

Our ref: DEV2014/558

28 October 2014

Gantry Nominees Pty Ltd
C/- Mr Cameron Stanley and Mr Matthew Brown
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Cameron and Matthew

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR STAGED MULTIPLE RESIDENTIAL (230 DWELLING UNITS) AND GROUND FLOOR RETAIL AT 15 ANDERSON STREET, FORTITUDE VALLEY DESCRIBED AS LOT 10 ON SP208752

On 27 October 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*. The 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/assessment-of-priority-development-areas/infrastructure-and-planning/development-applications/assessment-of-priority-development-areas.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Lyndy Rapson
A/ Director EDQ Development Assessment

PDA Decision Notice – Approval

| Site information | | |
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| Name of urban development area (PDA) | Bowen Hills | |
| Site address | 15 Anderson Street, Fortitude Valley | |
| Lot on plan description | Lot number | Lot description |
| | 10 | SP208752 |
| PDA development application details | | |
| MEDQ reference number | DEV2014/558 | |
| Lodgement date | 15 April 2014 | |
| 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 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 | Staged Multiple Residential (230 Dwelling Units) and ground floor Retail | |

| PDA development approval details | | | |
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| 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 | | 27 October 2014 | |
| Currency period | | 8 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. | Stage 1 Works as amended in red 1 October 2014 | 3400_DA42 | 05/09/14 |
| 2. | Stage 1 Elevation – North Cast Wall | 3400_DA43 | 05/09/14 |
| 3. | Development summary | 3400_DA01 | 12/06/14 |
| 4. | Basement 2 | 3400_DA15 | 11/06/14 |
| 5. | Basement 1 | 3400_DA16 | 11/06/14 |
| 6. | Ground Floor Plan as amended in red 1 October 2014 | 3400_DA17 | 11/06/14 |
| 7. | Level 1 | 3400_DA18 | 11/06/14 |
| 8. | Level 2 | 3400_DA19 | 11/06/14 |
| 9. | Level 3 | 3400_DA20 | 11/06/14 |
| 10. | Level 04 Plan – Podium | 3400_DA21 | 11/06/14 |
| 11. | Typical Level | 3400_DA22 | 11/06/14 |
| 12. | Communal Level | 3400_DA23 | 11/06/14 |
| 13. | Typical Upper Level | 3400_DA24 | 11/06/14 |
| 14. | Roof Plan | 3400_DA25 | 11/06/14 |
| 15. | PWD Unit Types | 3400_DA26 | 11/06/14 |
| 16. | Elevations – Anderson Street | 3400_DA28 | 11/06/14 |
| 17. | Elevations – Water street | 3400_DA29 | 11/06/14 |
| 18. | Elevations – Costin Street | 3400_DA30 | 11/06/14 |
| 19. | Elevations – North- West | 3400_DA31 | 11/06/14 |
| 20. | Site Section | 3400_DA32 | 11/06/14 |
| 21. | GFA Measurement Plans | 3400_DA36 | 12/16/14 |
| 22. | Street Sections | 3400_DA41 | 11/06/14 |
| 23. | Typical level – Unit Areas | NT | 120614 |
| 24. | Landscape Intent Ground Floor Plan | 30564-LI-01 Issue A | 21 March 2014 |

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| 25. | Landscape Intent Podium Floor Plan | 30564-LI-02 Issue A | 21 March 2014 |
| 26. | Landscape Intent Plant Palette | 30564-LI-03 Issue A | 21 March 2014 |
| 27. | Traffic Report | B13372TR001_RevB | 24 March 2014 |
| 28. | Noise Impact Assessment | 13-089 | 24 March 2014 |
| 29. | Civil Engineering Report | 13221 Revision B | May 2014 |

PREAMBLE

For the purpose of interpreting this Approval, including the Conditions of Approval, the following applies:

Compliance assessment

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the following.
- b) 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% 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.
- c) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.
- d) 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.
- e) 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** - EDQ Development Assessment, DSDIP assesses the plans and supporting information and:
 1. 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
 2. if not satisfied with the information as submitted - notifies the applicant accordingly
 - iii. if the applicant is notified under ii.2. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - iv. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
 1. 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
- 2. if not satisfied with the information as submitted - notifies the applicant accordingly.
- v. if EDQ 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 EDQ Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - EDQ 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.

- f) 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.

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

- 1. **AILA** means Australian Institute Landscape Architect.
- 2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
- 3. **Council** means Brisbane City Council.
- 4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
- 5. **MEDQ** means The Minister of Economic Development Queensland.
- 6. **PDA** means Priority Development Area.

