



## BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

### APPLICATION DETAILS

This package relates to the application detailed below

|                                                     |                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address of Site:</b>                             | 137 ABBOTSFORD RD BOWEN HILLS QLD 4006<br>U 1 40 THOMPSON STREET 40 THOMPSON ST BOWEN HILLS QLD 4006<br>U 2 40 THOMPSON STREET 40 THOMPSON ST BOWEN HILLS QLD 4006                                                                                                                                                                                                      |
| <b>Real Property Description of Site:</b>           | L1 SP.172144<br>L1 BUP.7727<br>L2 BUP.7727                                                                                                                                                                                                                                                                                                                              |
| <b>Aspects of development and type of approval:</b> | DA - UDA - Carry out Building Work Preliminary Approval under s241 - Office<br>DA - UDA - Material Change of Use Development Permit - Office<br>DA - UDA - Reconfigure a lot UDA Development Permit - Boundary Realignment<br>DA - UDA - Material Change of Use UDA Development Permit - Office<br>DA - UDA - Carry out Building Work UDA Preliminary Approval - Office |
| <b>Council File Reference:</b>                      | A003571663<br>Permit Reference Number/s: DABW276707313; DAMC276707413;<br>DARL277426613; DAMC279056213; DABW279056413.                                                                                                                                                                                                                                                  |
| <b>Package Status:</b>                              | APPROVED - Version 1 (27th of June, 2013 3:17:36 PM)                                                                                                                                                                                                                                                                                                                    |
| <b>Package Generated:</b>                           | 27/06/2013                                                                                                                                                                                                                                                                                                                                                              |

### PROJECT TEAM

The assessment of this application has been undertaken by:

|                                                                                                                                                                              |                                                                                                                                                                             |                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Marcia THOMPSON<br>Principal Urban Planner, Development Assessment<br>Development Assessment Planning Services East<br>marcia.thompson@brisbane.qld.gov.au<br>(07) 3403 0342 | Phil EASTGATE<br>Senior Engineer, Development Assessment<br>Development Assessment Water and Sewer Assessment Team<br>philip.eastgate@brisbane.qld.gov.au<br>(07) 3403 9432 | Paul CLAPHAM<br>Senior Urban Planner<br>Development Assessment Planning Services East<br>Paul.Clapham@brisbane.qld.gov.au<br>(07) 3178 9612 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|

**DRAWINGS AND DOCUMENTS**

The term 'drawings and documents' or similar expressions mean:

| <b>Drawing or Document</b>                                                     | <b>Number</b>                             | <b>Plan Date</b>       |
|--------------------------------------------------------------------------------|-------------------------------------------|------------------------|
| Site Plan                                                                      | DA-001 Rev 1                              | 03-JUN-2013 (Received) |
| Proposed Subdivision Plan                                                      | DA-002 Rev 1                              | 03-JUN-2013 (Received) |
| Ground Floor Plan                                                              | DA-101 Rev 5                              | 03-JUN-2013 (Received) |
| Level 1 Floor Plan                                                             | DA-102 Rev 3                              | 03-JUN-2013 (Received) |
| Level 2 Floor Plan                                                             | DA-103 Rev 2                              | 03-JUN-2013 (Received) |
| Roof Plan                                                                      | DA-110 Rev 2                              | 03-JUN-2013 (Received) |
| Elevations                                                                     | DA-300 Rev 4 (Amended In Red 05-JUN-2013) | 03-JUN-2013 (Received) |
| Elevations                                                                     | DA-301 Rev 4 (Amended In Red 05-JUN-2013) | 03-JUN-2013 (Received) |
| Sections                                                                       | DA-400 Rev 2                              | 03-JUN-2013 (Received) |
| Sections                                                                       | DA-401 Rev 2                              | 03-JUN-2013 (Received) |
| Sun study                                                                      | DA-500 Rev 2                              | 03-JUN-2013 (Received) |
| Sun Study                                                                      | DA-501 Rev 2                              | 03-JUN-2013 (Received) |
| Sun Study                                                                      | DA-502 Rev 2                              | 03-JUN-2013 (Received) |
| Proposed Subdivision Plan                                                      | DA-003                                    | 18-FEB-2013 (Received) |
| Site Plan                                                                      | DA-004                                    | 18-FEB-2013 (Received) |
| Ground Floor Plan                                                              | DA-100 Rev 6                              | 18-FEB-2013 (Received) |
| Level 1 Floor Plan                                                             | DA-101 Rev 8                              | 18-FEB-2013 (Received) |
| Level 2 Floor Plan                                                             | DA-102 Rev 9                              | 18-FEB-2013 (Received) |
| Proposed Office Additions                                                      | DA-300 Rev 4 (Amended In Red 05-JUN-2013) | 18-FEB-2013 (Received) |
| Sections                                                                       | DA-400                                    | 18-FEB-2013 (Received) |
| Environmental Assessment of a Proposed Commercial Development - 137 Abbotsford | 2012018                                   | 04-FEB-2013            |

**Advice**

Please see the attached document(s) for any advices.

