum gross floor area of 24,760m² which is comprised of: i. 1,000m² combined of ground level Shop, Food Premises; and ii. 23,760m² combined Office, Business above ground level. c) The development must not exceed a total maximum height of 16 storeys. d) The maximum car parking rates for the development will be 1 space per 100m² of floor space in accordance with the <i>Bowen Hill Urban Development Area Development Scheme</i>. e) Car parking (with the exception of the loading bay) will be provided within the basement of the building only. f) Secure bicycle parking spaces are to be provided on site at a rate of 1 secure space per 200m² net lettable area (NLA) for tenants and 1 space per 1000m² (NLA) for visitors in accordance with Section 3.8 of the <i>Bowen Hill Urban Development Area Development Scheme</i>.	Prior to commencement of use and to be maintained
14	Compliance assessment ‘detailed architectural plans’ a) Submit for compliance assessment to the Director, Development Assessment, DSDIP detailed architectural floor plans and elevations prepared by a registered architect for: i. all floor levels, including the approved ground floor plan and roof level; ii. all basement car park levels; and	a) Prior to the commencement of site works

	iii. detailed elevations for all four sides. b) Ensure that the elevations and floor plans are designed generally in accordance with the approved ground floor level (DA10100, Issue 06, dated 1/05/2012; DA40500, Issue 01, dated 1/05/2012; DA40501, Issue 01, dated 1/05/2012), sections 5, 6 & 11 of the <i>RNA Showgrounds Redevelopment Stage 1 Compliance A</i> endorsement dated 14 October 2011 and sections 3.7, 3.9 & Precinct 2 of the <i>Bowen Hills Urban Development Area Development Scheme (with the exception of the setback controls)</i> and include/address the following detailed design parameters: i. elevations are to provide activation and overlooking of all four (4) street frontages through the use of glazing and transparent facades; ii. the building will not include blank walls other than what is illustrated on the approved ground floor level (DA10100, Issue 06, dated 1/05/2012; DA40500, Issue 01, dated 1/05/2012; DA40501, Issue 01, dated 1/05/2012); iii. the design of the building must consider gateway nature of the St Pauls Terrace and Grand Parade corner; iv. a street awning is required along the entire St Pauls Terrace and Grand Parade frontage; v. the main entry into the building from St Pauls Terrace will be emphasised through architectural and public realm treatment; vi. details of the proposed materials, colours treatment and finishes of all facades, including privacy treatments. Glazing must not include reflective or opaque glass at the ground level; vii. details of the proposed plaza on the ground plane at the corner of St Pauls Terrace and Grand Parade; viii. details of proposed sun shading devices; ix. details of the proposed screening of all external/roof mounted services; and x. the location and detailing of all services along the Symes and Little Sutton Street frontages. <i>Note – where there detailed design requirements differ between the Stage 1 Compliance A endorsement and the Development Scheme, the Stage 1 Compliance A endorsement will prevail.</i> <i>Note – A fee will be applicable in accordance with Condition 2.</i>	b) at all times
15	Window sill treatments Window sills on all ground floor and Shop/Food Premises tenancies are to be within 100-300mm above the internal finished floor level located generally in accordance with: • DA40500, Issue 01, dated 1/05/2012 • DA40501, Issue 01, dated 1/05/2012	Prior to approval for building works

16	Screening to external AC and/or other mechanical plant No unscreened installations on the proposed development are to be visible from the surrounding sites. Any externally mounted air conditioning or mechanical plant installations are to be screened in accordance with the following requirements: a) all installations located on roof, wall or in garden areas are to be appropriately screened or shaped 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. b) The screening structures must be constructed from using materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use
Engineering		
17	Compliance assessment 'access, grades, manoeuvring, carparks, signs and lines' Submit for compliance assessment to the Principal Engineer, Development Assessment, DSDIP detailed basement plans, engineering plans and supporting documentation from a qualified traffic engineer illustrating the following. a) The proposed access, manoeuvring and car parking is generally in accordance with the stamped approved Ground Floor Plan, DA10100, Issue 06, dated 1/05/2012 and TTM report 'RNA Development Application – Commercial Development of Site 2.04 & Mongolian Restaurant Site – Traffic Engineering Report, Ref 12BRT0003 dated 9th March 2012. b) A maximum of 1 car parking space per 100m² of floor space to be located within the basement only. c) Access will be from Symes Street via a minimum Type A standard and surfaced with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. d) A minimum of 2.2 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. e) A height clearance sign located at the entrance(s) to undercover car parking areas. f) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. g) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. <i>Note – A fee will be applicable in accordance with Condition 2.</i>	Prior to commencement of site works

