

Our ref: DEV2012/387

28 July 2014

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

Dear Steve

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (195 DWELLING UNITS), RETAIL (63M²) AND OFFICE, AND PRELIMINARY APPROVAL FOR BUILDING WORKS (MOVING AND PARTIAL DEMOLITION OF HERITAGE PLACE (ORDERLY ROOM)) AT 332-342 WATER STREET AND 62-68 BRUNSWICK STREET, FORTITUDE VALLEY DESCRIBED AS LOTS 5 AND 6 ON RP81335, LOT 1 ON RP10553, LOTS 11 AND 12 ON RP10552, LOT 13 ON RP81335, LOT 102 ON SP143465 (FORMERLY LOTS 101 AND 102 ON SP143465), LOTS 0, 881, 991 AND 993 ON SP114561, AND LOT 992 ON SP193941 (FORMERLY LOTS 2 AND 900 ON RP881617)

On 25 July 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://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 Nick Cooper on 3452 7127.

Yours sincerely


Steve Conner
Executive Director, Development Assessment

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PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	332-342 Water Street and 62-68 Brunswick Street, Fortitude Valley	
Lot on plan description	Lot number	Lot description
	Lots 5 & 6	RP81335
	Lot 1	RP10553
	Lots 11 & 12	RP10552
	Lot 13	RP81335
	Lot 102 (Formerly Lots 101 & 102)	SP143465 (SP143465)
	Lots 0, 881,991 993 Lots 992 (Formerly Lots 2 & 900)	SP114561 SP193941 (RP881617)
PDA development application details		
MEDQ reference number	DEV2012/387	
Lodgement date	23 November 2012	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval 	
Description of proposal applied for	Material Change of Use for Multiple Residential (195 Dwelling Units), Retail (63m ²) and Office. Preliminary Approval for Building Works (Moving and Partial Demolition of a Heritage Place (Orderly Room)).	

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
Decision date	25 July 2014
Currency period	4 Years from Decision Date

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Site Location	10.01 Revision K	07.07.14
2.	Stage 3 Site Plan	10.12 Revision 0	07.07.14, amended in red 23.07.14
3.	Ground Works Plan	10.21 Revision K	10.07.14, amended in red 23.07.14
4.	Open Space Plan	10.41 Revision J	10.07.14, amended in red 23.07.14
5.	Phase 1- Level 1 - Parking	10.50 Revision A	21.07.14
6.	Basement	20.01 Revision R	07.07.14
7.	Level P1	20.02 Revision V	07.07.14
8.	Level P2	20.03 Revision Y	07.07.14
9.	Level P3	20.04 Revision X	07.07.14
10.	Level 1	20.05 Revision FF	07.07.14, amended in red 23.07.14
11.	Level 2	20.06 Revision CC	07.07.14
12.	Level 3	20.07 Revision BB	07.07.14
13.	Level 4	20.08 Revision Y	07.07.14
14.	Level 5-17	20.09 Revision DD	07.07.14
15.	Level 18	20.10 Revision BB	07.07.14
16.	Level 19	20.11 Revision BB	07.07.14
17.	Roof	20.13 Revision T	07.07.14, amended in red 23.07.14
18.	North-East Elevation	30.01 Revision U	07.07.14, amended in red 23.07.14
19.	South-West Elevation	30.02 Revision T	07.07.14, amended in red 23.07.14
20.	South-East Elevation	30.03 Revision T	07.07.14, amended in red 23.07.14
21.	North-West Elevation	30.04 Revision S	07.07.14, amended in red

