

Our ref: DEV2011/185

1 December 2014

Mr Graham Kildey
Architects Australia
Level 4, Northport Building
231 North Quay
BRISBANE QLD 4000

Dear Mr Kildey

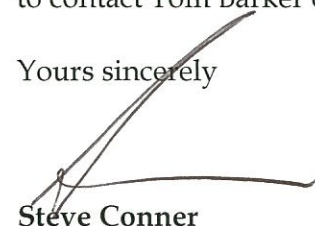
SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL, SHORT TERM ACCOMMODATION, OFFICE (442M² INCLUDING BOARD ROOM) & RETAIL - SHOP & FOOD PREMISES (368M²) AND ASSOCIATED OPERATIONAL WORKS AT 510 ST PAULS TERRACE, BOWEN HILLS DESCRIBED AS LOT 2 ON RP910688

On 1 December 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

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

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

Yours sincerely



Steve Conner
Executive Director - Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	510 St Pauls Terrace, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 2	RP910688
PDA development application details		
MEDQ reference number	DEV2011/185	
Lodgement date	18 November 2014	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Section 99 Change to a PDA Development Approval	

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	30 July 2012
1 st Change to approval date	27 September 2013
2 nd Change to approval date	17 January 2014
3 rd Change to approval date	1 December 2014
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.	East Elevation	DD_E_01, Issue F	30/07/13
2.	North and South Elevation	DD_E_02, Issue F	30/07/13
3.	West Elevation	DD_E_03, Issue F	30/07/13
4.	Basement 3 Floor Plan	DD_P_B1, Issue H	30/07/13
5.	Basement 2 Floor Plan	DD_P_B2, Issue I	30/07/13
6.	Basement 1 Floor Plan	DD_P_B3, Issue I	30/07/13
7.	Grd Level Floor Plan – Amended EDQ Approval	DD_EDQ_GR, Issue D	13/01/14
8.	L01 Floor Plan – Amended EDQ Approval	DD_EDQ_01, Issue E	13/01/14
9.	L02 Floor Plan – Amended EDQ Approval	DD_EDQ_02, Issue E	13/01/14
10.	Level 3 Floor Plan	DD_P_L03, Issue L	30/07/13
11.	Level 4 Floor Plan	DD_P_L04, Issue K	30/07/13
12.	Level 5 Floor Plan	DD_P_L05, Issue J	30/07/13
13.	Level 6 Floor Plan	DD_P_L06, Issue J	30/07/13
14.	Level 7 Floor Plan	DD_P_L07, Issue K	30/07/13
15.	Level 8 Floor Plan	DD_P_L08, Issue K	30/07/13
16.	Level 9 Floor Plan	DD_P_L09, Issue I	30/07/13
17.	Level 10 Floor Plan	DD_P_L10, Issue J	30/07/13
18.	Level 11 Floor Plan	DD_P_L11, Issue J	30/07/13
19.	Level 12 Floor Plan	DD_P_L12, Issue J	30/07/13
20.	Level 13 Floor Plan	DD_P_L13, Issue J	30/07/13
21.	Level 14 Floor Plan	DD_P_L14, Issue J	30/07/13

22.	Level 15 Floor Plan	DD_P_L15, Issue J	30/07/13
23.	Level 16 Floor Plan	DD_P_L16, Issue J	30/07/13
24.	Level 17 Floor Plan	DD_P_L17, Issue J	30/07/13
25.	Level 18 Floor Plan	DD_P_L18, Issue J	30/07/13
26.	Level 19 Floor Plan	DD_P_L19, Issue K	30/07/13
27.	Level 20 Floor Plan	DD_P_L20, Issue K	30/07/13
28.	Roof Terrace Plan	DD_P_LRT, Issue I	30/07/13
29.	Roof Plan	DD_P_RTR, Issue H	30/07/13

PDA Development Conditions

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 and to be maintained
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the MEDQ, in accordance with the relevant approval(s).	Prior to commencement of use
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 engineering or other approval/s required by the conditions.	To be maintained