**APPROVAL CONDITIONS**

|                                          |                                    |
|------------------------------------------|------------------------------------|
| Permit to Which These Conditions Relate: | DA - UDA - Carry out Building Work |
| Activity(ies):                           | Office                             |
| Stage:                                   | Site 1 - 137 Abbotsford Road       |

**General/Planning Requirements**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Timing</b>                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>1) Carry Out The Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).<br><br>Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not constitute permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.                                                                                                                                                              | While site/operational/building work is occurring and then to be maintained |
| <b>2) Maintain the Approved Development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.<br><br>Note. This condition restricts changes that can be made to the approved development (approved drawings, documents and conditions to which the approval relates). The extent to which the approved development may be modified is constrained by the requirements of the relevant planning legislation. It will be necessary to make a new application if the change does not meet the specifications of the relevant planning legislation. | To be maintained                                                            |

|                                          |                                   |
|------------------------------------------|-----------------------------------|
| Permit to Which These Conditions Relate: | DA - UDA - Material Change of Use |
| Activity(ies):                           | Office                            |
| Stage:                                   | Site 1 - 137 Abbotsford Road      |

**General/Planning Requirements**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timing                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3) Timing</b><br><br>Building work shall not occur until the associated reconfiguring a lot approval (2 lot into 2 lot boundary realignment) has been registered by the Land Titles Office.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | As indicated                                                                                                                                                   |
| <b>4) Complete All Operational Work</b><br><br>Complete all operational work associated with this development 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 Council, in accordance with the relevant approval(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to commencement of use                                                                                                                                   |
| <b>5) Carry out the Approved Development</b><br><br>Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of use                                                                                                                                   |
| <b>6) Public Lighting</b><br><br>a) Where necessary, enter into an agreement with an electricity supplier to provide a lighting system.<br><br>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.<br><br>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.<br><br>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.<br><br>e) Ensure lighting over publically accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level.<br><br>f) Ensure lighting is to be maintained by the owner of the | Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained |

|                                            |  |
|--------------------------------------------|--|
| building in a safe and good working order. |  |
|--------------------------------------------|--|

**Architecture**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timing                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>7) Infill Wall</b><br><br>Submit for approval from Development Assessment details of a variation in the external materials, colours and finishes of the development in accordance with the following requirements:<br><br>a) Replace the metal mesh screen between the finished first floor level and the ground level with louvre blades, vertical battens, valances or similar along the western and northern elevations of the building on 137 Abbotsford Rd;<br><br>b) The finishes are not to include zincalume, white metal sheeting or mirrored glass;<br><br>c) Implement the above detailed design treatments. | Prior to lodging an application for Building Works |

**Landscape Architecture and Open Space Planning**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timing                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>8) Streetscape Improvements</b><br><br>Carry out the following:<br><br><b>8(a) Submit Detailed Landscape Plan</b><br><br>Submit for approval from Development Assessment detailed landscape plan for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Thompson are to:<br><br>- be in accordance with the road's function as either a Primary or Secondary Active Frontage under the UDA and generally in accordance with Brisbane City Councils Centre Detailing Design Manuel (CDDM).<br><br>- provide semi-advanced street trees to the Thompson frontage at spacing generally complying with the Brisbane City Council's Centres Detailing Design Manual (CDDM)<br><br>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained | As indicated<br><br><br>As indicated |
| <b>8(b) Provide Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | As indicated                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from Development Assessment that planting is satisfactory.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |
| <b>9) Detailed landscape plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | As indicated |
| <p>a) Submit for compliance endorsement to Development Assessment revised detailed landscape plans. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect.</p> <p>Timing: Prior to approval for building works</p> <p>b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan from part a) of this condition.</p> <p>Timing: Prior to commencement of use and to be maintained</p> |              |

### Pollution

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Timing                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>10) Acoustics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                            |
| <p>Submit written confirmation to Development Assessment from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in Acoustic Work Environmental Assessment Report reference 2012018 L2 dated 04 February 2013</p>                                                                                                                                                                                                  | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> |
| <b>11) Stormwater Quality Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | As indicated                                                                                                                               |
| <p>Implement and maintain the following stormwater quality treatment recommendations as outlined in the following sections of the following reports to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.</p> <p>(i) Infrastructure Services Report for 'Bowen Hills Office Complex' prepared by Sedgman Yeats (Yeats) and dated February 2013:</p> <ul style="list-style-type: none"> <li>- 2.1.6.1 Rainwater Tanks and Non-potable Water Supply</li> </ul> |                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <ul style="list-style-type: none"> <li>- 2.1.6.2 Stormwater Quality Improvement Devices (SQID)</li> <li>- 2.1.6.3 Grass Buffers and Landscaping</li> <li>- 3.4 Monitoring and Maintenance</li> <li>- Appendix B: Stormwater Management Concept</li> </ul> <p>(ii) Infrastructure Services Report for 'Bowen Hills Office Extension' prepared by Sedgman Yeats (Yeats) and dated February 2013:</p> <ul style="list-style-type: none"> <li>- 2.1.6.1 Stormwater Quality Improvement Devices (SQID)</li> <li>- 3.4 Monitoring and Maintenance</li> <li>- Appendix B: Stormwater Management Concept</li> </ul> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p> <p><b>11(a) Certification</b></p> <p>Submit to Development Assessment certification from a Registered Professional Engineer Queensland, that all the stormwater quality treatment measures recommended in the above mentioned reports have been implemented and constructed into the development.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> | As indicated |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|

