

DEV2010/099

14 November 2013

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

Metro Property Development
c/- Steve Buhmann
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Steve,

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR AN MCU FOR MULTIPLE RESIDENTIAL (308 DWELLING UNITS) AND SHOP (730M²) AT 29-35 CAMPBELL STREET, 12 HAZELMOUNT STREET AND 29 MAYNE ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON RP78299, LOT 1 ON RP89174, LOT 46 ON RP9895, LOT 50 ON RP9895, LOT 49 ON SP110353

On 14 November 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

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

Should you have any queries in relation to the decision notice, please do not hesitate to contact Peita McCulloch on 3024 4120.

Yours Sincerely



Patrick Atkinson

Director, Development Assessment Division

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	29-35 Campbell Street, 12 Hazelmount Street and 29 Mayne Road, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 1	RP78299
	Lot 1	RP89174
	Lot 46	RP9895
	Lot 50	RP9895
	Lot 49	SP110353
PDA development application details		
MEDQ reference number	DEV2010/099	
Lodgement date	1 October 2013	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	S 99 change to the approval, amendment to Condition 7b)	

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	15 April 2011
1 st Change to approval date	28 November 2011
2 nd Change to approval date	12 April 2012
Currency period	4 years from original Decision date

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Cover Sheet	A-DA-000-E	07/04/2011
2.	Locality Plan	DA-006-A	29/11/2010
3.	Site Plan	A-DA-007-C	14/02/2011, Amended in Red by ULDA 14/04/2011
4.	Perspective	A-DA-001-G	20/04/2011
5.	Design Statement	A-DA-005-C	07/03/2011
6.	Development Analysis	A-DA-008-L (replaces A-DA-008-I)	07/04/2011, Amended in Red by ULDA 14/04/2011
7.	Basement 2 Floor Plan	A-DA-009-F	10/05/2011
8.	Basement 1 Floor Plan	A-DA-010-F	10/05/2011
9.	Ground Floor Plan	A-DA-011-H	10/05/2011, Amended in Red by ULDA 14/04/2011
10.	Level 02 Podium Floor Plan	A-DA-012-I	10/05/2011, Amended in Red by ULDA 14/04/2011
11.	Level 03 Podium Floor Plan	A-DA-013-J	10/05/2011, Amended in Red by ULDA 14/04/2011
12.	Level 04 Rec Area Floor Plan	DA-014-H (replaces A-DA-014-G)	04/04/2011, Amended in Red by ULDA 14/04/2011
13.	Level 05 Floor Plan	A-DA-015-J (replaces A-DA-015-I)	07/04/2011, Amended in Red by ULDA 14/04/2011
14.	Level 06 Floor Plan	A-DA-035-G (replaces A-DA-35-F)	28/04/2011, Amended in Red by ULDA 14/04/2011
15.	Level 07 Floor Plan	A-DA-016-K (replaces A-DA-16-J)	07/04/2011, Amended in Red by ULDA 14/04/2011
16.	Typ. Level 08-09 Floor Plan	A-DA-036-G (replaces A-DA-36-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
17.	Typ. Level 10-15 Floor Plan	A-DA-042-B (replaces A-DA-042-A)	06/09/2011, Amended in Red by ULDA 14/04/2011
18.	Typ. Level 16-19 Floor Plan	A-DA-037-G (replaces A-DA-37-E)	07/04/2011, Amended in Red by ULDA 14/04/2011

