

DEV2011/163

12 December 2013

Ms Janette Rowe
Queensland Government Accommodation Office
Department of Housing and Public Works
GPO Box 2906
BRISBANE QLD 4001

Dear Janette,

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR
COMMERCIAL (OFFICE), RETAIL (FOOD PREMISES), SERVICE COMMUNITY
AND OTHER USES (COMMUNITY FACILITY) AND OPERATIONAL WORK
(VEGETATION CLEARING) AT 532 BEAMS ROAD, CARSELDINE DESCRIBED
AS LOT 322 ON SP172124**

On 12 December 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 Rachael Jones on 3024 4103.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	532 Beams Road, Carseldine	
Lot on plan description	Lot number	Lot description
	322	SP172124
PDA development application details		
MEDQ reference number	DEV2011/163	
Lodgement date	11 June 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	Material Change of Use for Commercial (Office), Retail (Food Premises), Service Community and Other uses (Community Facility) and Operational Work (Vegetation Clearing)	

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	23 December 2011
Date of last change to approval	5 April 2012
Change to approval date	12 December 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

	Title (if applicable)	Number (if applicable)	Date (if applicable)
1.	Access Road and Carparking Part B, as amended in red (replacing Access Roads and Carparking Part B - 67101/CD/C02.02 - 21/11/11)	67101/CD/C02.02 Issue A	26/11/13
2.	Carseldine Government Office Project – Flora and Fauna Management Plan	0303-001 (Version 3) Prepared by Biodiversity Assessment and Management Pty Ltd	03/12/2013

Previously approved plans, reports and specifications

	Title (if applicable)	Number (if applicable)	Date (if applicable)
3.	Proposed Precinct Service Trench, as amended in red (replacing Proposed Precinct Site Plan - 67101/CD/A01.04.1 - 22/12/11)	67101/CD/A01.05	21/11/11
4.	Building B Level 1 Proposed Plan	67101/CD/AB02.08	22/12/11
5.	Building E Level 1 Proposed Plan	67101/CD/AE02.06	21/11/11
6.	Building 5 – Vehicle Service Pavilion	67101/CD/A502.01	22/12/11
7.	Generator Building 3 – Plans & Elevations	67101/CD/A302.01	13/09/11
8.	Fire Pump Building 4 – Plans & Elevations	67101/CD/A402.01	09/09/11
9.	Typical Bin Enclosure and Visitor Bike Storage	67101/CD/A01.11	22/12/11
10.	Civil Works – Notes and Locality Map (Amended in red)	67101/DD/C00.01	10/08/11
11.	Civil Works – Beams Road Entrance (Amended in red)	67101/CD/C02.08	21/11/11
12.	Dorville Road QFRS Access Road Part A (Amended in red)	67101/DD/C02.05	21/11/11
13.	Dorville Road QFRS Access Road Part B (Amended in red)	67101/DD/C02.06	10/08/11
14.	Block E Carpark and Waste Disposal	67101/DD/C02.04	21/11/11

15.	Re-Construct Existing Access Road, as amended in red (replacing Access Roads and Carparking Part A - 67101/DD/C02.01 - 10/08/11)	67101/DD/C02.01	21/11/11
16.	Access Roads and Carparking Part C, as amended in red (replacing Access Roads and Carparking Part C - 67101/DD/C02.03 - 10/08/11)	67101/DD/C02.03	21/11/11
17.	Upgrade Existing Carpark	67101/DD/C02.07	10/08/11
18.	Landscape Treatments Plans 2 (N/S Road Option) Sheet 1, as amended in red (replacing Landscape Treatments Plan 1 - 67101/DD/L02.01 - Nov 2011)	67101/DD/L02.03	Jan 2012
19.	Landscape Treatments Plans 2 (N/S Road Option) Sheet 2 (replacing Landscape Treatments Plans 2 & 3 - 67101/DD/L02.02 - Nov 2011)	67101/DD/L02.04	Jan 2012
20.	Sign Location Plan (Amended in red)	67101/CD/WP01	Issue P4
21.	Bushfire Risk Assessment and Mitigation Plan for Carseldine Government Office Project, as amended in red	Prepared by Bushland Protection Systems Pty Ltd	21/02/2012
22.	Carseldine Government Office Precinct – Traffic Impact Assessment	Prepared by Halcrow	7/12/2011