## Engineering

|                                                                                                                                                                                                                                                                                                                    | Timing                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <p><b>12) Pre-Construction Certification</b></p> <p>No work shall commence until Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.</p> <p>Timing: Prior to commencement of construction</p> | As indicated                                       |
| <p><b>13) Certification Agreement</b></p>                                                                                                                                                                                                                                                                          | Prior to site/operational/building work commencing |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Comply with all requirements and fulfil all responsibilities outlined in the ULDA Certification Procedure Manual.</p> <p>No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by Development Assessment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>14) Filling and excavation (Minor)</b></p> <p>Undertake the works on the site in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p> <p><b>14(a) Prepare Earthworks Plan</b></p> <p>A suitably qualified person is to prepare earthworks drawings in accordance with the relevant Brisbane Planning Scheme Codes/Policies. The drawings are to ensure the following:</p> <ul style="list-style-type: none"> <li>- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary</li> <li>- preservation of all drainage structures from the effects of structural loading generated by the earthworks</li> <li>- protection of adjoining properties and roads from ponding or nuisance from stormwater</li> </ul> <p><b>14(b) Implement and Maintain the Earthworks Plan</b></p> <p>Implement and maintain the earthworks plan in accordance with the relevant Brisbane Planning Scheme Codes/Policies. A copy of the Earthworks Plan must be available on-site for inspection by Council Officers during these works.</p> | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to site/operational/building work commencing</p> <p>While site/operational/building work is occurring and then to be maintained</p> |
| <p><b>15) Post-Construction Certification</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>                                                                                                                                              |
| <p><b>16) Construct Footpath</b></p> <p>a) Submit to the Development Assessment engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpaths to Thompson Street are generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>As indicated</p>                                                                                                                                                                                                                                                                                                                                                  |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices.</p> <p><b>16(a) Construct footpath</b></p> <p>b) Construct footpaths in accordance with part a) of this condition</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> |
| <p><b>17) Construction Management Plan</b></p> <p>Carry out the following:</p> <p><b>17(a) Submit Construction Management Plan</b></p> <p>Submit for approval to Development Assessment a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>- a construction monitoring programme during in ground construction work;</li> <li>- provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>- provision for parking and materials delivery during and outside of construction hours of work;</li> <li>- management of dust generated from the site during and outside construction work hours;</li> <li>- management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later);</li> <li>- management of groundwater and surface water collection, treatment and disposal;</li> <li>- 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.</li> </ul> <p>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.</p> <p><b>17(b) All work to be in accordance with CMP</b></p> <p>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.</p> | <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>                                                                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>18) On Site Erosion</b></p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p><b>18(a) Prepare Erosion and Sediment Control Management Plan</b></p> <p>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).</p> <p>Note. An Erosion and Sediment Control Management Plan is not required to be lodged with Council for endorsement.</p> <p><b>18(b) Implement and Maintain the ESC Management Plan</b></p> <p>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.</p> | <p>While site/operational/building work is occurring</p> <p>Prior to site/operational/building work commencing</p> <p>While site/operational/building work is occurring</p>                                             |
| <p><b>19) Repair Damage to Kerb, Footpath or Road</b></p> <p>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 drain lines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> |
| <p><b>20) Construct Footpath</b></p> <p>a) Submit to Development Assessment engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpaths to Thompson Street are generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual (CDDM)</i> including any signs and traffic safety signs, markings and devices.</p> <p>b) Construct footpaths in accordance with part a) of this condition</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to commencement of use</p>                                                                                                                                                                                     |
| <p><b>21) Water - Queensland Urban Utilities Nominated Assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>As indicated</p>                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Authority</b></p> <p>Carry out the following:</p> <p><b>21(a) Obtain Approval</b></p> <p>Obtain written approval from QUU to connect into the existing water infrastructure.</p> <p><b>21(b) Submit for Approval</b></p> <p>Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and of any water 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 QUUs current Standards.</p> <p><b>21(c) Construct the Water Connection</b></p> <p>Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and Development Assessment as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.</p> <p><b>21(d) Submit Correspondence</b></p> <p>Submit to Development Assessment all of the approval correspondence from QUU relating to part (b &amp; c) of this condition.</p> <p>Note. Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</p> | <p>Prior to site/operational/building work commencing</p> <p>Prior to site/operational/building work commencing</p> <p>Prior to Council's notation on the plan of subdivision</p> <p>Prior to Council's notation on the plan of subdivision</p>    |
| <p><b>22) Integrated Water Management Plan</b></p> <p>Submit to Development Assessment for approval an Integrated Water Management Plan prepared by a suitably qualified professional.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Prior to site/operational/building work commencing</p>                                                                                                                                                                                          |
| <p><b>23) On site drainage - Minor</b></p> <p>Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes/Policies to a lawful point of discharge.</p> <p>Note: A lawful point of discharge is defined in the relevant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Brisbane Planning Scheme Codes/Policies. A soakage pit certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) may only be considered as an acceptable alternative point of discharge for single detached dwellings on existing lots.</p> <p>If roofwater reticulation is required for a reconfiguration, provide "As Constructed" plans prepared by an RPEQ or Registered Surveyor.</p>                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>24) Protecting Existing Infrastructure</b></p> <p>Carry out the following:</p> <p><b>24(a) New Work</b></p> <p>New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure.</p> <p><b>24(b) Alterations</b></p> <p>Where alterations are required to public utility mains, existing mains, services or installations, the alterations are to be carried out in accordance with Brisbane Planning Scheme Codes/Policies or Qld Urban Utilities Standards whichever is applicable and all costs are to be born by the developer.</p> | <p>As indicated</p> <p>While site/operational/building work is occurring and then to be maintained</p> <p>While site/operational/building work is occurring and then to be maintained</p>                                                                                                                                                                                                                                                                           |
| <p><b>25) Electricity (Underground Supply Area)</b></p> <p>Carry out the following:</p> <p><b>25(a) Enter into an Agreement</b></p> <p>Enter into an agreement with an electricity supplier to provide underground electricity services to the development in accordance with an approved electricity reticulation plan and the relevant Brisbane Planning Scheme Codes/Policies.</p> <p><b>25(b) Construct Services</b></p> <p>Construct services in accordance with the agreement.</p>                                                                                                                          | <p>As indicated</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> |
| <p><b>26) Telecommunications</b></p> <p>Carry out the following:</p> <p><b>26(a) Enter into an Agreement</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>As indicated</p> <p>Prior to issue of Certificate of</p>                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p> <p><b>26(b) Construct Services</b></p> <p>Construct services in accordance with the agreement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> |
| <p><b>27) Service, meter assembly &amp; meter box</b></p> <p>Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the WSA 03-2002 Water Supply Code of Australia V2.3 and Brisbane City Councils Supplementary Manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to Council's notation on the plan of subdivision</p>                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>28) Service Conduits &amp; Mains</b></p> <p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the relevant Brisbane Planning scheme Codes/Policies. This includes:</p> <ul style="list-style-type: none"> <li>- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.</li> <li>- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossing if applicable.</li> </ul> <p>Note. Applicants should liaise with the appropriate service authorities. Typical underground service conduit to be constructed includes power, phone, telecommunications, sewer, stormwater and gas if applicable.</p> | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>                                                                                                                                                                                        |
| <p><b>29) Broadband</b></p> <p>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</p> <p>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>                                                                                                                                                                                        |
| <p><b>30) Construct a Permanent Vehicle Crossing</b></p> <p>Construct the driveway crossing in accordance with Council's "Subdivision and Development Guidelines" and Standard Drawings</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Prior to commencement of use</p>                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Remove the existing vehicular crossing on the frontage of the site and reinstate in accordance with Brisbane City Council's "Subdivision and Development Guidelines"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                |
| <b>31) Bicycle Storage</b><br><br>Submit to Development Assessment for compliance and endorsement detailed secure, undercover bicycle storage and end of trip facilities consistent with Australian Standard AS2890.3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to the commencement of the use and then to be maintained |
| <b>32) Water Queensland Urban Utilities (QUU) - Nominated Assessing Authority</b><br><br>Undertake flow and pressure test to determine the suitability of connecting to the existing 150mm water main and seek QUU approval to the connection point.<br><br>b) Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002<br><br>c) Seek and obtain approval from QUU to connect into the existing water infrastructure. Submit for approval to the QUU engineering plans showing the design of any water 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 QUU's current Standards.<br><br>d) Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU 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<br><br>e) Provide to the ULDA all approval correspondence from QUU relating to part (a & b) of this condition. | Prior to commencement of site works                            |