			23.07.14
22.	Baxter Lane Elevation	30.10 Revision M	07.07.14, amended in red 23.07.14
23.	Longitudinal Section 1	40.01 Revision R	07.07.14, amended in red 23.07.14
24.	Cross Section 1	40.02 Revision S	07.07.14, amended in red 23.07.14
25.	Cross Section 2 `	40.03 Revision Q	07.07.14, amended in red 23.07.14
26.	Detailed Section 1	50.01 Revision H	07.07.14
27.	Detailed Section 2	50.02 Revision H	07.07.14
28.	Detailed Apartment Plans – 1 Bed PWD	60.01 Revision J	10.07.14
29.	Typical Level Visual Privacy and Ventilation Strategy Plan	FD-83 Revision B	07.07.14
30.	Level P3 and P2 Visual Privacy and Ventilation Strategy Plan	FD-99 Revision A	10.07.14
31.	Level 1 Visual Privacy and Ventilation Strategy Plan	FD-100 Revision A	10.07.14
32.	Level 2 Visual Privacy and Ventilation Strategy Plan	FD-101 Revision A	10.07.14
33.	Level 3 Visual Privacy and Ventilation Strategy Plan	FD-102 Revision A	10.07.14
34.	Level 4 Visual Privacy and Ventilation Strategy Plan	FD- 103 Revision A	10.07.14
35.	Level 18 Visual Privacy and Ventilation Strategy Plan	FD-104 Revision A	10.07.14
36.	Level 19 Visual Privacy and Ventilation Strategy Plan	FD-105 Revision A	10.07.14
37.	Canterbury Tower Stage 3 Wastewater Storage Concept Design Report prepared by Hydrosience Consulting	B745 Revision 5	March 2014
38.	Robert Bird Group 'Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude Valley,'	Issue B	23.05.12
39.	Project Waters Flood Report prepared by Cardno	J11075	10.05.13
40.	Acoustic DA Report prepared by TTM	13BRA0085 R015	28/05/14

PREAMBLE

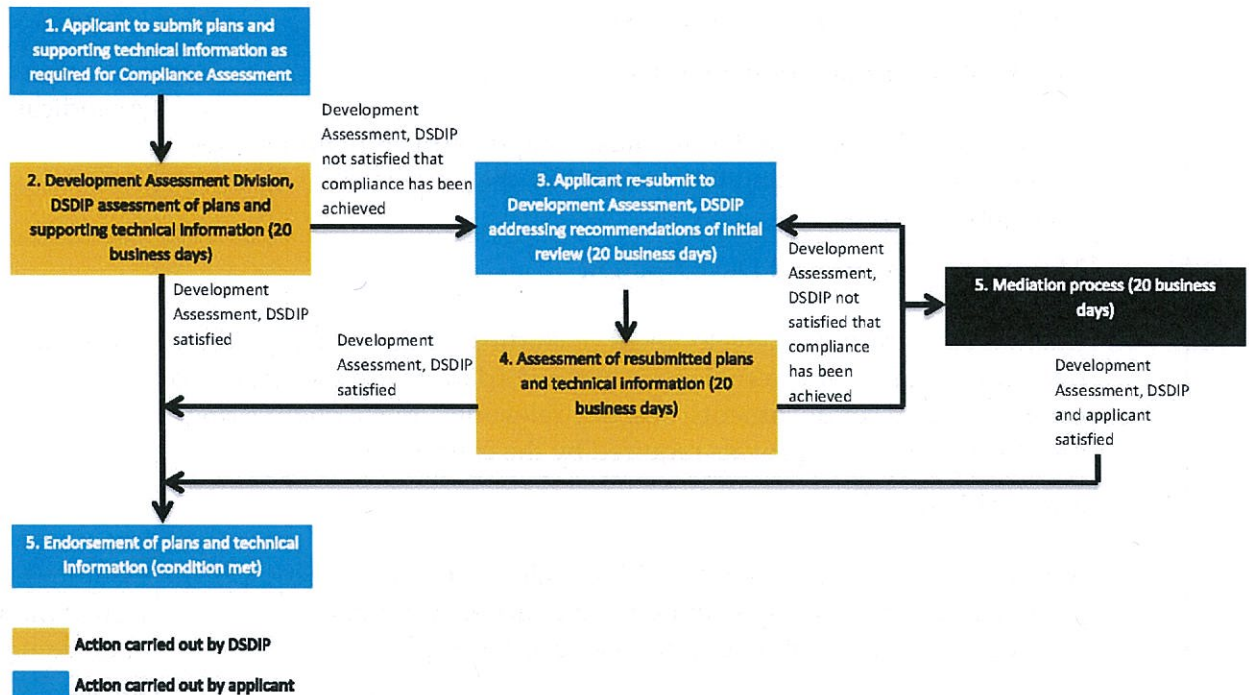
For the purpose of interpreting this Decision Notice, including the conditions of approval, the following applies:-

Compliance assessment

Where stated within this approval compliance assessment is required in accordance with the following:

- a) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged on a 100 per cent cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- b) Compliance assessment and endorsement by PDA Development Assessment, DSDIP is required prior to any work commencing.
- c) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - (i) the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
 - (ii) **within 20 business days** - PDA Development Assessment, DSDIP assesses the plans and supporting information and:
 - a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 - b. if not satisfied with the information as submitted - notifies the applicant accordingly
 - (iii) if the applicant is notified under (ii)b. above, the information and plans addressing the concerns are to be resubmitted to PDA Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - (iv) **within 20 business days** - PDA Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
 - a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - b. if not satisfied with the information as submitted - notifies the applicant accordingly.
 - (v) if PDA Development Assessment, DSDIP is not satisfied that compliance has been achieved, **within 20 business days** - repeat steps (iii) and (iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

When PDA Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - PDA Development Assessment, DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.



- e) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:-
- (i) plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc)
 - (ii) gross floor area schedule and apartment numbers
 - (iii) details of proposed building materials
 - (iv) public realm and landscape plans
 - (v) details of proposed roads and intersections (if required)
 - (vi) end of trip facilities
 - (vii) access and car parking arrangements and
 - (viii) specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

PDA Development Conditions

General / Planning requirements		
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use
2.	Certification of operational works All works undertaken on the site must comply with all requirements of, and fulfil all responsibilities outlined in, the Certification Procedures Manual.	As indicated
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering standards or other approvals required by the conditions.	To be maintained
3.	Accessible housing Submit written confirmation to PDA Development Assessment, DSDIP evidence that the development delivers 20 accessible units in accordance with the following stamped approved plans: <ul style="list-style-type: none"> Detailed Apartment Plans – 1 Bed PWD, Drawing Number 60.01, Revision J, dated 10.07.14 	Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use, whichever is the earlier
4.	Affordable housing Deliver a minimum of 30% of the total residential GFA (3886.2m ²) as dwelling units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use
5.	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the site including all 'public open space' areas as identified on the approved Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14, amended in red 23.07.14. Public access to the Drill Hall and Cottage is to be maintained as per the approved uses for indoor sport and recreation, and office. Ensure that the 'public open space' areas are designed to cater for disabled persons in accordance with AS1428.1.	Prior to commencement of use and then to be maintained
6.	Community Management Statement Any Community Management Statements for the development must	Prior to the building

	<p>include the following requirements:</p> <ul style="list-style-type: none"> a) All areas where the public will have 24 hour access as identified on stamped approved Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14, amended in red 23.07.14 shall form part of the common property and must allow unimpeded access to the general public 24 hours a day, 7 days a week. These areas must not be designated for the exclusive use of any unit and/or use. These areas must be maintained at all times in accordance with the stamped approved plans by development's body corporate. b) Maintain way finding signs to the 'public open space' areas of the site as identified on stamped approved Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14 amended in red 23.07.14. c) Ensure evidence of adequate public liability insurance d) Ensure the provision on site for 13 visitor parking spaces remain available for use by all bona-fide visitors, guests or invitees of the site's tenants. e) Delineate and sign two (2) car spaces, identified on stamped approved plan Phase 1 – Level 1 – Parking, drawing no 10.50 Rev A, dated 21/07/14 and maintain as unimpeded exclusive car parking spaces for the Drill Hall and Cottage users. f) Delineate and sign two (2) car spaces, identified on stamped approved Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14 amended in red 23.07.14 as unimpeded exclusive car parking spaces for the Drill Hall. g) Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to, or clearly visible from, the vehicle entrance to the site. h) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance. i) The provision of route/s for pedestrians and cyclists where appropriate j) The maintenance of all areas, including the collection of refuse, repair of all infrastructure, reinstatement of damaged infrastructure etc. k) Access for service authorities to enter the site to undertake all necessary work 	<p>format plan endorsement, Certificate of Classification and/or the commencement of use, whichever is the earlier</p>
Compliance Assessment		
7.	<p>Compliance assessment – Detailed design for 'Public Open Space' areas</p> <ul style="list-style-type: none"> a) Submit for compliance assessment to PDA Development Assessment, DSDIP, detailed plans, including landscape plans certified by an AILA Landscape Architect or suitably qualified Landscape Contractor, illustrating all areas where the public will have 24 hour unimpeded access as, depicted on the stamped approved Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14 amended in red 23.07.14. The plans need to clearly delineate between private and public realm areas and illustrate the following: 	<ul style="list-style-type: none"> a) Prior to site works