19.	Level 20 Floor Plan	A-DA-038-G (replaces A-DA-38-E)	07/04/2011, Amended in Red by ULDA 14/04/2011
20.	Level 21 Floor Plan	A-DA-017-H (replaces A-DA-17-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
21.	Typ. Levels 22-24 Floor Plan	A-DA-018-H (replaces A-DA-18-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
22.	Typ. Levels 25-27 Floor Plan	A-DA-019-G (replaces A-DA-19-F)	07/04/2011, Amended in Red by ULDA 14/04/2011
23.	Typ. Levels 28 – 29 Floor Plan	A-DA-020-H (replaces A-DA-20-G)	07/04/2011, Amended in Red by ULDA 14/04/2011
24.	Level 30 Floor Plan	A-DA-039-E (replaces A-DA-039-D)	07/04/2011, Amended in Red by ULDA 14/04/2011
25.	Roof Plan	A-DA-021-B	29/11/2010
26.	Sections – Sheet 1	A-DA-022-D (replaces A-DA-022-C)	07/03/2012
27.	Sections – Sheet 2	A-DA-023-D (replaces A-DA-023-C)	07/03/2012, Amended in Red by ULDA 14/04/2011
28.	Sections – Sheet 3	A-DA-024-D (replaces A-DA-024-C)	07/03/2012, Amended in Red by ULDA 14/04/2011
29.	Elevations – Sheet 1 (South)	A-DA-025-F (replaces A-DA-25-E)	07/03/2012, Amended in Red by ULDA 14/04/2011
30.	Elevations – Sheet 2 (West)	A-DA-026-H (replaces A-DA-26-G)	07/03/2012, Amended in Red by ULDA 14/04/2011
31.	Elevations – Sheet 3 (North)	A-DA-027-F (replaces A-DA-27-E)	07/03/2012, Amended in Red by ULDA 14/04/2011
32.	Elevations – Sheet 4 (East)	A-DA-028-H (replaces A-DA-28-G)	07/03/2012, Amended in Red by ULDA 14/04/2011
33.	Balconies Analysis Diagrams	A-DA-029-C (replaces A-DA-029-B)	01/03/2011
34.	Typ. Unit Plans – Sheet 1	A-DA-030-H (replaces A-DA-030-G)	13/04/2011
35.	Typ. Unit Plans – Sheet 2	A-DA-031-E (replaces A-DA-31-D)	13/04/2011
36.	Typ. Unit Plans – Sheet 3	A-DA-032-F (replaces A-DA-032-E)	13/04/2011
37.	Typ. Unit Plans – Sheet 4	A-DA-033-G (replaces A-DA-033-H)	13/04/2011
38.	Typ. Unit Plans – Sheet 5	A-DA-043-A	13/04/2011
39.	Typ. Unit Plans – Sheet 6	A-DA-044-A	07/03/2012, Amended in Red by ULDA 26/03/2012
40.	Landscape Concept Plan Ground Floor/ Streetscape	METRO 004/LP01B	Nov 10
41.	Landscape Concept Plan Level 3 Podium	METRO 004/LP02A	Nov 10

42.	Landscape Concept Plan Level 4 Recreation Area	METRO 004/LP03A	Nov 10
43.	Landscape Concept Plan Level 21 'Sky Garden' Area	METRO 004-LP04A	Nov 10
44.	Landscape Concept Plan Schedules/ Spec Notes/ Images	METRO 004/LP05A	Nov 10
45.	Integrated Water Management Plan – Proposed Mixed Use Development, 29-35 Campbell Street, Bowen Hills	10806, Issue P3	02/12/2010
46.	Sustainability Report – Proposed Mixed Use Development, 29-35 Campbell Street, Bowen Hills	1083, Issue P2	02/12/2010
47.	<i>Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills TTM Group Traffic Engineering Report</i>	<i>Ref No.26707, Trep 1</i>	<i>29th November 2010.</i>
48.	<i>TTM Acoustics Environmental Noise Impact Assessment Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills</i>	<i>Ref no. 26871 R02</i>	<i>29th November 2010</i>
49.	TTM Acoustics Letter	TTMref:27242 L01 37 Mayne Road, Bowen Hills RTN ENV FRI	18 February 2011
50.	Geotechnical Investigation High Rise Residential Development 29-35 Campbell Street Bowen Hills	Project No. 010-203A,	18 th February 2011
Conditions			Timing
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 the commencement of use and then to be maintained	
2.	Design Requirements a) Submit for approval further details of the building's northern, southern eastern and western facades thermal performance, including its glass type, materials, colours and finishes consistent with the approved plans. b) Ensure that a minimum NatHERS rating of 5 stars is achieved for all apartments.	a) Prior to approval for building works b) Prior to approval for building works	