7. RPEQ means Registered Professional Engineer of Queensland.
8. QUU means Queensland Urban Utilities

| PDA Development Conditions | | |
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| General | | |
| 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 operational works undertaken generally in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> . | As required by the <i>Certification Procedures Manual</i> |
| 3. | Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approval required by the conditions. | As indicated |
| 4. | Staging of the approved development If 3 months following the issue of a Certificate of Classification for Stage 1, the construction associated with Stage 2 has not commenced interim staging works are to be undertaken generally in accordance with the approved plans Stage 1 Works number 3400_DA42 dated 05/09/14 and Stage 1 Elevation – North Cast Wall number 3400_DA43 dated 05/09/14. | As indicated |
| 5. | Affordable Housing Submit to EDQ Development Assessment, DSDIP evidence that the development delivers 11 affordable units in accordance with the EDQ (ULDA) Guideline no. 16 Housing. | Prior to commencement of use for stage 2 |
| 6. | Accessible Housing Submit to EDQ Development Assessment, DSDIP evidence that the development delivers 23 accessible units, generally in accordance with approved PWD Unit Types, 3400 DA26 dated 11/06/2014. | Prior to commencement of use for stage 2 |
| 7. | 24 Hour Public Pedestrian Access Provide and maintain unimpeded and safe 24-hour public pedestrian access through the site including the 'public plaza' area as identified on the approved <i>Ground Floor Plan</i> , 3400_DA17 dated 11/06/14. Ensure that the 'public plaza' area is designed to cater for disabled | Prior to commencement of use for stage 2 and then to be maintained |

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| | persons in accordance with "Australian Standard AS1428.1". | |
| 8. | <p>Community Management Statement</p> <p>Any Community Management Statements for the development must include the following requirements:</p> <ul style="list-style-type: none"> a) All areas where the public will have 24-hour access ('Public Plaza') as identified on stamped approved <i>Ground Floor Plan, 3400_DA17</i> dated 11/06/14 shall form part of the common property and must provide and maintain unimpeded access to the general public 24 hours a day, 7 days a week. b) Ensure 11 visitor parking spaces remain available for use by all bona-fide visitors, guests or invitees of the developments tenants. c) Maintain clearly visible directional visitor parking signage at the vehicle entrances to the site. | Prior to building format plan endorsement for stage 2 and then to be maintained. |
| Compliance Assessment | | |
| 9. | <p>Compliance assessment - Detailed design for 'Public Open Space' areas</p> <ul style="list-style-type: none"> a) Submit for compliance assessment to EDQ Development Assessment, DSDIP, detailed plans, including landscape plans certified by an AILA or suitably qualified Landscape Contractor, illustrating all areas where the public will have 24-hour unimpeded access as depicted on the stamped approved <i>Ground Floor Plan, 3400_DA17</i> dated 11/06/14. The plans need to clearly delineate between private and public realm areas and detail the following: <ul style="list-style-type: none"> (i) Finishes and landscaping for the 'public open space' areas; (ii) Any proposed deep planting; (iii) Bicycle parking spaces within the 'public open space' areas; (iv) The 'public open space' areas are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1". b) Construct the works generally in accordance with the certified and endorsed plans required by part (a) of this condition. c) Submit to EDQ Development Assessment, DSDIP written evidence from an AILA or suitably qualified Landscape Contractor demonstrating that the works have been completed as required by part (a) of this condition. | <ul style="list-style-type: none"> a) Prior to commencement of works relevant to this condition b) Prior to commencement of use c) Prior to commencement of use |
| 10. | <p>Sustainable Design</p> <p>Submit to EDQ 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 per dwelling; and (ii) a minimum unit NatHERS rating of 6 stars per dwelling. | Prior to commencement of use for the relevant stage |

Engineering

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| 11. | <p>Construction Management Plan</p> <p>a) Submit to the Principal Engineer EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes 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 Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. (iii) 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. (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. <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 works for the relevant stage</p> <p>b) At all times during construction</p> |
| 12. | <p>Traffic Management Plan</p> <p>a) Submit to the Principal Engineer EDQ 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:</p> <ul style="list-style-type: none"> (i) provision for the management of traffic around and through the site during and outside of construction work hours; (ii) provision for parking and materials delivery during and outside of construction hours of work; (iii) planning including risk identification and assessment, staging, etc.; (iv) implementation; (v) monitoring and measurement; (vi) management review; and (vii) 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 or State road(s) <p>A permit will need to be sought from the Brisbane City Council prior to any temporary road closure or road opening works.</p> | <p>a) Prior to commencement of works for the relevant stage</p> |