PDA Development Conditions

Planning & General Requirements

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and document/s being for: • 17,860 sqm Commercial • 306 sqm Retail on the ground floor of Building A • 927 sqm Community Facility (Theatre) in Building C.	Prior to commencement of use
2.	Car Parking a) Submit to the ULDA Manager – Development Assessment for approval a car parking plan indicating areas of proposed car parking compliant with Australian Standard AS.A2890 – Parking Facilities. This plan will also include the location of commercial vehicle parking facilities, coach parking and short-term drop off facilities. Car parking rates are to be as follows: • 394 car spaces • 21 motorbikes • 11 persons with disability spaces • Commercial vehicle facility rates are to be in accordance with Section 9.2 of the approved Carseldine Government Office Precinct – Traffic Impact Assessment by Halcrow dated 7 December 2011. Short term commercial vehicle bays are to be located in close proximity to	Prior to commencement of use and to be maintained

	major entry points to the precinct near Buildings A, B and C and considering delivery and servicing requirements for the retail premises in Building A. b) Provide and maintain the car spaces and commercial vehicle facilities as approved in part a) of this condition and ensure adequate commercial vehicle servicing manoeuvring on-site.	
3.	TravelSmart Plan a) Submit to the ULDA Manager – Development Assessment for approval a TravelSmart Plan devised using the targets as indicated in Section 11.9 of the approved Carseldine Government Office Precinct – Traffic Impact Assessment by Halcow dated 7 December 2011, detailing strategies and actions to: • promote cycling • promote walking • promote public transport • promote carpooling • promote flexible work arrangements • engage, motivate and empower staff to use public transport and active travel modes • monitor business travel practices. b) Monitor implementation of the TravelSmart Plan and provide to the ULDA a progress report on workplace travel behaviour. Review the plan as appropriate and agree action if required with ULDA.	a) Prior to commencement of use and to be maintained b) 12 months from commencement of use
4.	Community Facility (Theatre) a) The hours of operation for the community facility (theatre) are limited to 7am to 11pm. b) Submit to the ULDA Manager - Development Assessment for approval a venue and parking management plan prior to the commencement of use of the community facility(theatre) including: • consideration of parking management and access • noise management.	a) To be maintained b) Prior to commencement of the community facility (theatre) use and to be maintained
5.	Utility Installations a) Construct new utility installations, Buildings 3 and 4, generally in accordance with the approved plans. b) Submit to the ULDA Manager – Development Assessment for approval detailed plans and finishes information for the proposed two new chilled water tanks.	a) Prior to commencement of use b) Prior to construction
6.	New Building Entry Submit to the ULDA Manager - Development Assessment for approval, plans and details of the proposed new entry to Building A referred to on the approved Proposed Precinct Service Trench Dwg No. 67101/CD/A01.05.	Prior to building work
Engineering		
7.	Complete all Operational and Building Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use

8. Construction Management Plan	a) Prepare a site based construction management plan that includes but is not 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 dust generated from the site during and outside construction work hours • management of sedimentation and erosion which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) • management of groundwater and surface water collection, treatment and disposal • minimise disturbance to existing and ongoing site uses and users including the child care and existing QUT research facility. 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. c) Provide a copy of the construction management plan to the ULDA.	a) Prior to commencement of civil works b) During civil works and prior to commencement of use c) Prior to commencement of civil works
9. Refuse Collection	a) Provide screened bin corrals and locate as indicated on the approved plans for the storage of bulk bins. b) Maintain refuse collection vehicle access to bin corrals. c) Submit to the ULDA a letter from a licensed refuse collection provider stating that rubbish corrals and refuse vehicle access is adequate.	Prior to commencement of use and to be maintained
10. Sewer & Water Connection	a) Seek and obtain approval from Brisbane City Council/QUU to connect into the existing water and sewerage infrastructure. Submit for approval to the Brisbane City Council engineering plans showing the design of any water and sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the Brisbane City Council and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from BCC/QUU relating to part (a) of this condition.	a) Prior to the commencement of site civil works or new external building work b) Prior to commencement of use c) Prior to commencement of use