3.	Screening Requirements All podium parking is to be adequately screened from the public realm. Prior to the approval for building works, submit for approval to the Director, Development Assessment Division, DSDIP the proposed screening materials and colour/s.	As indicated
4.	Sun shading/Weather Protection Submit for approval to the Director, Development Assessment Division, DSDIP the proposed sun shading/ screening to be installed on the northern facade of Unit Type Studio 5 and Unit Type Studio 6 as illustrated on drawing numbers A-DA-014-H, A-DA-015-J, A-DA-035-G, A-DA-016-K, A-DA-036-G, A-DA-042-B and A-DA-037-G .	Prior to approval for building works
5.	Balcony Design All balconies are to be constructed in accordance with drawing numbers A-DA-029-C, A-DA-030-H, A-DA-031-E, A-DA-032-F, A-DA-033-G, A-DA-043-A and A-DA-044-A and include the following: a) Balconies less than 9m ² (Juliette balconies) are to include a shelf attached to the balustrade and are to remain unenclosed.	Prior to approval for building works
6.	Window Sill Treatments Window sills on any retail tenancies should be within 100-300mm above the corresponding footpath level. The use of reflective glass is not appropriate.	Prior to approval for building works
7.	Active Streetscape Treatments The following design features are to be included to ensure the achievement of an active ground level streetscape. a) A street canopy is to be provided to the continuous length of the retail tenancies including along the entire Mayne Road frontage in accordance with its function as a Primary Active Frontage. b) The northern edge of the retail tenancy located on the north western corner of the site is to provide overlooking and activation through windows and openings in accordance with the stamped approved plan A-DA-011-H, dated 10/05/2011 and amended in red dated 14/04/2011. c) At the time that Edgar Street is extended and constructed along the northern boundary of the site,	a) Prior to the commencement of use and to be maintained b) Following the construction of the Edgar Street extension (laneway) along the northern boundary of the site. c) Following the construction of the

	the following are to be endorsed by the Director, Development Assessment Division, DSDIP and undertaken: i) The blank wall aligning the temporary access from Hazelmount Street is to address the newly formed laneway (extension to Edgar Street) through either an active use retrofitted into the space i.e. townhouse development; or through detailed design/ screening of the wall.	Edgar Street extension (laneway) along the northern boundary of the site.
8.	Approval of 'as constructed' accessible unit design Submit written confirmation to the Director, Development Assessment Division, DSDIP that the development has constructed 29 accessible units as shown as Unit Types A4 – Accessible and Unit Type A5 – Accessible in accordance with approved plans ▪ Typ. Unit Plans – Sheet 1, A-DA-030-H, dated 13/04/2011 ▪ Level 04 Rec Area Floor Plan, DA-014-H dated 04/04/2011 ▪ Level 05 Floor Plan, A-DA-015-J dated 07/04/2011 ▪ Level 06 Floor Plan, A-DA-035-G dated 28/04/2011 ▪ Level 07 Floor Plan, A-DA-016-K dated 07/04/2011 ▪ Typ. Level 08-09 Floor Plan, A-DA-36-G, dated 07/04/2011 ▪ Typ. Level 10-15 Floor Plan, A-DA-042-B, dated 06/09/2011 ▪ Typ. Level 16-19 Floor Plan, A-DA-037-G, dated 07/04/2011 ▪ Level 20 Floor Plan, A-DA-038-G, dated 07/04/2011 ▪ Level 21 Floor Plan, DA-017-H, dated 07/04/2011 ▪ Typ. Levels 22-24 Floor Plan, A-DA-018-H, dated 07/04/2011 ▪ Typ. Levels 25-27 Floor Plan, A-DA-019-G, dated 07/04/2011 ▪ Typ. Levels 28-29 Floor Plan, A-DA-020-H, dated 07/04/2011 ▪ Level 30 Floor Plan, A-DA-039-E, dated 07/04/2011	Prior to the approval of building works
9.	Approval of 'as constructed' sustainable design Submit written confirmation to the Director, Development Assessment Division, DSDIP from a suitable quality sustainability professional certifying that the development has been constructed to meet the objectives and recommendations as outlined in <i>Sustainability Report 29-35 Campbell Street, Bowen Hills, prepared by Floth Sustainable Building</i>	Prior to the commencement of use

