



Queensland
Government

Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2014/584

21 July 2014

City of Brisbane Investment Corporation
C/- Ms Ashleigh Cox
GHD
GPO Box 668
BRISBANE QLD 4001

Dear Ashleigh

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - CAR PARK
AT 37 O'CONNELL TERRACE, BOWEN HILLS DESCRIBED AS LOT 102 ON
SP259795, FORMERLY LOT 100 ON SP229979**

On 18 July 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

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

Should you have any queries in relation to the decision notice, please do not hesitate to contact Tom Barker on 3452 7440.

Yours sincerely

Patrick Atkinson
Director - PDA Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	37 O'Connell Terrace, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 102	SP259795
	Formerly Lot 100	SP229979
PDA development application details		
MEDQ reference number	DEV2014/584	
Lodgement date	15 July 2014	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Car park	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Original Decision date	22 July 2013
Change to approval date	18 July 2014
Currency period	4 years from original decision date

Plans and specifications

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

Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. CBIC Carpark Site Layout Plan	SK001-D	22 May 2014

PDA Development Conditions**General/Planning Requirements**

1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	While site/operational/building work is occurring and then to be maintained
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	To be maintained

Pollution

3.	Stormwater Quality Improvement Device (SQID) Stormwater runoff from the operational phase of the development must be treated by a Stormwater Quality Improvement Device (SQID) prior to discharge to the stormwater system. The stormwater treatment may include landscaped areas of the development and is to meet the pollutant removal targets of SPP4/10, considering: - Remove key potential pollutants such as silt, sediment, hydrocarbons and litter - Be capable of treating flows during at least a Q3 month storm event - Be maintained and inspected in accordance with the manufacturer's specifications and timeframes, or when required by site specific circumstances (whichever is the sooner)	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
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	3(a) Certification Submit to Development Assessment certification from an appropriately qualified consultant that appropriate Stormwater Quality Improvement Device(s) have been installed and meet the pollutant removal requirements of SPP4/10.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
Engineering		
4.	Filling and Excavation Carry out the following: (a) Submit an Earthworks Plan Submit to Development Assessment an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane Planning Scheme Codes/Policies. The Earthworks Plan should include the following: • The location of any cut and/or fill; • The quantity of fill to be deposited and finished fill levels; • Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; • The existing and proposed finished levels in reference to the Australian Height Datum (extending into the adjacent properties); • Preservation of all drainage structures from the effects of structural loading generated by the earthworks; • Protection of adjoining properties and roads from ponding or nuisance from stormwater; • That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. • Suitable fill material is that deemed to comply with the requirements of AS 3798, <i>Guidelines on Earthworks for Commercial and Residential Developments</i>. Note. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities	As indicated Prior to site/operational/building work commencing

	and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. (b) Undertake all Works Undertake all works in accordance with the endorsed plan required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	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 survey plan endorsement
5.	Pre-construction Certification 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. Timing: Prior to commencement of construction	As indicated
6.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by Development Assessment.	Prior to site/operational/building work commencing
7.	Implement Endorsed Plans Complete the works in accordance with the endorsed engineering plans and in accordance with Council's Subdivision and Development Guidelines.	Prior to survey plan endorsement
8.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and as Constructed plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works as constructed are in accordance with the approved plans.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to survey plan endorsement
9.	On Site Erosion Minimise on-site erosion and the release of sediment or	While

	sediment-laden stormwater from the site at all times. While site/operational/building work is occurring (a) Prepare Erosion and Sediment Control Management Plan 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). Note: An Erosion and Sediment Control Management Plan is not required to be lodged with Council for endorsement (b) Implement and Maintain the ESC Management Plan 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.	site/operational/building work is occurring Prior to site/operational/building work commencing While site/operational/building work is occurring
10.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and 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.	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 survey plan endorsement
11.	Stormwater Carry out the following: (a) Submit Stormwater Plans Submit to Development Assessment stormwater engineering drainage and management plans checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). (b) No Adverse Impacts The plans must demonstrate that the stormwater runoff from the site will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes/Policies to a lawful point of discharge being the existing underground stormwater drainage system in O'Connell Terrace and/or Sneyd Street. Certification to be included that the capacity of the existing stormwater infrastructure can service the development or the	As indicated Prior to site/operational/building work commencing Prior to site/operational/building work commencing

	existing stormwater infrastructure is to be upgraded, as required. Design of the minor drainage system is to be in accordance with QUDM (2007). (c) Construct Stormwater Drainage Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to Development Assessment as-constructed plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	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 survey plan endorsement
12.	Protecting Existing Infrastructure Carrying out the following: (a) New Work New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure. (b) Alterations 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 borne by the developer.	As indicated While site/operational/building work is occurring and then to be maintained While site/operational/building work is occurring and then to be maintained
13.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the relevant Brisbane Planning scheme Codes/Policies. This includes: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossing if applicable. 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.	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 survey plan endorsement

14.	Construct Drive Crossing Construct a vehicular crossover in accordance with the approved drawing "CBIC Carpark Site Layout Plan" SK001 Rev D, dated 22 May 2014 by GHD. The crossover is to be a 6 metre wide type B2 permanent vehicular crossover to the Sneyd Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes/Policies and standard drawings UMS 221 and UMS225.	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 survey plan endorsement
15.	Access, Grades, Manoeuvring, Carparks, Signs and Lines Provide access, parking and manoeuvring for vehicles on-site in accordance with the relevant Brisbane Planning Scheme Codes/Policies, as indicated on the approved drawings and including the following: a) A pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. b) Manoeuvring on site for a Medium Car and for the loading and unloading of the vehicles(s). c) Parking on site for 51 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration - 51 regular spaces d) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs etc.) e) A height clearance sign located at the entrance(s) to undercover car parking areas. f) The internal paved areas are to be signed and delineated in accordance with the approved plans, the Qld Manual of Uniform Traffic Control Devices and Austroads.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