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| | b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times. | b) At all times during construction |
| 13. | Retaining Walls <p>a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed engineering plans, certified by a 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 under part a) of this condition;</p> <p>c) Submit to the Principal Engineer EDQ Development Assessment DSDIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p> | <p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p> |
| 14. | Filling and Excavation <p>a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall</p> <ul style="list-style-type: none"> (i) include a geotechnical soils assessment of the site; (ii) be consistent with the Erosion and Sediment Control plans; (iii) 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 EDQ Development Assessment DSDIP certification from 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 for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p> |
| 15. | Vehicle Access <p>Construct a vehicle crossover between the existing kerb & channel and the property boundary located generally in accordance with the approved Ground Floor Plan prepared by Nettletontribe reference number 3400 DA17 dated 11/06/14 and designed and constructed in accordance with Brisbane City Council adopted standards.</p> | Prior to commencement of use and to be maintained |

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| 16. | <p>Off street carpark, signs, and lines</p> <p>Construct, delineate and sign (as required) the following requirements generally in accordance with the approved plan(s):</p> <ul style="list-style-type: none"> a) Delineate and sign the designated vehicle entry point. b) Provide parking on the site for 234 car spaces to be designed in accordance with AS2890.1-2004. c) The refuse storage and collection area. d) The internal vehicular movement system are to be signed and delineated generally in accordance with the approved plans, Manual of Uniform Traffic Control Devices and AS 2890 – Parking Facilities. | Prior to commencement of use and to be maintained for the relevant stage |
| 17. | <p>Bicycle Spaces</p> <p>Provide 230 bicycle spaces generally in accordance with the stamped approved plans designed in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i>.</p> | Prior to commencement of use for the relevant stage and to be maintained |
| 18. | <p>Roadworks and Driveway</p> <ul style="list-style-type: none"> a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, engineering design/construction drawings certified by a RPEQ, detailing the road reserve widening for Water Street, Costin Street & Andersen Street. Driveways, parking bays, traffic devices and pedestrian footpaths are to be designed in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines, Centres Detailing Design Manual (CDDM)</i>, Austroads and the Manual of Uniform Traffic Control Devices with the exception of the following: <ul style="list-style-type: none"> (i) Provide a minimum 3.75 metre unobstructed footpath along the frontages along Water Street, Costin Street & Andersen Street including corner truncations generally according with the Traffic Report prepared by Lambert & Rehbein Revision B dated 24th March 2014. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer EDQ 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. 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. | <ul style="list-style-type: none"> a) Prior to commencement of site works for each stage b) - d) Prior to the building format plan endorsement, or the commencement of use whichever is the earlier for the relevant stage |

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| 19. | <p>Water – external</p> <p>a) Submit to the Principal Engineer EDQ Development Assessment DSDIP a water reticulation Precinct Network Plan, endorsed by Queensland Urban Utilities, for the reticulated water upgrade requirements to service the development</p> <p>b) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan and Queensland Urban Utilities adopted standards as required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Queensland Urban Utilities (QUU) current adopted standards.</p> <p>e) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.</p> | <p>a) Prior to the commencement of site works</p> <p>b) Prior to the commencement of site works</p> <p>c) d) & e) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier for the relevant stage</p> |
| 20. | <p>Water - internal</p> <p>Connect the development to the existing water reticulation network in accordance with QUU standards.</p> | <p>Prior to commencement of use</p> |
| 21. | <p>Sewer - internal</p> <p>a) Unless otherwise agreed with Principal Engineer, EDQ Development Assessment DSDIP, submit to the Principal Engineer EDQ Development Assessment DSDIP an interim sewer servicing strategy report certified by an RPEQ and endorsed by QUU detailing the interim holding tank arrangement. The report must include maintenance and decommissioning requirements.</p> <p>b) Construct, maintain, connect and operate the interim storage tank generally in accordance with part a) of this condition.</p> <p>c) Once the relevant upgrades to the downstream sewer reticulation network are complete, the interim storage tank is to be decommissioned generally in accordance with the QUU endorsed interim sewer servicing strategy report required under part a) of this condition and a direct connection is to be provided.</p> <p>d) Submit to EDQ Development Assessment, DSDIP evidence in writing from QUU endorsing that the decommissioning of the interim storage tank works have been carried out generally in</p> | <p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of use for stage 1</p> <p>c) As indicated.</p> <p>d) Within 2 months of the completion to the upgrade to</p> |

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| | accordance with part a) of this condition. | the downstream network |
| 22. | <p>Flooding</p> <p>The proposed development must not increase flood levels so as to cause an 'actionable nuisance' on upstream and downstream private properties without the express and written permission of the owners of those properties.</p> <p>The minimum flood immunity levels are to be in accordance with the Brisbane City Council Development Guidelines and generally in accordance with the Civil Engineering Report prepared by Bornhorst and Ward revision B dated May 2014.</p> | As indicated |
| 23. | <p>Stormwater Management (Quality)</p> <p>a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed engineering design and construction drawings certified by a RPEQ for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents;</p> <p>(i) Civil Engineering Report prepared by Bornhorst and Ward revision B dated May 2014.</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 to the Principal Engineer EDQ Development Assessment DSDIP 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 works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p> |
| 24. | <p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> | Prior to commencement of use and to be maintained for the relevant stage |
| 25. | <p>Electricity</p> <p>Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's <i>Subdivision and Development Guidelines</i>.</p> | Prior to commencement of use for the relevant stage |
| 26. | <p>Telecommunications</p> <p>Submit to the Principal Engineer PDA Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.</p> | Prior to commencement of use for the relevant stage |