### Infrastructure Charges

|                                         | Timing                                                 |
|-----------------------------------------|--------------------------------------------------------|
| <b>33) Infrastructure Contributions</b> | Prior to Council's notation on the plan of subdivision |

Pay to the Brisbane City Council a monetary contribution towards the cost of the provision of essential infrastructure.

The contribution has been calculated in accordance with the *Infrastructure Funding Framework* (The Framework) which will apply for all development approvals issued subsequent to 1 July 2012. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.

#### **Site 1**

The current applicable general infrastructure charge is:

|                                            |                                    |              |
|--------------------------------------------|------------------------------------|--------------|
| Commercial (Office 1142.78m <sup>2</sup> ) | \$14,680 per 100m <sup>2</sup> GFA | \$167,760.10 |
| <b>Total</b>                               |                                    | \$167,760.10 |
|                                            |                                    |              |

Value Uplift component (applying only to the GFA exceeding City Plan):

|                                       |                                    |             |
|---------------------------------------|------------------------------------|-------------|
| Commercial (Office 60m <sup>2</sup> ) | \$22,189 per 100m <sup>2</sup> GFA | \$13,313.40 |
| <b>Total</b>                          |                                    | \$13,313.40 |
|                                       |                                    |             |

|              |  |                      |
|--------------|--|----------------------|
| <b>Total</b> |  | <b>\$ 181,073.50</b> |
|--------------|--|----------------------|

*\* All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.*

### **Water and Wastewater Services - Concurrence Agency Requirements**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Timing</b>                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>34) General Requirements for Water and Sewerage Works</b><br><br>The following requirements may apply to this development. It is the developer's responsibility to determine where these requirements apply, and meet the cost of any resulting works. <ol style="list-style-type: none"> <li>1) Construct and/or alter public utilities mains, existing water and sewerage mains, services or installations required in connection with the approved development in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating</li> </ol> | Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained |

WSAA) Standards (formerly BCC Standards).

This includes the relocation of any water meter, fire hydrant, scours and/or valves and sewer connections from within the limits of the development's vehicular footway crossings.

- 2) Where an existing sewerage property connection is located under a driveway (in the road reserve) and is unable to be relocated, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.
- 3) Where existing or new sewerage property connections will be located under reinforced concrete slabs on private property, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.
- 4) Where a proposed structure is within 2.000 metres of an existing sewer, Permission to Build over/near the sewer will have to be obtained from a private certifier where the sewer is 225mm diameter or less. Greater than 225 mm diameter sewer needs approval from Council. Structures are not to be located over manholes or sewer property connections.
- 5) Where existing sewerage maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are to be modified in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).
- 6) Existing water mains and sewers are to be relocated or raised/lowered to the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards), if development related works change the depth of cover on these works.
- 7) Where a new road opening or widening is required and an existing water main is located in the footpath which will become new roadway, the existing main is to be relocated clear of the proposed carriage way to the depth specified in the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).
- 8) Clear, unobstructed, 24 hour access from the street frontage is to be maintained to any sewerage maintenance holes and property connections, on the development site.



- 9) Where the property is encumbered by a combined drain, replacement of the existing combined drain may be a requirement of the plumbing Approval. It is recommended that contact be made with the Plumbing Services Group to determine any requirements.
- 10) Where a building is demolished on a site the existing sewer property connection is to be sealed and capped. The existing water service and meter is to be sealed off and removed if not required for the future development of the site.
- 11) Where a dwelling is located in a declared sewerage area then the dwelling is to be provided with an individual water service and meter and sewerage property connection.