11. Service, meter assembly & meter box	Provide and maintain a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i> .	Prior to commencement of use
12. Stormwater system	a) Submit stormwater engineering drainage plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The stormwater design shall detail the location of proposed stormwater water quality devices. b) Submit a stormwater report that demonstrates that the stormwater runoff from the site will be collected and does not adversely impact on adjoining properties 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 in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to the ULDA 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. <i>Note: Plans and works can be submitted and undertaken in parts or stages.</i>	a) Prior to commencement of civil works b) Prior to commencement of civil works c) Prior to commencement of use
13. Soil Erosion and Sediment Control	Submit an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of civil works or new external building work
14. Filling and Excavation	a) Submit 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
15. External Footpaths	a) Construct a new 1.8 metre wide footpath on the Beams Road frontage in accordance with approved plans and in accordance with BCC's <i>Subdivision and Development Guidelines</i> and Standard Drawings. b) Submit engineering plans checked by a RPEQ showing the design of the pathways including any signs and traffic safety signs, markings and devices including the proposed finishes for the new block retaining walls required as part of the construction of this path. c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered	a) Prior to commencement of use b) Prior to construction c) Prior to the commencement of use

	Professional Engineer Queensland (RPEQ-Civil).	
16. Internal Footpaths	a) Construct new footpaths within the site connecting Building C to Dorville Road and from Building B/Beams Road entry to Beams road as detailed in approved Dwg. No. 67101/CD/A01.05. b) Where new pathways are proposed to be dedicated, submit engineering plans checked by a RPEQ showing the design of the pathways is in accordance BCC 's <i>Subdivision and Development Guidelines</i> and Standard Drawings. c) Construct any new internal footpaths proposed to be dedicated in road reserve in future should be in accordance with BCC's <i>Subdivision and Development Guidelines</i> and Standard Drawings.	Prior to commencement of use
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 association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
18. Site Vehicle Access	a) Submit for approval to the ULDA Manager – Development Assessment, engineering plans demonstrating that on-site queuing will be accommodated within the site and will not impact on the functioning of site access/egress. Queue pockets lengths should accommodate the longest queue set out in the Traffic Impact Assessment by Halcrow dated 2 December 2011 for the 2011 with Carseldine GOP intersection analysis. b) Undertake works and/or linemarking and signage to support on-site queuing within the site as set out in part a) of this condition. c) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) for the northern Dorville Road access point to the development driveway design to cater for Coach and Bus access. d) Construct all driveway crossings in accordance with BBC's <i>Subdivision and Development Guidelines</i> and Standard Drawings. e) Construct works in accordance with the approved plans required in part (a) & (b) of this condition. Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	a) Prior to commencement of civil works b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of use e) Prior to commencement of use
19. Internal site circulation	a) Provide and maintain internal roads to service existing and new uses, car parking, visitor car parking and to provide for commercial service vehicle access and manoeuvring on-site. b) Submit to the ULDA Manager – Development Assessment for approval layout plans for any internal roads proposed to be dedicated as road reserve. Roads	a) Prior to commencement of use and to be maintained b) Prior to commencement of