18	Access, Grades, Manoeuvring, Carparks, Signs, and Lines Provide and construct carparking, service vehicle arrangements and bicycle parking genial in accordance with Condition 17 and:- - TTM report 'RNA Development Application – Commercial Development of Site 2.04 & Mongolian Restaurant Site – Traffic Engineering Report, Ref 12BRT0003 dated 9th March 2012 and plan. - Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. - A minimum of 2.2 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. - A height clearance sign located at the entrance(s) to undercover car parking areas. - An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. - The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	Prior to commencement of use and to be maintained
19	Off-street Commercial Vehicle Facilities – Loading and Unloading - Loading and unloading operations must be conducted generally in accordance with Ground Floor Plan, DA10100, Issue 06, dated 1/05/2012 and TTM report 'RNA Development Application – Commercial Development of Site 2.04 & Mongolian Restaurant Site – Traffic Engineering Report, Ref 12BRT0003 dated 9th March 2012 and plan. - Vehicles waiting to be loaded and unloaded must stand entirely within the site. - Vehicles must enter and exist the site in a forward gear.	Prior to commencement of use and to be maintained
20	Bicycle spaces Provide bicycle spaces and end of trip facilities in accordance with the <i>Bowen Hills Urban Development Area Development Scheme</i>.	Prior to commencement of use and to be maintained
21	Compliance Assessment 'permanent vehicle crossing' Submit for compliance assessment to the Principal Engineer, Development Assessment, DSDIP, engineering plans certified by a Registered Professional Engineer Qld (RPEQ) for the access to the development general in accordance with TTM report 'RNA Development Application – Commercial Development of Site 2.04 & Mongolian Restaurant Site – Traffic Engineering Report, Ref 12BRT0003 dated 9th March 2012. <i>Note – A fee will not be applicable.</i>	Prior to commencement of site works

22	Construction of a permanent vehicle crossing a) Construct the driveway crossing in accordance with Condition 21 and Council's "Subdivision and Development Guidelines" and Standard Drawings b) Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Brisbane City Council's "Subdivision and Development Guidelines."	a) Prior to commencement of use b) Prior to commencement of use
23	Construct footpath a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpath to St Pauls Terrace and Symes Street is generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition c) All footpaths, including Grand Parade and Little Sutton Street, are to be constructed prior to the commencement of use.	a) Prior to building works approval above ground level b) Prior to commencement of use and to be maintained c) As indicated
24	Compliance assessment 'streetscape improvements' Submit for compliance assessment and obtain endorsement from the Director, Development Assessment, DSDIP for detailed landscape plans for all proposed streetscape works along Grand Parade, St Pauls Terrace, Symes Street and Little Sutton Street, including planting, footpath treatment and any streetscape furniture. Streetscape works are to be in accordance with the <i>Bowen Hills Urban Development Area Development Scheme</i> frontages, the <i>City Wide Streetscape Hierarchy</i> located in Brisbane City Council's <i>Centres Details Design Manual</i> and the RNA Showgrounds Redevelopment Stage 1 Compliance A Endorsement dated 14 October 2011 for those streets within the RNA Showgrounds. <i>Note – A fee will be applicable in accordance with Condition 2.</i>	Prior to the lodgement of plan sealing associated with the dedication of road under Condition 37
25	Maintenance of streetscape improvements Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the Principal Engineer, Development Assessment, DSDIP that planting is satisfactory.	As indicated
26	Construction Management Plan a) Submit to the Principal Engineer, Development Assessment, DSDIP a site based construction	a) Prior to commencement of site works

	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 (including the maintenance of safe pedestrian movement access along the site's frontages). • 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. • Management of building waste/refuse disposal. • 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 management plan which must be current and available on site at all times during the construction period.	b) As indicated c) As indicated
27	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant Authority. The terms of the easements must be to the satisfaction of the relevant Chief Executive Officer.	Prior to commencement of use
28	Filling and Excavation a) Submit to the Principal Engineer, Development Assessment, 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	a) Prior to commencement of works

	Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is such that the minimum development standards within the stamped approved 'RNA Development Application Development of Site 2.04 and Mongolian Restaurant Site – Flooding Report' (A10697/016) dated 9th March 2012, prepared by Cardno, can be achieved. b) Undertake all works in accordance with the endorsed plan required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	b) Prior to commencement of use.
29	On site Erosion (low risk) a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). c) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) As indicated b) Prior to site works commencing c) While site works/operational works/building works is occurring
30	Soil Erosion and Sediment Control Submit to the Director, Development Assessment, DSDIP 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
31	Protecting existing infrastructure a) New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure. b) Where alterations are required to public utility mains, existing mains, services or installations, the alterations are to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines" and all costs are to be borne by the developer.	a) While site works are occurring, then to be maintained b) While site works are occurring, then to be maintained