**GUIDELINE**

*This condition is imposed to ensure that water and sewer infrastructure is accessible, is protected and can be operated and maintained. The condition also ensures footpaths are kept in a safe condition. This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.*

**PROOF OF FULFILMENT**

*Requirements of this condition are complied with to the satisfaction of the Delegate, Development assessment.*

|                                          |                              |
|------------------------------------------|------------------------------|
| Permit to Which These Conditions Relate: | DA - UDA - Reconfigure a lot |
| Activity(ies):                           | Boundary Realignment         |
| Stage:                                   |                              |

## General/Planning Requirements

|                                                                                                                                                                        | Timing       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>35) Timing</b><br><br>The approved survey plans shall be registered by the Land Titles Office prior to commencement of building work associated with this approval. | As indicated |

## Engineering

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timing                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>36) Filling and excavation (Minor)</b></p> <p>Undertake the works on the site in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p> <p><b>36(a) Prepare Earthworks Plan</b></p> <p>A suitably qualified person is to prepare earthworks drawings in accordance with the relevant Brisbane Planning Scheme Codes/Policies. The drawings are to ensure the following:</p> <ul style="list-style-type: none"> <li>- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary</li> <li>- preservation of all drainage structures from the effects of structural loading generated by the earthworks</li> <li>- protection of adjoining properties and roads from ponding or nuisance from stormwater</li> </ul> <p><b>36(b) Implement and Maintain the Earthworks Plan</b></p> <p>Implement and maintain the earthworks plan in accordance with the relevant Brisbane Planning Scheme Codes/Policies. A copy of the Earthworks Plan must be available on-site for inspection by Council Officers during these works.</p> | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to site/operational/building work commencing</p> <p>While site/operational/building work is occurring and then to be maintained</p> |
| <p><b>37) On Site Erosion</b></p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p><b>37(a) Prepare Erosion and Sediment Control Management Plan</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>While site/operational/building work is occurring</p> <p>Prior to site/operational/building work commencing</p>                                                                                                                                                                                                                                                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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).</p> <p>Note. An Erosion and Sediment Control Management Plan is not required to be lodged with Council for endorsement.</p> <p><b>37(b) Implement and Maintain the ESC Management Plan</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>While site/operational/building work is occurring</p>                                                                                                                                                                                                            |
| <p><b>38) Water - Queensland Urban Utilities Nominated Assessment Authority</b></p> <p>Carry out the following:</p> <p><b>38(a) Obtain Approval</b></p> <p>Obtain written approval from QUU to connect into the existing water infrastructure.</p> <p><b>38(b) Submit for Approval</b></p> <p>Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and of any water 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 QUUs current Standards.</p> <p><b>38(c) Construct the Water Connection</b></p> <p>Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and Development Assessment as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.</p> <p><b>38(d) Submit Correspondence</b></p> <p>Submit to Development Assessment all of the approval correspondence from QUU relating to part (b &amp; c) of this condition.</p> <p>Note. Water reticulation works within the development must be designed and constructed in accordance with the</p> | <p>As indicated</p> <p>Prior to site/operational/building work commencing</p> <p>Prior to site/operational/building work commencing</p> <p>Prior to Council's notation on the plan of subdivision</p> <p>Prior to Council's notation on the plan of subdivision</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| requirements of the Plumbing and Drainage Act 2002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>39) Integrated Water Management Plan</b><br><br>Submit to Development Assessment for approval an Integrated Water Management Plan prepared by a suitably qualified professional.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to site/operational/building work commencing                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>40) On site drainage - Minor</b><br><br>Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes/Policies to a lawful point of discharge.<br><br>Note: A lawful point of discharge is defined in the relevant Brisbane Planning Scheme Codes/Policies. A soakage pit certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) may only be considered as an acceptable alternative point of discharge for single detached dwellings on existing lots.<br><br>If roofwater reticulation is required for a reconfiguration, provide "As Constructed" plans prepared by an RPEQ or Registered Surveyor. | Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained                                                                                                                                                                                                                      |
| <b>41) Electricity (Underground Supply Area)</b><br><br>Carry out the following:<br><br><b>41(a) Enter into an Agreement</b><br><br>Enter into an agreement with an electricity supplier to provide underground electricity services to the development in accordance with an approved electricity reticulation plan and the relevant Brisbane Planning Scheme Codes/Policies.<br><br><b>41(b) Construct Services</b><br><br>Construct services in accordance with the agreement.                                                                                                                                                                                                                                                                                                                                                                        | As indicated<br><br><br>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)<br><br>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL) |
| <b>42) Telecommunications</b><br><br>Carry out the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | As indicated                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>42(a) Enter into an Agreement</b></p> <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p> <p><b>42(b) Construct Services</b></p> <p>Construct services in accordance with the agreement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> |
| <p><b>43) Service, meter assembly &amp; meter box</b></p> <p>Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the WSA 03-2002 Water Supply Code of Australia V2.3 and Brisbane City Councils Supplementary Manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to Council's notation on the plan of subdivision</p>                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>44) Service Conduits &amp; Mains</b></p> <p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the relevant Brisbane Planning scheme Codes/Policies. This includes:</p> <ul style="list-style-type: none"> <li>- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.</li> <li>- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossing if applicable.</li> </ul> <p>Note. Applicants should liaise with the appropriate service authorities. Typical underground service conduit to be constructed includes power, phone, telecommunications, sewer, stormwater and gas if applicable.</p> | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>                                                                                                                                                                                                                         |

### Water and Wastewater Services - Concurrence Agency Requirements

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>45) General Requirements for Water and Sewerage Works</b></p> <p>The following requirements may apply to this development. It is the developer's responsibility to determine where these requirements apply, and meet the cost of any resulting works.</p> <ol style="list-style-type: none"> <li>1) Construct and/or alter public utilities mains, existing water and sewerage mains, services or installations required in connection with the approved development in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).</li> </ol> | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> |

This includes the relocation of any water meter, fire hydrant, scours and/or valves and sewer connections from within the limits of the development's vehicular footway crossings.