	<ul style="list-style-type: none"> (i) The shared pedestrian and vehicle areas; (ii) Levels and grades; (iii) Appropriate way finding signage where the Baxter Lane and Water Street meet the public open space areas; (iv) Finishes, treatments and landscaping for the public open space areas; (v) The location of all proposed deep planting and tree species; (vi) Landscaping associated with the Drill Hall and Cottage, including access between buildings and the required 2 car parking spaces; (vii) Bicycle parking spaces within the 'public open space' areas; and (viii) The public open space areas are designed to cater for disabled persons in accordance with AS1428.1. <p>b) Submit to PDA Development Assessment, DSDIP engineering design/ construction drawings, certified by a Registered Professional Engineer of Queensland (RPEQ), for internal shared roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with the stamped endorsed plans required under Condition part a) of this condition.</p> <p>c) Construct the works in accordance with the certified and endorsed plans required by part (a) and (b) of this condition.</p> <p>d) On completion, submit to PDA Development Assessment, DSDIP, written evidence from an AILA Landscape Architect or suitably qualified Landscape Contractor and an RPEQ to demonstrate that the completed works complies with the endorsed plans.</p>	<p>b) Prior to site works</p> <p>c) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p> <p>d) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>
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8.	<p>Compliance Assessment - sustainable design</p> <p>a) Submit for compliance assessment to PDA Development Assessment, DSDIP written confirmation from a suitably qualified sustainability professional, certifying that the development achieves:</p> <ul style="list-style-type: none"> i. an average NatHERS rating of 7.5 stars; and ii. a minimum unit NatHERS rating of 6 stars. <p>b) Submit to PDA Development Assessment, DSDIP written confirmation, from a suitably qualified sustainability professional, certifying that the development has been constructed to meet part (a) of this condition.</p>	<p>a) Prior to approval of building works</p> <p>b) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>
9.	<p>Compliance Assessment – Detailed Drawings</p> <p>Submit for compliance assessment to PDA Development Assessment, DSDIP amended plans illustrating the following:</p> <p>a) The proposed north eastern edge treatment (amended in red on 23.07.14) on North East Elevation 30.01, Rev U, dated 07.07.14 is to be treated and landscaped to ensure an appropriate built form interface and to provide screening of noise and light from the car park onto neighbouring residential properties.</p> <p>b) Screening for any externally mounted air conditioning or mechanical plant installations located on the roof is to be in accordance with the following requirements:</p> <ul style="list-style-type: none"> i. No unscreened installations on the proposed development are to be visible from the surrounding sites. ii. Any installations which are required to be located on the roof, are to be appropriately screened or shaped according to the acoustic requirements of this development package and are to integrate in a complementary manner with the overall design of the roof. The screening must be integrated into the design of the building with an artistic response. iii. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. <p>c) Details of the Stage 3 building facade treatment, external materials, colours and finishes are to be generally in accordance with the approved plans.</p>	<p>Prior to approval of building works</p>