32	Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Submit to DSDIP Development Assessment Division, Principal Engineer detailed engineering design plans certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed in writing by QUU for the extension of sewer mains in Symes and Little Sutton Streets and the proposed sewer connection generally in accordance with the Engineering Services Report A10697/016 dated 15/03/13 prepared by Cardno. b) Construct the sewer mains and connection in accordance with part a) of this condition and the SEQ Water Supply and Sewerage Design and Construction Code. c) Submit to DSDIP Development Assessment Division, Principal Engineer 'as-constructed' plans, asset register and all test results required by QUU verified by a RPEQ for the works required in part a) of this condition.	a) Prior to commencement of sewer reticulation works b) Prior to commencement of use c) Prior to commencement of use
33	Service, meter assembly & meter box Provide a water service, a QUU approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
34	Stormwater a) Submit to the Principal Engineer, Development Assessment, DSDIP stormwater engineering drainage and management plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) The plans must demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (i.e. peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to the Engineer, Development Assessment, DSDIP as-constructed plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	a) Prior to building works approval above ground level b) As indicated c) Prior to commencement of use

35	Water – Queensland Urban Utilities Nominated Assessment Authority a) Submit to DSDIP Development Assessment Division, Principal Engineer detailed engineering design plans certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed in writing by QUU for the extension of water reticulation mains in Symes, Little Sutton and King Streets and the proposed water connection generally in accordance with the Engineering Services Report A10697/016 dated 15/03/13 prepared by Cardno. b) Construct the water mains and connection in accordance with part a) of this condition and the SEQ Water Supply and Sewerage Design and Construction Code. c) Submit to DSDIP Development Assessment Division, Principal Engineer 'as-constructed' plans, asset register and all test results required by QUU verified by a RPEQ for the works required in part a) of this condition	a) Prior to commencement of water reticulation works b) Prior to commencement of use c) Prior to commencement of use
36	Integrated Water Management Plan Submit to the Director, Development Assessment, DSDIP for approval an Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of use
37	Dedicate as Road Dedicate as road at no cost to the MEDQ or Brisbane City Council, an area of land comprising 43m² from Lot 105 on SP219236 and illustrated as 'Area of Road Reserve to be Opened' on the stamped endorsed Road Closure Plan, drawing no. DA0007_00 dated 26 July 2013 and amended in red by the MEDQ 3 Oct 2013. <i>Note</i> <i>The 43m² 'Area of road reserve to be closed' notated on the stamped endorsed plan Road Closure Plan, drawing no. DA0007_00, dated 26 July 2013 and amended in red by the MEDQ 3 Oct 2013 is subject to a separate application lodged with the MEDQ (DEV2013/493/3). The road to be closed is adjacent to Lots 1 & 2 on RP95389 and will form a land swap with the area of land to be dedicated from Lot 105 on SP219236. The registration of the new survey plan for the dedication of the road is to be undertaken concurrently with the road closure.</i>	Prior to the commencement of use or prior to the sealing of the survey plan for the lot, whichever is the earlier
38	Volumetric Easement for Truncation Submit to the Principal Engineer, Development Assessment, DSDIP details of any proposed volumetric easements to be dedicated to Brisbane City Council to ensure appropriate traffic and pedestrian sightlines and to provide sufficient area to accommodate pedestrian movements in the following locations:	Prior to commencement of site works

	a) St Pauls Terrace/Grand Parade - measured from the footpath level to the underside of the awning or Level 1, whichever is the lower; and b) Grand Parade/Little Sutton Street - measured from the footpath level to the underside of the awning or Level 1, whichever is the lower. <i>Note: The amount of widening above may vary where the footpath width changes as part of a future Compliance Assessment submission for Grand Parade. Written evidence shall be submitted with the survey plan to verify the volumetric easement shown facilitates the footpath width as approved by the nominated assessing authority</i>	
39	Basement Extension beyond Property Boundary a) Where it is proposed that the building's basement levels extend beyond the site boundaries submit to the Principal Engineer, Development Assessment, DSDIP how the intrusions comply with the basement extensions contemplated by the <i>Brisbane City Plan Fortitude Valley Neighbourhood Plan</i>. Basement Encroachment is not supported in the 4.25m standard road verge allocation unless a suitable depth of 1.5m cover from the basement to the road is provided. Where the basement is located in the road reserve but is outside the standard 4.25m road verge allocation for services, a basement encroachment is permissible subject to providing the following: • Utilising brass plaques on footpath or building to notify/delineate the basement encroachment in the road reserve; • Provide at least 300mm cover from top of footpath to top of basement slab to allow for some subgrade to allow grading of the footpath and maintenance; • The 300mm cover above the basement is to be part of the road reserve being dedicated; and • Maximum encroachment of basement at this 300mm cover is no greater than specified in the Fortitude Valley Neighbourhood Plan (typically 500-750mm). b) Submit to the Principal Engineer, Development Assessment, DSDIP written confirmation that Brisbane City Council accepts this intrusion. c) Submit to the Principal Engineer, Development Assessment, DSDIP details of any proposed closure of any volumetric part of a road affected by any basement extension beyond the site boundaries, together with plans showing the proposed new volumetric lots to be granted in fee simple to the registered owner of that part of the site adjoining the basement extension. <i>Note: The proposed closure of any volumetric part of a road must be the subject of a separate application lodged with the MEDQ. The volumetric part of the</i>	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use or prior to the sealing of the survey plan of the lot, whichever is earlier.