- 2) Where an existing sewerage property connection is located under a driveway (in the road reserve) and is unable to be relocated, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.
- 3) Where existing or new sewerage property connections will be located under reinforced concrete slabs on private property, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.
- 4) Where a proposed structure is within 2.000 metres of an existing sewer, Permission to Build over/near the sewer will have to be obtained from a private certifier where the sewer is 225mm diameter or less. Greater than 225 mm diameter sewer needs approval from Council. Structures are not to be located over manholes or sewer property connections.
- 5) Where existing sewerage maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are to be modified in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).
- 6) Existing water mains and sewers are to be relocated or raised/lowered to the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards), if development related works change the depth of cover on these works.
- 7) Where a new road opening or widening is required and an existing water main is located in the footpath which will become new roadway, the existing main is to be relocated clear of the proposed carriage way to the depth specified in the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).
- 8) Clear, unobstructed, 24 hour access from the street frontage is to be maintained to any sewerage maintenance holes and property connections, on the development site.
- 9) Where the property is encumbered by a combined drain,

replacement of the existing combined drain may be a requirement of the plumbing Approval. It is recommended that contact be made with the Plumbing Services Group to determine any requirements.

10) Where a building is demolished on a site the existing sewer property connection is to be sealed and capped. The existing water service and meter is to be sealed off and removed if not required for the future development of the site.

11) Where a dwelling is located in a declared sewerage area then the dwelling is to be provided with an individual water service and meter and sewerage property connection.

**GUIDELINE**

*This condition is imposed to ensure that water and sewer infrastructure is accessible, is protected and can be operated and maintained. The condition also ensures footpaths are kept in a safe condition. This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.*

**PROOF OF FULFILMENT**

*Requirements of this condition are complied with to the satisfaction of the Delegate, Development assessment.*

|                                          |                                   |
|------------------------------------------|-----------------------------------|
| Permit to Which These Conditions Relate: | DA - UDA - Material Change of Use |
| Activity(ies):                           | Office                            |
| Stage:                                   | Site 2 - 40 Thompson Street       |

**General/Planning Requirements**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Timing                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>46) Timing</b><br><br>Building work shall not occur until the associated reconfiguring a lot approval (2 lot into 2 lot boundary realignment) has been registered by the Land Titles Office.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | As indicated                                                                                                                                                   |
| <b>47) Complete All Operational Work</b><br><br>Complete all operational work associated with this development 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 Council, in accordance with the relevant approval(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to commencement of use                                                                                                                                   |
| <b>48) Carry out the Approved Development</b><br><br>Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of use                                                                                                                                   |
| <b>49) Public Lighting</b><br><br>a) Where necessary, enter into an agreement with an electricity supplier to provide a lighting system.<br><br>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.<br><br>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.<br><br>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.<br><br>e) Ensure lighting over publically accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level.<br><br>f) Ensure lighting is to be maintained by the owner of the | Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained |



## Architecture

## Landscape Architecture and Open Space Planning

27/06/2013

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <p><b>52(b) Provide Maintenance</b></p> <p>Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from Development Assessment that planting is satisfactory.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | As indicated |
| <p><b>53) Detailed landscape plan</b></p> <p>a) Submit for compliance endorsement to the Development Assessment revised detailed landscape plans. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect.</p> <p>Timing: Prior to approval for building works</p> <p>b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan from part a) of this condition.</p> <p>Timing: Prior to commencement of use and to be maintained</p> | As indicated |

### Pollution

|                                                                                                                                                                                                                                                                                                                                      | Timing                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>54) Acoustics</b></p> <p>Submit written confirmation to Development Assessment from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in Acoustic Work Environmental Assessment Report reference 2012018 L2 dated 04 February 2013</p> | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> |
| <p><b>55) Stormwater Quality Management</b></p> <p>Implement and maintain the following stormwater quality treatment recommendations as outlined in the following sections of the following reports to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.</p>                           | As indicated                                                                                                                               |

(i) Infrastructure Services Report for 'Bowen Hills Office Complex' prepared by Sedgman Yeats (Yeats) and dated February 2013:

- 2.1.6.1 Rainwater Tanks and Non-potable Water Supply
- 2.1.6.2 Stormwater Quality Improvement Devices (SQID)
- 2.1.6.3 Grass Buffers and Landscaping
- 3.4 Monitoring and Maintenance
- Appendix B: Stormwater Management Concept

(ii) Infrastructure Services Report for 'Bowen Hills Office Extension' prepared by Sedgman Yeats (Yeats) and dated February 2013:

- 2.1.6.1 Stormwater Quality Improvement Devices (SQID)
- 3.4 Monitoring and Maintenance
- Appendix B: Stormwater Management Concept

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

**55(a) Certification**

Submit to Development Assessment certification from a Registered Professional Engineer Queensland, that all the stormwater quality treatment measures recommended in the above mentioned reports have been implemented and constructed into the development.