10.	<p>Compliance Assessment – Heritage Listed Places</p> <p>a) Prior to the relocation of the State listed heritage Orderly Room in accordance with Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14 amended in red 23.07.14 submit for compliance assessment to PDA Development Assessment, DSDIP a conservation report in accordance with the Principles of the Burra Charter prepared by a suitably qualified heritage consultant that addresses the following.</p> <ol style="list-style-type: none"> The proposed relocation of the State heritage listed Orderly Room in accordance with the Principles of the Burra Charter. The proposed new heritage curtilage (boundary) for the relocated and existing State heritage buildings, ensuring appropriate minimum curtilage. <p>b) Submit to PDA Development Assessment, DSDIP evidence of the consent of the Queensland Heritage Council to a revised heritage register boundary for heritage registered place (ID602797) entered in the Queensland Heritage Register.</p> <p>c) Submit for compliance assessment to PDA Development Assessment, DSDIP detailed drawings illustrating internal layouts, materials, colours and finishes for the proposed refurbishment of the following State listed buildings:</p> <ol style="list-style-type: none"> Orderly Room for the purpose of an interpretive centre associated with the site and existing heritage use; and Cottage for the purposes of an Office. <p>d) Submit to PDA Development Assessment, DSDIP evidence that all buildings, or parts of buildings, identified as significant in the Queensland Heritage Register entry for heritage registered place (ID602797) and proposed to be relocated or refurbished are recorded in accordance with the Department of Environment and Heritage Protection (EHP) <i>Guideline: Archival Recording of Heritage Places</i> available at the department’s website. Submit to the Heritage Branch, EHP a full digital copy of the recording for its place record.</p> <p>e) Submit to PDA Development Assessment, DSDIP evidence that all buildings on the Brisbane City Council Heritage Register, determined to be culturally significant that are proposed to be relocated, are recorded and documented to BCC archival standards and submitted to the Brisbane City Council recording. The extent and format of recording is to be determined in consultation with the Brisbane City Council’s City Architecture & Heritage Team.</p> <p><i>Note – this approval does not amend the existing State Heritage Register heritage boundary.</i></p>	<p>a) As indicated</p> <p>b) Within 12 months following the relocation/partial demolition of heritage buildings.</p> <p>c) Prior to building works commencing for the refurbishment of the State listed heritage places.</p> <p>d) Prior to the relocation of and/or building works approval for heritage buildings.</p> <p>e) Prior to the relocation of and/or building works approval for heritage buildings.</p>
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11.	<p>Compliance Assessment – Streetscape Improvements</p> <p>a) Submit for compliance assessment to PDA Development Assessment, DSDIP detailed landscape plans for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Baxter Street and Baxter Street extension are to:</p> <ul style="list-style-type: none"> i) be in accordance with the road’s function as either a Primary or Active Frontages under the Bowen Hills Development Scheme and generally in accordance with Brisbane City Council’s <i>Centre Detailing Design Manual (CDDM)</i>. ii) provide semi-advanced street trees to both of the street frontages at spacing generally complying with the Brisbane City Council’s <i>Centres Detailing Design Manual (CDDM)</i> <p>b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from PDA Development Assessment, DSDIP that planting is satisfactory.</p>	<p>a) Prior to site works</p> <p>b) As indicated</p>
Architecture and design		
12.	<p>Window sill treatments</p> <p>Window sills on all ground floor and shop tenancies are to be no greater than 300mm above the corresponding footpath level. The use of reflective glass for all shops on the ground level is not appropriate.</p>	Prior to commencement of use
13.	<p>Balcony and Alfresco Apartment Design</p> <p>All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures unless otherwise agreed to by PDA Development Assessment, DSDIP</p>	Prior to commencement of use

Engineering

14.	<p>Construction management plan</p> <p>a) Submit to PDA Development Assessment, DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes, but is not necessarily limited to, the following:</p> <ul style="list-style-type: none"> i. Management of noise and dust generated from the site during and outside construction work hours. ii. Management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. iii. 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. iv. Management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. v. Unless otherwise approved by PDA Development Assessment, DSDIP hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. vi. No rock breaking is permitted on weekends. <p>b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) As indicated</p>
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15.	<p>Traffic Management Plan</p> <p>a) Submit to the Principal Engineer PDA Development Assessment, DSDIP, a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction.</p> <p>The TMP must include but is not be limited to:</p> <ul style="list-style-type: none"> • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • planning including risk identification and assessment, staging, etc • implementation • monitoring and measurement • management review and • traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s) <p>A permit will need to be sought from Brisbane City Council prior to any temporary road closure or road opening works.</p> <p>b) During the construction period all work shall be undertaken in accordance with the TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) As indicated</p>
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16.	<p>Filling and excavation</p> <p>a) Submit to PDA Development Assessment, DSDIP detailed earthworks plans certified by a Registered Professional Engineer Queensland (RPEQ), generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plans; where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer PDA Development Assessment, DSDIP certification by a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
17.	<p>Erosion and Sediment Management</p> <p>a) Submit to PDA Development Assessment, DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> Urban Stormwater Quality Planning Guidelines 2010 (DEHP) Best Practice Erosion and Sediment Control (IECA). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during site works</p>

