



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

DEV2010/106

22 January 2015

Arden Group Holdings Pty Ltd
c/- Mr Lynden Watson
Hutchinson Builders
Locked Bag 3002
TOOWONG DC QLD 4066

Dear Lynden

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - MULTIPLE RESIDENTIAL (256 DWELLING UNITS) AND SHOP (409.8M²) AT 37 MAYNE ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON RP110079

On 22 January 2015 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

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

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely

Lyndy Rapson
A/Director - EDQ Development Assessment

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MATERIAL CHANGE OF USE

PREAMBLE

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

1. Relationship with the development scheme and other approvals

In relation to this Approval:

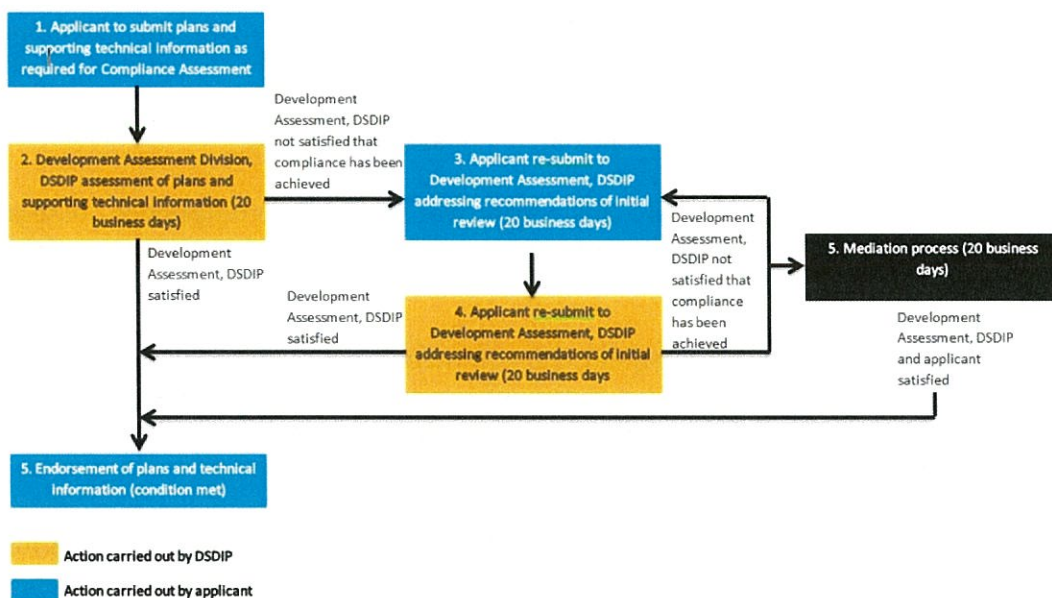
- a) Priority Development Area (PDA) exempt development of PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- b) Further approvals may be obtained in accordance with the development scheme.

2. Compliance assessment by the nominated assessing authority

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timings set out in the relevant condition.
- b) Before compliance assessment will commence, payment of the relevant fee must accompany any request for compliance assessment. The fee is to be confirmed by Department of State Development, Infrastructure and Planning (DSDIP) Priority Development Area Development Assessment.
- c) 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** - DSDIP Priority Development Area Development Assessment or its Delegate assesses the plans and supporting information and:
 - a. if satisfied with the information as submitted - endorses the information and the conditions of approval (or element of the condition) is determined to have been met; or
 - b. if not satisfied with the information as submitted - notifies the applicant accordingly.
 - (iii) if the applicant is notified under (ii)b. above, the information and plans addressing the concerns are to be resubmitted to DSDIP Priority Development Area Development Assessment **within 20 business days** from the date of the notice.
 - (iv) **within 20 business days** - DSDIP Priority Development Area Development Assessment assesses the re-submitted plans and supporting information and:
 - a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the conditions of approval (or element of the condition) is determined to have been met or

- b. if not satisfied with the information as submitted - notifies the applicant accordingly.
- (v) if DSDIP Priority Development Area Development Assessment 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 DSDIP Priority Development Area Development Assessment and the applicant are both satisfied with the re-submitted information lodged - DSDIP Priority Development Area Development Assessment endorse the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.



- d) 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) sections for interface on Level 05 Podium

Compliance assessment may be undertaken using the DSDIP Certification Procedures Manual, when identified within this approval.