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

As indicated

**Engineering**

|                                                                                                                                                                                                                                                               | Timing       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <p><b>56) Pre-Construction Certification</b></p> <p>No work shall commence until Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.</p> | As indicated |

27/06/2013

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a) Submit to the Development Assessment engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpaths to Thompson Street are 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.</p> <p><b>60(a) Construct footpath</b></p> <p>b) Construct footpaths in accordance with part a) of this condition</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> |
| <p><b>61) Construction Management Plan</b></p> <p>Carry out the following:</p> <p><b>61(a) Submit Construction Management Plan</b></p> <p>Submit for approval to Development Assessment a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>- a construction monitoring programme during in ground construction work;</li> <li>- provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>- provision for parking and materials delivery during and outside of construction hours of work;</li> <li>- management of dust generated from the site during and outside construction work hours;</li> <li>- management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later);</li> <li>- management of groundwater and surface water collection, treatment and disposal;</li> <li>- 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.</li> </ul> <p>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.</p> | <p>As indicated</p> <p>As indicated</p>                                                                                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>61(b) All work to be in accordance with CMP</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | As indicated                                                                                                                                                                                                            |
| <p><b>62) On Site Erosion</b></p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p><b>62(a) Prepare Erosion and Sediment Control Management Plan</b></p> <p>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).</p> <p>Note. An Erosion and Sediment Control Management Plan is not required to be lodged with Council for endorsement.</p> <p><b>62(b) Implement and Maintain the ESC Management Plan</b></p> <p>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.</p> | <p>While site/operational/building work is occurring</p> <p>Prior to site/operational/building work commencing</p> <p>While site/operational/building work is occurring</p>                                             |
| <p><b>63) Repair Damage to Kerb, Footpath or Road</b></p> <p>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 drain lines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> |
| <p><b>64) Construct Footpath</b></p> <p>a) Submit to Development Assessment engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpaths to Thompson Street are 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Prior to commencement of use</p>                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b) Construct footpaths in accordance with part a) of this condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                     |
| <p><b>65) Water - Queensland Urban Utilities Nominated Assessment Authority</b></p> <p>Carry out the following:</p> <p><b>65(a) Obtain Approval</b></p> <p>Obtain written approval from QUU to connect into the existing water infrastructure.</p> <p><b>65(b) Submit for Approval</b></p> <p>Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and of any water 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 QUUs current Standards.</p> <p><b>65(c) Construct the Water Connection</b></p> <p>Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and Development Assessment as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.</p> <p><b>65(d) Submit Correspondence</b></p> <p>Submit to Development Assessment all of the approval correspondence from QUU relating to part (b &amp; c) of this condition.</p> <p>Note. Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</p> | <p>As indicated</p> <p>Prior to site/operational/building work commencing</p> <p>Prior to site/operational/building work commencing</p> <p>Prior to Council's notation on the plan of subdivision</p> <p>Prior to Council's notation on the plan of subdivision</p> |
| <p><b>66) Integrated Water Management Plan</b></p> <p>Submit to Development Assessment for approval an Integrated Water Management Plan prepared by a suitably qualified professional.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Prior to site/operational/building work commencing</p>                                                                                                                                                                                                           |
| <p><b>67) On site drainage - Minor</b></p> <p>Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's</p>                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes/Policies to a lawful point of discharge.</p> <p>Note: A lawful point of discharge is defined in the relevant Brisbane Planning Scheme Codes/Policies. A soakage pit certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) may only be considered as an acceptable alternative point of discharge for single detached dwellings on existing lots.</p> <p>If roofwater reticulation is required for a reconfiguration, provide "As Constructed" plans prepared by an RPEQ or Registered Surveyor.</p> | <p>notation of the plan of subdivision (ROL), and then to be maintained</p>                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>68) Protecting Existing Infrastructure</b></p> <p>Carry out the following:</p> <p><b>68(a) New Work</b></p> <p>New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure.</p> <p><b>68(b) Alterations</b></p> <p>Where alterations are required to public utility mains, existing mains, services or installations, the alterations are to be carried out in accordance with Brisbane Planning Scheme Codes/Policies or Qld Urban Utilities Standards whichever is applicable and all costs are to be born by the developer.</p>                             | <p>As indicated</p> <p>While site/operational/building work is occurring and then to be maintained</p> <p>While site/operational/building work is occurring and then to be maintained</p>                                                                                                                                                                                                                                                                           |
| <p><b>69) Electricity (Underground Supply Area)</b></p> <p>Carry out the following:</p> <p><b>69(a) Enter into an Agreement</b></p> <p>Enter into an agreement with an electricity supplier to provide underground electricity services to the development in accordance with an approved electricity reticulation plan and the relevant Brisbane Planning Scheme Codes/Policies.</p> <p><b>69(b) Construct Services</b></p> <p>Construct services in accordance with the agreement.</p>                                                                                                                                                      | <p>As indicated</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>70) Telecommunications</b></p> <p>Carry out the following:</p> <p><b>70(a) Enter into an Agreement</b></p> <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p> <p><b>70(b) Construct Services</b></p> <p>Construct services in accordance with the agreement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>As indicated</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> |
| <p><b>71) Service, meter assembly &amp; meter box</b></p> <p>Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the WSA 03-2002 Water Supply Code of Australia V2.3 and Brisbane City Councils Supplementary Manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to Council's notation on the plan of subdivision</p>                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>72) Service Conduits &amp; Mains</b></p> <p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the relevant Brisbane Planning scheme Codes/Policies. This includes:</p> <ul style="list-style-type: none"> <li>- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.</li> <li>- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossing if applicable.</li> </ul> <p>Note. Applicants should liaise with the appropriate service authorities. Typical underground service conduit to be constructed includes power, phone, telecommunications, sewer, stormwater and gas if applicable.</p> | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>                                                                                                                                                                                                                                             |
| <p><b>73) Broadband</b></p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>                                                                                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <p><b>74) Construct a Permanent Vehicle Crossing</b></p> <p>Construct the driveway crossing in accordance with Council's "Subdivision and Development Guidelines" and Standard Drawings</p> <p>Remove the existing vehicular crossing on the frontage of the site and reinstate in accordance with Brisbane City Council's "Subdivision and Development Guidelines"</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Prior to commencement of use</p>                                   |
| <p><b>75) Bicycle Storage</b></p> <p>Submit to Development Assessment for compliance and endorsement detailed secure, undercover bicycle storage and end of trip facilities consistent with Australian Standard AS2890.3.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Prior to the commencement of the use and then to be maintained</p> |
| <p><b>76) Water Queensland Urban Utilities (QUU) - Nominated Assessing Authority</b></p> <p>a) Undertake flow and pressure test to determine the suitability of connecting to the existing 150mm water main and seek QUU approval to the connection point.</p> <p>b) Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</p> <p>c) Seek and obtain approval from QUU to connect into the existing water infrastructure. Submit for approval to the QUU engineering plans showing the design of any water 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 QUU's current Standards.</p> <p>d) Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU 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</p> <p>e) Provide to the ULDA all approval correspondence from QUU relating to part (a &amp; b) of this condition.</p> | <p>Prior to commencement of site works</p>                            |