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| 27. | Broadband Submit to the Principal Engineer EDQ Development Assessment DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy. | Prior to commencement of use for the relevant stage |
| 28. | Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development. | Prior to commencement of use for the relevant stage |
| 29. | Service Conduits & Mains 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. | Prior to commencement of use for the relevant stage |
| 30. | Gas connection Connect the development to the existing gas reticulation network in accordance with Australian Pipeline Association's (APA) current adopted standards. | Prior to commencement of use for the relevant stage |
| 31. | Refuse collection Submit to the Principal Engineer PDA Development Assessment, DSDIP refuse collection approval from Brisbane City Council or a private waste contractor. | Prior to commencement of use for the relevant stage |
| Landscape and Environment | | |
| 32. | Streetscape Works a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed streetscape works drawings certified by an AILA registered Landscape Architect generally in accordance with the following: (i) Brisbane City Council's <i>Subdivision and Development Guidelines and Centres Detailing Design Manual</i> (CDDM) and shall include where applicable: 1. location and type of street lighting in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' and AS4282 – "Control of the Obtrusive Effects of Outdoor Lighting". 2. footpath treatments 3. location and types of streetscape furniture; | a) Prior to commencement of works for the relevant stage |

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| | <p>4. location and size of stormwater treatment devices; and</p> <p>5. street trees, including species, size and location</p> <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'As Constructed' plans and asset register in a format acceptable to the Brisbane City Council.</p> <p>d) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP from an AILA registered landscape architect that the works have been inspected and completed generally in accordance with the endorsed plans required by part a) of this condition.</p> | <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p> |
| 33. | <p>Acoustic treatment</p> <p>Submit written confirmation to EDQ Development Assessment, DSDIP from a RPEQ that the development has been constructed to meet the recommendations as outlined in Noise Impact Assessment Report, reference 13-089 dated 24 March 2014 prepared by MWA Environmental.</p> | <p>Prior to the commencement of use the relevant stage</p> |
| 34. | <p>Private landscape areas</p> <p>a) Submit to EDQ Development Assessment, DSDIP a detailed landscape plan, prepared by an ALIA registered landscape architect.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) On completion, provide written certification to EDQ Development Assessment, DSDIP from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.</p> | <p>a) Prior to landscape works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p> |
| 35. | <p>Acid Sulfate Soils (ASS)</p> <p>a) If acid sulfate soils are found on the site, submit to the Principal Engineer, EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the State Planning Policy, December 2013 and relevant guidelines.</p> <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 site works</p> |

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| 36. | Erosion and Sediment Management <p>a) Submit to the Principal Engineer EDQ Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a 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"> (i) Urban Stormwater Quality Planning Guidelines 2010 (DEHP) (ii) Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p> | <p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction</p> |
| 37. | Environmental Management Register <p>Submit to Principal Engineer, EDQ Development Assessment a Suitability Statement obtained from DEHP:</p> <ul style="list-style-type: none"> i. Removing the site from the Environmental Management Register (EMR); or ii. Stating that the site is suitable for its intended use and is to be managed in accordance with a Site Management Plan. | <p>Prior to building format plan endorsement for stage 1</p> |
| Surveying, land dedication and easements | | |
| 38. | Land Dedication <p>Demonstrate to the Principal Engineer EDQ Development Assessment DSDIP that land to be dedicated as public land is not registered on either the Environmental Management Register or the Contaminated Land Register.</p> | <p>Prior to building format plan endorsement, or the commencement of use whichever is the earlier for the relevant stage</p> |
| 39. | Land Dedication – Road Reserve Widening Water Street, Costin Street & Andersen Street <p>Dedicate as public road, at no cost to Brisbane City Council, the road widening of 3.75 metres to Water Street frontage, 1.25 metres to Costin Street frontage and 2 metres Andersen Street frontage, generally in accordance with the endorsed plans and the Traffic Report prepared by Lambert & Rehbein Revision B dated 24th March 2014. All road frontage must provide a minimum of 3.75m verge width.</p> | <p>Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier for the relevant stage</p> |

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| 40. | <p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p> | <p>Prior to commencement of use for the relevant stage or endorsement of a Building Format Plan for the relevant stage, whichever occurs first</p> |
| Monetary Contribution | | |
| 41. | <p>Infrastructure Contributions</p> <p>Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.</p> | <p>Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier for the relevant stage</p> |

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****