4.	Site preparation a) Demolish or relocate buildings/structures and uses on the approved development site. b) Where buildings are demolished and for whatever reason, redevelopment is delayed for more than 4 months, the following site works are to be carried out to convert the site to temporary public parkland: i. site is cleared of all rubble, debris and demolition materials; ii. site is levelled to the same level as the adjoining footpath and turned so it can be mowed or otherwise fully landscaped/mulched; iii. site is planted with advanced specimens of fast growing species in accordance with Brisbane City Council's Planting Species Planning Scheme Policy; drainage is provided to prevent ponding; iv. site is maintained so there is no sediment run-off onto adjacent premises, road or footpaths; and v. site is maintained to ensure no nuisance to adjacent premises, roads or footpaths.	a) Prior to commencement of use b) As indicated
5.	Flooding All habitable floor levels are to be located above the defined flood event (DFE) flood level in accordance with the Interim Flood Levels identified within Brisbane City Council's Temporary Local Planning Instrument (TLPI). Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 - Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time. Freeboard of 100mm above the 100 year ARI flood level to the basements shall be provided at the basement entrances.	Prior to approval for building works
6.	Contaminated Land a) Submit to the MEDQ an updated Remedial Action Plan (RAP), prepared and certified by a suitably qualified and experienced professional in accordance with Section 381 of the Environmental Protection Act. b) Carry out the works to manage, treat and remove all contaminated soils in accordance with part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

7.	Construction Management Plan a) Prepare and submit a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • Prepare a construction monitoring programme during inground construction work. • 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. • Management of dust generated from the site during and outside construction work hours. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. • 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. • If acid sulphate soils are found on the site, submit an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP. b) The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) 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.	a) Prior to commencement of site works b) As indicated c) While site works/operational works/building works are occurring
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8.	Window sill treatments Window sills on all ground floor and Shop/Food Premises tenancies are to be within 100-300mm of the adjacent pedestrian walkway level.	Prior to approval for building works																
9.	Submit external details a) Submit the following for approval to the Director – Development Assessment, DSDIP: • facade treatments; • sun shading devices; and • external materials, colours and finishes b) Construct in accordance with part a) of this condition	Prior to building work approval																
10.	Screening to external AC and/or other mechanical plant No unscreened installations on the proposed development are to be visible from the surrounding sites. Any externally mounted air conditioning or mechanical plant installations are to be screened in accordance with the following requirements: a) all installations located on roof, wall or in garden areas are to be appropriately screened or shaped so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. b) The screening structures must be constructed from using materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use																
11.	Approval of 'As Constructed' Accessible Dwelling Units Submit written confirmation to the Director – Development Assessment, DSDIP that the development has constructed a minimum of 22 accessible units (as per the following table), in accordance with the stamped approved plans. <table><tr><th>Accessible housing units</th><th>Level number</th><th>Plan reference</th><th>Plan date</th></tr><tr><td>APT804 and APT805</td><td>Level 8 Floor Plan</td><td>DD_P_L08, Issue K</td><td>30.07.13</td></tr><tr><td>APT904 and APT905</td><td>Level 9 Floor Plan</td><td>DD_P_L09, Issue I</td><td>30.07.13</td></tr><tr><td>APT1004 and</td><td>Level 10 Floor</td><td>DD_P_L10, Issue J</td><td>30.07.13</td></tr></table>	Accessible housing units	Level number	Plan reference	Plan date	APT804 and APT805	Level 8 Floor Plan	DD_P_L08, Issue K	30.07.13	APT904 and APT905	Level 9 Floor Plan	DD_P_L09, Issue I	30.07.13	APT1004 and	Level 10 Floor	DD_P_L10, Issue J	30.07.13	Prior to approval of building works
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12.	Approval of 'As Constructed' Affordable Dwelling Units Submit written confirmation to the Director – Development Assessment, DSDIP that the development has delivered 25 affordable multiple dwelling units (being 21.5% of the total multiple dwelling unit mix) 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																																				
13.	Sustainable Design a) Ensure the development achieves an average NatHERS rating of 7.5 stars. <i>Note – In accordance with s6.3.2 – Outdoor living areas of the Queensland Development Code Mandatory Part 4.1 – Sustainable Buildings Guideline, a 1 star credit will apply when calculating the average rating for the entire building, via the total credits gained for units that include an outdoor living area as varied by this condition. It does not apply to the energy rating determined for individual units e.g. a 3-star unit plus 1-star for the outdoor living area cannot be calculated as a minimum 4-star unit.</i> <i>To achieve the 1 star credit, outdoor living areas must:</i> <i>i. be directly adjoining and directly accessible from</i>	a) Prior to commencement of building works																																				