### Infrastructure Charges

|  | Timing |
|--|--------|
|--|--------|

**77) Infrastructure Contributions**

Prior to Council's notation on the plan of subdivision

Pay to the Brisbane City Council a monetary contribution towards the cost of the provision of essential infrastructure.

The contribution has been calculated in accordance with the *Infrastructure Funding Framework* (The Framework) which will apply for all development approvals issued subsequent to 1 July 2012. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.

**Site 2**

The current applicable general infrastructure charge is:

|                                          |                                    |              |
|------------------------------------------|------------------------------------|--------------|
| Commercial (Office 822.3m <sup>2</sup> ) | \$14,680 per 100m <sup>2</sup> GFA | \$120,816.40 |
| <b>Total</b>                             |                                    | \$120,816.40 |
|                                          |                                    |              |

Value Uplift component (applying only to the GFA exceeding City Plan):

|                                       |                                    |             |
|---------------------------------------|------------------------------------|-------------|
| Commercial (Office 60m <sup>2</sup> ) | \$2,2189 per 100m <sup>2</sup> GFA | \$13,313.40 |
| <b>Total</b>                          |                                    | \$13,313.40 |
|                                       |                                    |             |

|              |  |                      |
|--------------|--|----------------------|
| <b>Total</b> |  | <b>\$ 134,129.80</b> |
|--------------|--|----------------------|

*\* All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.*

.

**Water and Wastewater Services - Concurrence Agency Requirements**

|                                                                                                                                                                                             | <b>Timing</b>                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>78) General Requirements for Water and Sewerage Works</b><br><br>The following requirements may apply to this development. It is the developer's responsibility to determine where these | Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or |

requirements apply, and meet the cost of any resulting works.

- 1) Construct and/or alter public utilities mains, existing water and sewerage mains, services or installations required in connection with the approved development in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).

This includes the relocation of any water meter, fire hydrant, scours and/or valves and sewer connections from within the limits of the development's vehicular footway crossings.

- 2) Where an existing sewerage property connection is located under a driveway (in the road reserve) and is unable to be relocated, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.
- 3) Where existing or new sewerage property connections will be located under reinforced concrete slabs on private property, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement.
- 4) Where a proposed structure is within 2.000 metres of an existing sewer, Permission to Build over/near the sewer will have to be obtained from a private certifier where the sewer is 225mm diameter or less. Greater than 225 mm diameter sewer needs approval from Council. Structures are not to be located over manholes or sewer property connections.
- 5) Where existing sewerage maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are to be modified in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards).
- 6) Existing water mains and sewers are to be relocated or raised/lowered to the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards), if development related works change the depth of cover on these works.
- 7) Where a new road opening or widening is required and an existing water main is located in the footpath which will become new roadway, the existing main is to be relocated clear of the proposed carriage way to the depth specified in the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities

BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

(Incorporating WSAA) Standards (formerly BCC Standards).

- 8) Clear, unobstructed, 24 hour access from the street frontage is to be maintained to any sewerage maintenance holes and property connections, on the development site.
- 9) Where the property is encumbered by a combined drain, replacement of the existing combined drain may be a requirement of the plumbing Approval. It is recommended that contact be made with the Plumbing Services Group to determine any requirements.
- 10) Where a building is demolished on a site the existing sewer property connection is to be sealed and capped. The existing water service and meter is to be sealed off and removed if not required for the future development of the site.
- 11) Where a dwelling is located in a declared sewerage area then the dwelling is to be provided with an individual water service and meter and sewerage property connection.

**GUIDELINE**

*This condition is imposed to ensure that water and sewer infrastructure is accessible, is protected and can be operated and maintained. The condition also ensures footpaths are kept in a safe condition. This condition has been imposed on behalf of Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.*

**PROOF OF FULFILMENT**

*Requirements of this condition are complied with to the satisfaction of the Delegate, Development assessment.*

|                                          |                                    |
|------------------------------------------|------------------------------------|
| Permit to Which These Conditions Relate: | DA - UDA - Carry out Building Work |
| Activity(ies):                           | Office                             |
| Stage:                                   | Site 2 - 40 Thompson Street        |

**General/Planning Requirements**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Timing                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <p><b>79) Carry Out The Approved Development</b></p> <p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not constitute permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.</p>                                                                                                                                                              | While site/operational/building work is occurring and then to be maintained |
| <p><b>80) Maintain the Approved Development</b></p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>Note. This condition restricts changes that can be made to the approved development (approved drawings, documents and conditions to which the approval relates). The extent to which the approved development may be modified is constrained by the requirements of the relevant planning legislation. It will be necessary to make a new application if the change does not meet the specifications of the relevant planning legislation.</p> | To be maintained                                                            |

**\*\* End of Package \*\***