PDA Decision Notice - Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	37 Mayne Road, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 1	RP110079
PDA development application details		
MEDQ reference number	DEV2010/106	
Lodgement date	19 January 2015	
Type of application	<input checked="" type="checkbox"/> Changing a PDA development approval	
Description of proposal applied for	Material Change of Use - Multiple Residential (256 dwelling units) and Shop (409.8m ²)	

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	10 June 2011
Change to approval date	4 June 2014
Second change to approval date	15 July 2014
Third change to approval date	22 January 2015
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.	Site Plan	A1-100, Issue D	15.04.14
2.	Level -01 CP01	A1-200, Issue N	01.05.14
3.	Ground 01 Visitors	A1-201, Issue O	01.05.14, Amended in Red 15.07.2014
4.	Level 01 CP02	A1-202, Issue N	01.05.14
5.	Level 02 CP03	A1-203, Issue O	15.05.14
6.	Level 03 CP04	A1-204, Issue N	06.05.14
7.	Level 04 CP05	A1-205, Issue M	06.05.14
8.	Level 05 Podium	A1-206, Issue K	01.05.14
9.	Levels 06-24	A1-207, Issue N	01.05.14, Amended in Red 30.05.2014
10.	Level 25	A1-226, Issue I	01.05.14
11.	Level 26	A1-227, Issue J	01.05.14
12.	Level 27	A1-228, Issue I	01.05.14
13.	Roof Level	A1-229, Issue F	01.05.14
14.	Development Summary	A1-600, Issue F	01.05.14, Amended in Red 15.07.2014
15.	Level 3 CP04, Level 04 CP05 (sim) - Area	A1-605, Issue E	04.06.14
16.	Level 05 Podium - Area	A1-607, Issue G	04.06.14
17.	Level 06- Level 25 (incl.) - Area	A1-608, Issue I	04.06.14
18.	Level 26 - Area	A1-628, Issue G	04.06.14
19.	Level 27 - Area	A1-629, Issue G	04.06.14
20.	North Elevation	A2-100, Issue G	01.05.14
21.	South Elevation	A2-101, Issue J	15.05.14

22.	East Elevation	A2-102, Issue G	01.05.14
23.	West Elevation	A2-103, Issue I	15.05.14
24.	Coloured North Elevation	A2-200, Issue E	01.05.14
25.	Coloured South Elevation	A2-201, Issue G	15.05.14
26.	Coloured East Elevation	A2-202, Issue E	01.05.14
27.	Coloured West Elevation	A2-203, Issue F	15.05.14
28.	Podium Elevations	A2-250, Issue A	15.05.14
29.	Section 01A / Section 02A	A3-100, Issue E	01.05.14
30.	Section 03A / Section 04A	A3-101, Issue E	01.05.14
31.	Unit Type 1B - Adaptable	A1-325, Issue A	10.04.14
32.	Ground level landscape plan, prepared by Lat 27	Revision E	07 May 2014
33.	Podium level landscape plan, prepared by Lat 27	Revision E	07 May 2014
34.	Level 27 landscape plan, prepared by Lat 27	Revision E	07 May 2014
35.	Sky bar detail plan, prepared by Lat 27	Revision E	07 May 2014
36.	Sections A-A, B-B, C-C, prepared by Lat 27	Revision E	07 May 2014
37.	Sections D-D, E-E, prepared by Lat 27	Revision E	07 May 2014
38.	Site Based Stormwater Management Plan and Site Services Report Assessment, prepared by Robert Bird Group	IM: RM LTR/C 14133C	14 March 2014
39.	Environmental Noise Assessment Report - Proposed Mixed use Development 37 Mayne Road, Bowen Hills, prepared by TTM Acoustics	14BRA0058 R01_A	14 March 2014
40.	Traffic Engineering Assessment of Amended Development Scheme, prepared by TTM	14BRT0127let-140408	8 April 2014
41.	Sustainability Report - 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants	14088 Issue C	1st April 2014

Plans, reports and specifications previously Approved on 10 June 2011		Number (if applicable)	Date (if applicable)
42.	Site Services Report for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills, Prepared by Robert Bird Group	10801C, Rev A	15 th December 2010
43.	Site Based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills, Prepared by Robert Bird Group	10801C, Rev A	15 th December 2010
44.	Integrated Water Management Plan - Proposed Residential Development, 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants	10864, Issue P2	15 th December 2010
45.	Traffic Engineering Report - Proposed Mixed use Development 37 Mayne Road, Bowen Hills, Prepared by TTM	27073 Trep1	17 th December 2010

PDA Development Conditions

Conditions	Timing
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General / Planning Requirements

1.	<p>Carry out the Approved Development</p> <p>Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).</p>	Prior to commencement of use and to be maintained
2.	<p>Complete all Operational Works</p> <p>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 DSDIP - PDA Development Assessment, in accordance with the relevant approval(s).</p>	Prior to commencement of use
3.	<p>General Development Works</p> <p>Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.</p>	Prior to commencement of use
4.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents,</p>	To be maintained