	proposed to be dedicated as road reserve in future should be in accordance with BCC 's <i>Subdivision and Development Guidelines</i> and Standard Drawings c) Provide and maintain unimpeded vehicle access to existing site uses including the child care and QUT research facility. d) Any boom gates or traffic management devices on internal circulation roads must not cause queuing beyond the site boundary or impede pedestrian or cyclist movement through the subject site and provide for a clear path of travel a minimum of 1.5m adjoining or adjacent to the traffic control device. e) Submit engineering plans checked by a RPEQ showing the design of roads or pathways proposed to be dedicated as road reserve including any signs and traffic safety signs, markings and devices.	civil works c) Prior to the commencement of use and to be maintained d) Prior to commencement of use and to be maintained e) Prior to commencement of use
20.	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 on the Beams Road and Dorville Road frontages.	Prior to commencement of use
21.	Pre-Construction Self Certification No external civil, landscaping or utility work or internal site works which are proposed to be dedicated shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual. <i>Note: Certification of internal works to relevant Australian Standards and other accepted technical standards is the responsibility of the applicant, owner and constructor.</i>	Prior to commencement of works
22.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans for external works or internal works proposed to be dedicated 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
Flora and Fauna		
23.	Vegetation Protection a) All vegetation outside of the management area boundaries shown in Figure A2 of the approved Carseldine Government Office Project – Flora and Fauna Management Plan dated 21 February 2012 must be protected in accordance with AS 4970-2009: Protection of trees on development sites.	Prior to commencement of works and vegetation clearing and ongoing
24.	Vegetation Clearing a) All vegetation clearing must be carried out in accordance with the Fitzgibbon Bushland Management Plan (Version 2) dated October 2011 and the approved Carseldine Government Office Project – Flora and Fauna Management Plan dated 21 February 2012. b) The clearing of significant vegetation is allowed within the management areas shown in Figure A2 and specified in Table A1 of the approved Carseldine	Prior to commencement of works and vegetation clearing

	Government Office Project – Flora and Fauna Management Plan dated 21 February 2012 provided specifications regarding Vegetation Offsets and Rehabilitation outlined in this document are met. c) A suitably qualified or experienced fauna spotter/catcher must be present during all vegetation clearing.	
25. Vegetation Offsets - Rehabilitation	a) Undertake revegetation and rehabilitation in accordance with the Fitzgibbon Bushland Management Plan (Version 2) dated October 2011. Rehabilitation and revegetation methods must be in accordance with the approved Carseldine Government Office Project – Flora and Fauna Management Plan dated 3 December 2013 (Version 3). b) Provide to the ULDA Manager - Development Assessment certification by a suitably qualified professional that rehabilitation of the areas shown in Figure 2.3 – Rehabilitation Areas, has been carried out in accordance with Fitzgibbon Bushland Management Plan (Version 2) dated October 2011 and the methods outlined in the approved Carseldine Government Office Project – Flora and Fauna Management Plan dated 3 December 2013 (Version 3).	a) Within 12 months of commencement of use and ongoing b) Within 12 months of commencement of use
26. Vegetation Offsets – Nest Boxes	a) Submit for approval to the ULDA Manager - Development Assessment the proposed locations of 14 nest boxes on the site within suitable habitat in the Bushland and Open space zones as identified in the Fitzgibbon Urban Development Area Development Scheme. b) Install 14 nest boxes in accordance with part c) of this condition c) From the date of installation, implement a monitoring program at 6 months, 12 months and 24 months. Provide to the ULDA certification from a suitably qualified ecologist at each of these intervals updating the occupancy of the nest boxes to the ULDA's DA Manager.	a) Prior to vegetation clearing b) Prior to vegetation clearing c) Ongoing
<i>Pedestrian and Cycle Access</i>		
27. End of Trip Facilities	Provide and maintain employee bicycle spaces and end of trip facilities as indicated in approved plans in Buildings B and E and/or in accordance with the <i>Queensland Development Code MP 4.1: Sustainable Buildings</i>, End of Trip Facilities section.	Prior to commencement of use and to be maintained
28. Visitor Bike Parking	Provide visitor bicycle spaces for the development at the three key public entry points indicated on approved Dwg No. 67101/CD/A01.05 at a rate of 1 per 1,000 square metres of gross floor area. Ensure that all visitor bicycle spaces are conveniently located, adequately signed and do not conflict with primary paths of travel to the key entries to the precinct.	Prior to commencement of use and to be maintained
<i>Public Open Space and Landscaping</i>		
29. Central Pedestrian Plaza	Provide and maintain a central pedestrian plaza space as shown on approved Dwg No. 67101/CD/A01.05 and referred to as "The Square".	Prior to commencement of use and to be maintained