	road to be closed, and the new volumetric lots to be created in its place, are adjacent to Lot 105 on SP219236 and Lots 1 and 2 on RP95389 respectively. The volumetric road closure is to be undertaken concurrently with the grant of the fee simple for the new volumetric lots to the registered owner of those adjoining lots.	
40	Clem 7 Tunnel – Compliance with Deed Submit written confirmation from a suitable qualified professional to the Nominated Assessing Authority that the development has been designed to meet the acceptable criteria for building adjacent to or above the M7 Motorway Tunnel as specified in the document titled – <i>Brisbane City Council – North South Bypass Tunnel – Exhibit A – Annexure 2 Part 1 – Section 6 – Tunnel and Underground Structures.</i>	Prior to commencement of site works
41	Refuse collection a) Submit to the Principal Engineer, Development Assessment, DSDIP refuse collection approval from City Waste Services, BCC. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	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	Food Outlet Refuse Bin Washing Facility If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a slab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained
43	Electricity (underground supply area) Provide underground electricity services in accordance with an approved electricity reticulation plan, Translink Requirements and the Brisbane City Council's <i>Subdivision and Development Guidelines.</i>	Prior to commencement of use
44	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>	Prior to commencement of use.

	b) Construct services in accordance with the agreement.	
45	Service conduits & mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.
46	Broadband Where required provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use.
47	Acid Sulphate a) Undertake an Acid Sulfate Soil investigation to determine the following: i. The presence/absence of ASS over the entire excavation area; ii. The level of concentration of acid leachate generating potential of soils; and iii. The required soil dosage rates and quantities of lime required to mitigate acid leachate. b) If Acid Sulfate Soils are found on the site, submit to the Director, Development Assessment, DSDIP, an Acid Sulfate 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. c) Excavation and removal of Acid Sulfate Soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of works b) Prior to commencement of works c) During the site works.
Certification Process		
48	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the EDQ Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the Principal Engineer, Development Assessment, DSDIP.	Prior to commencement of site works
49	Pre-Construction Certification No work shall commence until the MEDQ acknowledges in writing receipt of certification package(s) from the Project	Prior to commencement of construction

	Coordinator in accordance with EDQ Certification Procedures Manual.										
50	Post-Construction 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									
Monetary Contributions											
51	Infrastructure Contributions Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. The contribution for 478-482 & 488 St Pauls Terrace, Bowen Hills, for a GFA up to 24,240m² is calculated in accordance with Table 1 of Condition 37 of the RNA Showgrounds Master Plan (indexed in accordance with RNA Showgrounds Master Plan Condition 39). The Contribution for any additional GFA of up to a maximum of 520m² approved on the site as per Condition 13b) will be calculated in accordance with the EDQ's <i>Infrastructure Framework</i> (The Framework). The current applicable general infrastructure charge based on the maximum allowable GFA as per Condition 13b) is: <table border="1"> <tr> <td>24,240m² RNA Master Plan</td><td>\$15,061/ 100m² GFA</td><td>\$3,765,250.00</td></tr> <tr> <td>520m² ULDA commercial / retail</td><td>\$15,061/ 100m² GFA</td><td>\$90,366.00</td></tr> <tr> <td>Total</td><td></td><td>*\$3,855,616.00</td></tr> </table> <i>Advisory note: The above table outlines the amount payable based on the maximum allowable GFA. In order to calculate the actual charges payable, confirmation of the final total GFA will be required to be submitted to the MEDQ. All amounts in this condition are in July 2013 dollars and will be indexed on 1 July each year in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places - of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</i>	24,240m ² RNA Master Plan	\$15,061/ 100m ² GFA	\$3,765,250.00	520m ² ULDA commercial / retail	\$15,061/ 100m ² GFA	\$90,366.00	Total		*\$3,855,616.00	Prior to survey plan endorsement
24,240m ² RNA Master Plan	\$15,061/ 100m ² GFA	\$3,765,250.00									
520m ² ULDA commercial / retail	\$15,061/ 100m ² GFA	\$90,366.00									
Total		*\$3,855,616.00									

STANDARD ADVICE

General

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

**** End of Package ****