18.	<p>Acid Sulfate Soils (ASS)</p> <p>a) If acid sulfate soils are found on the site, submit to the PDA Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP).</p> <p>The plan must:-</p> <ul style="list-style-type: none"> (i) be in accordance with the State Planning Policy, December 2013 and relevant guidelines; and (ii) be certified by a suitably qualified and experienced professional. <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of works</p> <p>b) During the site works</p>
19.	<p>Retaining Walls</p> <p>a) Submit to PDA Development Assessment, DSDIP detailed engineering plans, certified by a Registered Professional Engineer Queensland (RPEQ), of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required in part (a) of this condition.</p> <p>c) Submit to PDA Development Assessment, DSDIP certification by an RPEQ, demonstrating that all retaining wall works captured by part (a) of this condition have been carried out generally in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

20.	<p>Carparks, signs, and lines</p> <p>Construct, delineate and sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <p>a) Delineate and sign the designated vehicle entry point.</p> <p>b) Construct Stage 3 car parks in accordance with the following configuration.</p> <table border="1" data-bbox="248 521 1129 857"> <thead> <tr> <th>Stage</th><th>Use</th><th>Car park provided</th></tr> </thead> <tbody> <tr> <td rowspan="6">3</td><td>85 x 1 bed</td><td>38</td></tr> <tr> <td>110 x 2/3 bed</td><td>110</td></tr> <tr> <td>Visitor</td><td>13</td></tr> <tr> <td>Cottage</td><td>1 in the basement</td></tr> <tr> <td>Drill Hall</td><td>2 adjacent to drill hall (and 2 within stage 1 basement).</td></tr> <tr> <td>Total</td><td>164 (incl 2 PWD)</td></tr> </tbody> </table> <p>The car parks are to be designed in accordance with AS2890.1-2004.</p> <p>c) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</p> <p>d) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.</p>	Stage	Use	Car park provided	3	85 x 1 bed	38	110 x 2/3 bed	110	Visitor	13	Cottage	1 in the basement	Drill Hall	2 adjacent to drill hall (and 2 within stage 1 basement).	Total	164 (incl 2 PWD)	<p>Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier, and to be maintained</p>
Stage	Use	Car park provided																
3	85 x 1 bed	38																
	110 x 2/3 bed	110																
	Visitor	13																
	Cottage	1 in the basement																
	Drill Hall	2 adjacent to drill hall (and 2 within stage 1 basement).																
	Total	164 (incl 2 PWD)																
21.	<p>Bicycle Spaces</p> <p>a) Provide bicycle spaces in accordance with the stamped approved plans ensuring a total of 250 spaces including 34 external and 5 for the Drill Hall / Cottage.</p>	<p>a) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier, and to be maintained</p>																

22.	<p>Stormwater Management (Quality)</p> <p>a) Submit to PDA Development Assessment, DSDIP detailed engineering design and construction drawings certified by a Registered Professional Engineer Queensland (RPEQ), for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 - Engineering standards – Stormwater quality</i> and the '<i>Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude Valley, Issue B</i>' dated 23rd May 2012, prepared by Robert Bird Group.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works above ground</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
23.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to PDA Development Assessment, DSDIP detailed design plans and hydraulic calculations certified by a Registered Professional Engineer Queensland (RPEQ), for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 - Engineering standards – Stormwater quantity</i> and the following approved plans/documents:</p> <ul style="list-style-type: none"> • Robert Bird Group '<i>Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude Valley, Issue B</i>' dated 23rd May 2012. • Project Waters Flood Report Reference number J11075 prepared by Cardno dated 10 May 2013 <p>b) Construct the works in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer PDA Development Assessment DSDIP as constructed plans, including an asset register and test results, certified by a RPEQ, in a format acceptable to Council.</p> <p>d) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior site to commencement of site works above ground</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>

24.	<p>Baxter Street Extension</p> <p>a) Submit to the Principal Engineer PDA Development Assessment DSDIP, engineering design/construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ), detailing the extension of Baxter Street along the eastern boundary of the site through to Diggles Close including the extended stub, internal roads, parking bays, traffic devices and pedestrian footpaths, generally in accordance the proposed new road is to be designed in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>, <i>Centres Detailing Design Manual</i> (CDDM), Austroads and the Manual of Uniform Traffic Control Devices with the exception of the following:</p> <ul style="list-style-type: none"> • Provide a minimum 5.0 metre unobstructed footpath along the western edge of the road; aligning the future 'Stage 3' building. • Provide a minimum 1.5 metre unobstructed footpath adjacent to the Bell's Square development. <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer PDA Development Assessment DSDIP as-constructed drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Brisbane City Council of all road works constructed in accordance with this condition.</p> <p>d) Provide verification, by a RPEQ, that all works have been completed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) c) & d) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>
25.	<p>Damage and repairs</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 drainage lines) that may occur during any works carried out in association with the approved development.</p>	<p>Prior to commencement of use</p>
26.	<p>Service Conduits & Mains</p> <p>Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.</p>	<p>Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>