	<i>Consultants, Project No. 10806 Issue P2, dated 2 December 2010.</i>	
10.	Detailed landscape plan a) Submit for approval from the Director, Development Assessment Division, DSDIP a detailed landscape plan for all internal landscaped common areas as indicated on approved <i>Landscape Concept Plan by Trevor Lynch Landscape Architects</i> drawing numbers METRO 04/LP 01 B dated November 2010, METRO 04/LP 02 A dated November 2010, METRO 04/LP 03 A dated November 2010, METRO 04/LP 04 A dated November 2010 and METRO 04/LP 05 A dated November 2010. The plan is to illustrate: ▪ compliance with the landscape design and water efficiency requirements of the approved <i>Integrated Water Management Plan, prepared by Floth Sustainable Building Consultants, Issue P3, dated 2 December 2010;</i> ▪ details of the shade structures to the podium level communal open space and roof (sky) gardens; and ▪ Location of 38 bicycle parking spaces at grade outside the building for the retail and visitors. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect. 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.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
11.	Construct footpath a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpath to Campbell Street, Mayne Road and Hazelmount Street is generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>, interim <i>Brisbane Streetscape Design Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition	a) Prior to approval for building works b) Prior to the commencement of use and to be maintained

12.	Streetscape Improvements a) Submit for approval from the Director, Development Assessment Division, DSDIP a detailed landscape plan for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along both Campbell Street and Mayne Road are to: i) 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 Council's interim <i>Brisbane Streetscape Design Guidelines</i> and <i>Centre Detailing Design Manual (CDDM)</i>. ii) provide semi-advanced street trees to the Campbell Street and Mayne Road frontage at spacing generally complying with the Brisbane City Council's interim <i>Brisbane Streetscape Design Manual</i> and <i>Centres Detailing Design Manual (CDDM)</i>. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the Principal Engineer, Development Assessment Division, DSDIP that planting is satisfactory.	a) Prior to approval for building works b) As indicated
13.	Traffic Engineering a) Submit certification to the Principal Engineer, Development Assessment Division, DSDIP from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) and pedestrian and cyclist facilities has been constructed in generally in accordance with the approved <i>Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills TTM Group Traffic Engineering Report Ref No.26707 Trep1 dated 7th November 2010</i>. b) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) detailing proposed measures to be undertaken to limit, access to Hazelmount Road to left hand turn movements only. c) Construct works in accordance with part (b) of this condition d) Submit to the MEDQ as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with part (b) of this condition	a) Prior to commencement of use b) Prior to approval for building works c) Prior to commencement of use d) Prior to commencement of use

14.	Temporary access Temporary access to the development is approved from Hazelmount Street in accordance with the stamped approved Ground Floor Plan, A-DA-011-H, dated 10/05/2011 and amended in red dated 14/04/2011. This access is granted only until such time the extension of Edgar Street is constructed along the northern boundary of the site and alternative access can be achieved. Upon completion of the extension of Edgar Street: a) submit for approval from the Director, Development Assessment Division, DSDIP plans detailing the proposed access and servicing arrangement located where 'Future Access' has been noted on the stamped approved Ground Floor Plan, A-DA-011-H, dated 10/05/2011 and amended in red 14/04/2011. b) Submit to the Director, Development Assessment Division, DSDIP details regarding the closure of the temporary access to Hazelmount Street and future proposed works to this access in accordance with Condition 6(b)(ii) of this Approval.	As indicated
15.	Bicycle Parking Submit to the MEDQ amended plans showing provision for bicycle spaces and associated end of trip facilities in accordance with the following: a) 300 secure bicycle spaces within the basement and podium car park levels; b) 8 hanging bike racks at the end of nominated car parking spaces or provide 8 additional secure lock up bicycle spaces within the basement or podium car park levels; c) 38 spaces at grade outside the building for the retail and visitors.	Prior to approval for building works
16.	Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access. Ensure that all external lighting areas lights the buildings, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. Ensure external materials do not cause unreasonable glare.	Prior to commencement of use and to be maintained
17.	Filling and Excavation a) Submit to the Principal Engineer, development Assessment Division, DSDIP an earthworks plan	a) Prior to the commencement of