	<i>and attached to an internal living area, such as a lounge, kitchen, dining or family room. This does not include bedrooms, a study or home theatre rooms</i> ii. <i>have a minimum floor area of 6 square metres and a minimum dimension in all directions of 2.0 metres</i> iii. <i>have at least one side open or capable of being readily opened, not including the connection between the outdoor living area and the internal living area (i.e. lounge, kitchen, dining or family room) and the outdoor living area</i> b) Submit written confirmation from a suitably-qualified sustainability professional to the Director – Development Assessment, DSDIP certifying that the development has been constructed in accordance with part a) of this condition.	b) Prior to survey plan endorsement
14.	Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements: a) Parking on site for 211 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration • 200 regular spaces in basement and floor one levels • 9 visitors space on ground floor level • 2 spaces on ground floor level for persons with disability b) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. c) A height clearance sign located at the entrance(s) to undercover car parking areas. d) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. e) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads	Prior to commencement of use and to be maintained

15.	Bicycle Spaces Submit to the MEDQ amended plans showing provision for bicycle spaces and associated end of trip facilities in accordance with the Bowen Hills Urban Development Area Development Scheme. The stamped approved plans only illustrate parking for 24 bicycles, which is under the PDA requirements. <i>Note. It is requested that provided bicycle spaces be in accordance with the following PDA provisions due to the accepted reduced car parking spaces.</i> <i>In residential</i> <i>Residents – a secure space per dwelling according to AS2890.3; 114 dwellings therefore 114 spaces needed. The spaces may also be provided as secure wall hangers within the allocated car parking space.</i> <i>Visitors – a secure space per 400m² according to AS2890.3; total residential GFA = 8,219.5m²/400 ~ 20.5, therefore 21 spaces needed</i> <i>In non-residential</i> <i>Workers – a secure space per 200m² NLA according to AS2890.3; total retail GFA = 810m²/200 ~ 4 spaces needed</i> <i>Visitors – a secure space per 1000m² according to AS2890.3; 810m²/1000 ~ 1 space needed. Permitted to be provided as shown on the approved plans at level 2, Brooke's Street level adjacent to driveway and north boundary of property</i> <i>As such the total bicycle spaces required = 140 spaces.</i>	Prior to commencement of use and to be maintained
16.	Easements over Infrastructure 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 Officers of the entities.	Prior to commencement of use

17.	Filling and Excavation a) Submit to the MEDQ an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code and Subdivision and Development Guidelines</i>. b) Submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of works b) Prior to commencement of use.
18.	On site Erosion and Stormwater Runoff a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). c) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) As indicated b) Prior to site works commencing c) While site works /operational works /building works is occurring

19.	Protecting Existing Infrastructure a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines". b) A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to Brisbane City Council ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required.	a) While site works are occurring, then to be maintained b) Prior to commencement of works on site
20.	Sewer Queensland Urban Utilities (QUU) - Nominated Assessing Authority a) Submit and obtain approval from Queensland Urban Utilities (QUU) as the Nominated Assessing Authority engineering design plans detailing the sewerage system including connections to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ) to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the MEDQ 'As-Constructed' drawings 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) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