27.	Water internal Connect the development to the existing water reticulation network in accordance with QUU standards.	Prior to commencement of use
28.	Sewer internal a) Construct, maintain, connect and operate the interim 15 kilolitre storage tank in accordance with the Canterbury Tower Stage 3 Wastewater Storage Concept Design Report prepared by Hydrosience consulting dated March 2014 Reference number B745 Rev 5, as endorsed by Queensland Urban Utilities (QUU). b) Once the upgrade to the downstream network is complete, the interim storage tank is to be decommissioned in accordance with Canterbury Tower Stage 3 Wastewater Storage Concept Design Report prepared by Hydrosience consulting dated March 2014 Reference number B745 Rev 5 as endorsed by QUU and a direct connection is to be provided. c) Provide to PDA Development Assessment, DSDIP QUU endorsement in writing that the decommissioning works have been carried out in accordance with (b) above.	a) Prior to commencement of use b) As indicated. c) Within 2 months of the completion to the upgrade to the downstream network
29.	Refuse collection a) Submit to PDA Development Assessment, DSDIP, refuse collection approval from City Waste Services, Brisbane City Council or a private waste contractor. b) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property	a) Prior to commencement of use b) Prior to commencement of use
30.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
31.	Telecommunications (a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development, in accordance with the Council's <i>Subdivision and Development Guidelines</i> . (b) Construct services in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use

32.	Broadband Submit to PDA Development Assessment, DSDIP, a written agreement from an authorised telecommunications service provider, in accordance with the <i>Communications Alliance G645:2011 guideline</i> , that infrastructure within the development as defined under the <i>Telecommunications Act</i> (Fibre Deployment Bill 2011) can be provided.	Prior to commencement of use.
Environmental		
33.	Acoustic treatment Submit written confirmation to PDA Development Assessment, DSDIP from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in Acoustic DA Report, reference 13BRA0085 R015, dated 28 May 2014 by TTM.	Prior to the commencement of use
34.	Private landscape areas (a) Submit to PDA Development Assessment, DSDIP a detailed landscape plan, prepared by an Australian Institute of Landscape Architects registered landscape architect, for the area identified as private open space on Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14. The landscape plan is to be designed to reflect and/or integrate with the exiting approved landscaping for DEV2012/289 and DEV2012/392. (b) This work is to be certified by a suitably qualified landscape architect professional in accordance with the PDA Certification Procedures Manual. (c) On completion, provide written certification to PDA Development Assessment, DSDIP from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to landscape works b) Prior to landscape works c) Prior to commencement of use
35.	Outdoor lighting – public areas Outdoor lighting required to illuminate public areas is to be designed and installed in accordance with: <p>(a) any relevant local government policy or standard or</p> <p>(b) where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting and</p> <p>(c) not cause nuisance to nearby residents or passing motorists.</p>	Prior to commencement of use and to be maintained

36.	Contaminated Land Submit to PDA Development Assessment, DSDIP a soils report that investigates the potential for contaminating soils onsite and, if any are found, recommending remedial actions.	Prior to site works commencing
Surveying, land dedication and easements		
37.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the entities.	Prior to commencement of use
38.	Dedicate as Road Dedicate as public road, at no cost to the MEDQ or Brisbane City Council, the Extension of Baxter Street including the extension of the stub road, in accordance with the endorsed plans required by condition 24 a) of this approval.	Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier
Monetary contributions		
39.	Infrastructure contributions Pay to <u>MEDQ</u> the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2013.	In accordance with the Infrastructure Funding Framework

Document Name	Current Version	Date	Author	Verified	Amendment
Section 89(1)(a) Notice of decision to applicant	Version 1	20 November 2012	Clinton Hanney		
Section 89(1)(a) Notice of decision to applicant	Version 2	23 July 2013	Clinton Hanney		Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 3	3 February 2014	Clinton Hanney		Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 4	10 March 2014	Patrick Atkinson	Teresa Luck	Formatting update

DOCUMENT PROTECTION PASSWORD: kelly