	and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to Principal Engineer, development Assessment Division, DSDIP certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	works b) Prior to the commencement of use
18.	Contaminated Land a) All investigative works, remedial works and validation works associated with contaminated land and groundwater is required to be approved by a Department of Environment and Resource Management (DERM) approved third party reviewer (TPR). This also includes the approval of all scopes of work associated with investigative, remedial and validation works such that sufficient works are undertaken to enable a suitability statement to be obtained at the completion of redevelopment works. Submit approved Remediation Plan and Environmental Management Plan to the Director, Development Assessment Division, DSDIP	Prior to site works commencing
19.	Construction management a) Prepare and submit to the MEDQ a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that specifies the practices that will be employed to manage the impacts that will result during construction. The plan must include, but is not limited to: the practices employed to: i) Manage traffic flow and parking around and through the site during and outside of construction work hours ii) Manage the delivery of materials during and outside of construction hours of work iii) Manage of sedimentation, erosion and dust generated from the site during and outside construction work hours iv) Management of sedimentation and erosion which complies with Brisbane City Council's	a) Prior to commencement of site works

	Erosion and Sediment Control Standard (Version 9 or later). v) Management of groundwater and surface water collection, treatment and disposal. vi) Manage Acid Sulphate soils in accordance with management plans prepared specifically for this site. vii) Efficiently sort and minimise waste and maximise recycling opportunities. viii) Ensure that all Site works shall fully considered the site constraints and recommendations as outlined in <i>Geotechnical Investigation High Rise Residential Development 29-35 Campbell Street Bowen Hills Project No. 010-203A, dated 18th February 2011</i> prepared by Butler Partners ix) Manage contaminated soils, including removal, treatment, disposal and/or replacement in accordance with site remediation plans prepared and approved specifically for this site. x) Prepare a construction monitoring programme during in ground construction work as nominated within the <i>Geotechnical Investigation High Rise Residential Development 29-35 Campbell Street Bowen Hills Project No. 010-203A, dated 18th February 2011</i> prepared by Butler Partners xi) That the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. b) The CMP must be prepared in consultation with the professionals responsible for the individual site related management plans to ensure that all aspects of the construction and environmental management are included. c) The CMP 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. d) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during site works
20.	Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and	Prior to commencement of works on site

	Sediment Control Standard (Version 9 or later).	
21.	Sewer & Water Connection a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the MEDQ as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the MEDQ all approval correspondence from QUU relating to part (a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use
22.	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
23.	Stormwater system a) Submit to the Principal Engineer, Development Assessment Division, DSDIP a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to a lawful point of discharge. The plan shall include full calculations to confirm that the existing system has sufficient capacity to cater for the proposed development. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to the MEDQ as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	a) Prior to commencement of site works b) Prior to commencement of use

24.	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 Brisbane City Council. The terms of the easements must be to the satisfaction of the Chief Executive Officer	Prior to commencement of use
25.	Integrated Water Management Plan Submit to the Principal Engineer, Development Assessment Division, DSDIP written confirmation from a Registered Professional Engineer of QLD (RPEQ) that the measures outlined in the approved <i>Integrated Water Management Plan – Project No. 10806 Rev P3</i> prepared by <i>Floth Sustainable Building Consultants</i> dated 2 nd December 2010 have been implemented in the design and the construction of the project.	Prior to the commencement of use
26.	Acoustics Submit written confirmation to the Principal Engineer, Development Assessment Division, DSDIP from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the objectives for controlling intrusion into the residential buildings as specified and recommended in <i>TTM Acoustics Environmental Noise Impact Assessment</i> Proposed Mixed Use Development 29-35 Campbell Street Bowen Hills Ref no. 26871 R02 dated 29 th November 2010 and the TTM Acoustics Letter dated 18 February 2011.	Prior to the commencement of use
27.	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
28.	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
29.	Service conduits and 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	Prior to commencement of use

	Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	
30.	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to the commencement of use
31.	Community Management Statement Submit to the Principal Engineer, Development Assessment Division, DSDIP a copy of the Community Management Statement (CMS) with a copy of the survey plan. The CMS shall contain the following requirements/information • Landscaping is to be maintained in accordance with the approved plans and maintenance regime. • Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/ Tenants. • Location bicycle spaces and associated end of trip facilities in accordance with the Bowen Hills Urban Development Area Development Scheme. • A statement disclosing to purchasers that the site is located in proximity to the RNA Showgrounds and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas. • A statement disclosing to purchases the potential noise impacts as a result of existing and future over-flight aircraft in the Bowen Hills Region and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.	Prior to the commencement of use and to be maintained
32.	Road Dedication Dedicate at no cost to the MEDQ: • A 6.0 metre linear strip of land along the entire Campbell Street frontage for future road widening purposes; and • Land at the corner of Mayne Road and Campbell Street required to facilitate the future corner truncation associated with the road widening.	Prior to commencement of use
33.	Refuse Collection Signoff Submit to the Director, Development Assessment Division, DSDIP refuse collection approval from Mr John Love of City Waste Services, BCC.	Prior to the approval of building works

34.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the <i>ULDA Self Certification Procedure Manual</i>. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the MEDQ.	Prior to commencement of site works									
35.	Pre-Construction Self Certification No work shall commence until the MEDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of Construction									
36.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use									
37.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2012. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>246 Small units @ 0-60m² GFA</td><td>\$11,785/ unit</td><td>\$2,899,110.00</td></tr> <tr> <td>62 Medium units @ 60-100m² GFA</td><td>\$16,450/ unit</td><td>\$1,019,900.00</td></tr> <tr> <td>730m² Retail</td><td>\$14,115/ 100m² GFA</td><td>\$112,920.00</td></tr> </table>	246 Small units @ 0-60m ² GFA	\$11,785/ unit	\$2,899,110.00	62 Medium units @ 60-100m ² GFA	\$16,450/ unit	\$1,019,900.00	730m ² Retail	\$14,115/ 100m ² GFA	\$112,920.00	Prior to the approval of building works
246 Small units @ 0-60m ² GFA	\$11,785/ unit	\$2,899,110.00									
62 Medium units @ 60-100m ² GFA	\$16,450/ unit	\$1,019,900.00									
730m ² Retail	\$14,115/ 100m ² GFA	\$112,920.00									

Value uplift component (applying only to the GFA exceeding City Plan):		
202 Small units @ 0-60m ² GFA	\$11,336/ unit	\$2,289,872.00
51 Medium units @ 60-100m ² GFA	\$17,005/ unit	\$867,255.00
Credits	30% for affordable housing applying to the residential units	\$947,138.00
Total Value Uplift		\$2,209,989.00
TOTAL		*\$6,241,919.00
<i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>		

STANDARD ADVICE

Awnings in Road Reserve

Where the street canopies protrude over road reserve approval from DERM will be required.

Operational Airspace

Development is not within the operational airspace however the construction cranes may be. The application has been conditioned accordingly. Development in operational airspace, as per Brisbane Airport Master Plan, must not cause a permanent or temporary obstruction or potential hazard to aircraft movements

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU)

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Equitable Access

You are notified of your responsibility to provide equitable access for disabled persons to and within the site in accordance with the *Queensland Anti-Discrimination Act 1991*, the *Federal Disability Discrimination Act 1992* and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- (a) on a Sunday or public holiday, at any time or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****