21.	Water Queensland Urban Utilities (QUU) - Nominated Assessment Authority a) Submit and obtain approval from QUU engineering design plans detailing the water system including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the MEDQ 'As-Constructed' drawings 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) and (b) of this condition.	a) Prior to 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 <i>Brisbane City Council's Supplementary Manual</i>.	Prior to commencement of use
23.	Road Widening - Exhibition Street Brisbane City Council (BCC) - Nominated Assessing Authority a) Exhibition Street is to be widened as follows: • A widening of approximately 5.5m along the full frontage of the site to align with the boundary of the adjacent Lot 3 RP910687 shown on RPS Cadastral Plan Figure 2. • At the corner of St Pauls Terrace and Exhibition Street, the widening is to be a 6m by 3 chords truncation. b) Submit to the MEDQ for compliance assessment engineering design drawings for the widening of Exhibition Street in accordance with part a) of this condition. The engineering drawings are to be checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with <i>ULDA Guideline no. 06 - Street and Movement Network</i>. Road works including traffic signs, pavement markings, pavements, stormwater drainage,	a) As indicated and prior to commencement of use b) Prior to commencement of works

	kerb and channel, concrete footpaths, kerb ramps and traffic islands shall be in accordance with Brisbane City Council standards and the Manual of Uniform Traffic Control guidelines. c) Construct the road widening works in accordance with the submitted drawings required in part b) of this condition. d) Submit to the MEDQ 'As Constructed' drawings including an asset register, certified by an RPEQ (Civil) that all road and associated works have been constructed in accordance with the drawings from part b) of this condition.	c) Prior to commencement of use d) Prior to commencement of use
24.	Dedicate as Road Dedicate as road the widening along Exhibition Street including all truncations at no cost to MEDQ or Brisbane City Council.	Prior to commencement of use
25.	Stormwater Drainage and Management System a) Submit stormwater engineering drainage plans and management plans, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Submit to the MEDQ in writing approval from Brisbane City Council to connect the proposed storm water infrastructure to the existing infrastructure. d) Construct the stormwater drainage and management works in accordance with the submitted stormwater drainage plans required in part (a) of this condition. Submit to the MEDQ 'As Constructed' drawings and asset register certified by an RPEQ confirming all works have been completed in accordance with the plans from part a) of this condition.	a) Prior to commencement of site works b) As indicated c) Prior to commencement of site works d) Prior to commencement of use

26.	Refuse Collection a) Submit to the MEDQ a refuse collection approval from City Waste Services, BCC or a private waste contractor. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) 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 approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained
27.	Electricity 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
28.	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 Brisbane City 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
29.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.
30.	Broadband Provide to the MEDQ 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.

31.	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 commencement of use																		
32.	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 MEDQ Certification Procedures Manual.	Prior to commencement of construction																		
33.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and 'As Constructed' drawings 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																		
34.	Infrastructure Contributions Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the MEDQ's <i>Infrastructure Framework</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>137 dwelling units (small)</td><td>\$12,574.00 per dwelling unit (small)</td><td>\$1,722,638.00</td></tr> <tr> <td>87 dwelling units (medium)</td><td>\$17,552.00 per dwelling unit (medium)</td><td>\$1,527,024.00</td></tr> <tr> <td>4 dwelling units (large)</td><td>\$29,054.00 per dwelling unit (large)</td><td>\$116,216.00</td></tr> <tr> <td>Retail (per 100m² GFA or part thereof) - 368m²</td><td>\$15,061.00</td><td>\$60,244.00</td></tr> <tr> <td>Commercial (per 100m² GFA or part thereof) - 442m²</td><td>\$15,061.00</td><td>\$75,305.00</td></tr> <tr> <td>Total</td><td></td><td>\$3,501,427.00</td></tr> </table>	137 dwelling units (small)	\$12,574.00 per dwelling unit (small)	\$1,722,638.00	87 dwelling units (medium)	\$17,552.00 per dwelling unit (medium)	\$1,527,024.00	4 dwelling units (large)	\$29,054.00 per dwelling unit (large)	\$116,216.00	Retail (per 100m ² GFA or part thereof) - 368m ²	\$15,061.00	\$60,244.00	Commercial (per 100m ² GFA or part thereof) - 442m ²	\$15,061.00	\$75,305.00	Total		\$3,501,427.00	Prior to the commencement of use
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Total		\$3,501,427.00																		

Value uplift component (applying only to the GFA exceeding City Plan):		
3 dwelling units (small)	\$12,095.00 per dwelling unit (small)	\$36,285.00
2 dwelling units (medium)	\$18,144.00 per dwelling unit (medium)	\$36,288.00
Total Value Uplift		\$72,573.00
TOTAL		\$3,574,000.00*
* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index		

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

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

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