30. 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 ensure that access ways are designed to cater for disabled persons in accordance with relevant Australian Standards.	Prior to commencement of use and to be maintained
31. Lighting to Carparking and Public Areas	a) Install and maintain a suitable approved system of lighting to illuminate carparking and all publicly accessible areas. The external lighting system will operate from dusk to dawn and is to be maintained in a safe and good working order. b) The lighting system, and any other outdoor lighting, must comply with Australian Standards <i>AS4282 - Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>AS1158.3.1 – Lighting for roads and public spaces – Pedestrian Areas</i>.	Prior to commencement of use and to be maintained
32. Landscaping	a) Submit to the ULDA Manager – Development Assessment for approval a plant species list for new landscaping. The list is to be prepared by an Australian Institute of Landscape Architects registered landscape architect and should support the establishment of identifiable site entries and consider flora and fauna management objective set out in the approved Carseldine Government Office Project – Flora and Fauna Management Plan by Biodiversity Assessment and Management Pty Ltd dated 21 November 2011. b) Carry out the landscaping and associated works documented in the approved detailed Landscape Plan and plant species list in accordance with Best Trade Practice and to Industry Standards. c) On completion, provide written certification to the ULDA from a suitably qualified landscape architect professional that the completed landscaping complies with the approved detailed Landscape Plan and plant species plan. d) Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	a) Prior to commencement of site landscaping works b) Prior to commencement of use c) Prior to commencement of use d) To be maintained
33. Signage	Provide site entry signage at key public entry points to the site appropriate for drivers, pedestrians and cyclists in locations EX.01, EX.03, EX.05, EX.18, EX.19, EX.25, EX.26, EX.28 on approved plan Dwg No. 67101/CD/WP01, to assist with wayfinding. Signage should direct the public to the three main entry points located near Building A, B and C and public parking facilities.	Prior to commencement of use.
34. Bushfire Management Plan	a) Implement the recommendations of the approved Bushfire Risk Assessment and Mitigation Plan by Bushland Protection Services Pty Ltd dated 7 September 2011 for the Carseldine Government Office Project including: • appropriate radiation zones • adequate water supply • good access provisions • minimising ground fuels. b) Ensure the approved Bushfire Risk Assessment and Mitigation Plan for Carseldine Government Office Project is provided to site managers and maintenance staff and contractors. c) Review the approved Bushfire Risk Assessment and Mitigation Plan for	Prior to commencement of use and to be maintained

	Carseldine Government Office Project every five years and undertake appropriate action if required <i>Note: Any clearing of significant vegetation outside the approved revegetation clearing areas as out in Condition 21 may require further approvals.</i>	
Monetary Contributions		
35. Infrastructure Contributions	<i>Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential trunk infrastructure.</i> <i>The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment for the proposed use.</i>	Prior to commencement of use
36. External Traffic Works Contribution	a) Provide to the ULDA Manager – Development Assessment for approval an estimate, prepared by a suitably qualified relevant professional, for external traffic works in accordance with the approved Carseldine Government Office Precinct – Traffic Impact Assessment by Halcrow dated 7 December 2011 and required to support operation of the proposed use and considering the intersection performance analysis (2011). Scope of external works to be costed to be agreed with the ULDA prior to costing. b) In lieu of external works, pay to the ULDA a contribution towards the external works required as estimated in part a) of this condition. This contribution will be determined by the ULDA in conjunction with DPW and set aside for external traffic works immediately adjacent to the site.	Prior to commencement of use

**** End of Package ****