	and any relevant Brisbane City Council engineering or other approval required by the conditions.	
5.	<p>Approval of 'As Constructed' Adaptable Unit Design</p> <p>Submit written confirmation to DSDIP EDQ Development Assessment, that the development has constructed 46 adaptable units generally in accordance with approved plan Unit Type 1B - Adaptable, A1-325, Issue A, dated 10.04.14.</p>	Prior to commencement of use
6.	<p>Approval of 'As Constructed' Affordable Dwelling Units</p> <p>Submit written confirmation to DSDIP EDQ Development Assessment that the development has delivered 54 affordable dwelling units; that are affordable to rent by households on the median household income for the Brisbane City Council local government area.</p>	Prior to commencement of use
7.	<p>Approval of 'As Constructed' Sustainable Design</p> <p>a) Submit written confirmation from a suitably qualified sustainability professional to DSDIP EDQ Development Assessment certifying that the development has been constructed to meet the objectives and recommendations as outlined in the Sustainability Report, prepared by <i>Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014.</i></p> <p>b) Ensure the development achieves an average NatHERS rating of 5 stars is achieved for all apartments.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of building works</p>
8.	<p>Community Management Statement</p> <p>Any Community Management Statement for the site is to contain the following requirements:</p> <p>a) All balconies shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures unless otherwise noted in this approval.</p> <p>b) The driveway, including any associated landscaping, visitor parking spaces, disabled parking space and vehicle turning areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit. The visitor parking spaces are to remain available for use by all bona-fide visitors, guests or invitees of the site's tenants.</p> <p>c) Provision on site for 13 visitor parking spaces (including 1 PWD space) to remain common property and shall not be included within an exclusive use area.</p>	Prior to commencement of use and to be maintained

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| <p>d) Provision of bicycle spaces and end of trip facilities in accordance with the Bowen Hills Urban Development Area Development Scheme.</p> <p>e) Edgar Street entrance security shutter is to remain open to allow for visitor carparking between 6am and 10pm daily.</p> <p>f) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and 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. <p>g) Refuse and recyclable bins are to be stored and to be collected from the nominated refuse storage/collection points and remains the responsibility of the Body Corporate/ Tenants.</p> <p>h) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.</p> <p>i) All landscaped areas are to be maintained generally in accordance with the certified landscape plans.</p> <p>j) Trees are to be maintained regularly to achieve their ultimate height and form by a qualified Arborist in accordance with <i>Australian Standard AS4373</i>.</p> <p>k) Maintain a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.</p> <p>l) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance.</p> <p>m) 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.</p> <p>n) A statement disclosing to purchasers the potential noise</p> | |
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	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.	
9.	<p>Demolish or Relocate Buildings</p> <p>Demolish or relocate buildings/structures that are not on the Brisbane and Queensland Heritage Register, generally in accordance with the approved plans.</p>	Prior to commencement of building works
10.	<p>Flooding</p> <p>All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy or standard. 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.</p>	Prior to approval for building works
11.	<p>Landscaping of Vacant Site</p> <p>If construction for the approved development does not commence within 4 months of the existing building on site being demolished the site is to be landscaped, generally in accordance a landscape plan that has been submitted and approved by DSDIP EDQ Development Assessment.</p>	As indicated
12.	<p>Light Reflectivity and Heat</p> <p>Submit to DSDIP EDQ Development Assessment evidence that:</p> <ul style="list-style-type: none"> • The level of specular light reflectance from the glazing incorporated into the approved development will not exceed twenty (20) per cent; and • The level of solar (heat) reflectance from the glazing incorporating into the approved development will not exceed twenty (20) per cent. 	Prior to commencement of use
13.	<p>Public Lighting</p> <p>a) Enter into an agreement with an electricity supplier to provide a lighting system.</p> <p>b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access.</p> <p>c) Ensure that all external lighting areas light the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky.</p> <p>d) Ensure lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal</p>	Prior to commencement of use and to be maintained

	plane) at footpath level.	
	e) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	
Compliance Assessment		
14.	<p>Compliance Assessment - Interface Sections Level 05 Podium</p> <p>Submit to DSDIP EDQ Development Assessment, for compliance assessment, sections illustrating the interface between Units 503-505 and the common recreation area on Level 05 Podium. These sections are to demonstrate that overlooking from the recreation area into private spaces is minimised through vegetation or fencing.</p>	Prior to approval for building works
15.	<p>Compliance Assessment - Design and Construct Edgar Street Extension</p> <p>a) Submit to DSDIP EDQ Development Assessment, for compliance assessment, proposed design plans for Edgar Street prior to detailed engineering plans being prepared. The extension of Edgar Street shall be designed as a shared zone. The design shall consider the adjoining sites including accesses, finished surface levels etc.</p> <p>b) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the Edgar Street extension construct as an 8.0 metre wide extension to Edgar Street running from Mayne Road to Hazelmount Street. The street will be one way and operate as left out only onto Mayne Road.</p> <p>c) Submit to DSDIP EDQ Development Assessment, for endorsement details of the proposed colours, materials and finishes for the street extension. Ensure that that the finishes are consistent with Brisbane City Council's <i>Centres Detail Design Manual</i>.</p> <p>d) Construct the Edgar Street extension generally in accordance with these conditions.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) Prior to commencement of site works</p> <p>d) Prior to commencement of use and to be maintained</p>
Architecture and Design		
16.	<p>Active Streetscape Treatments</p> <p>The following design features are to be included to ensure the achievement of an active ground level streetscape.</p> <p>a) A street canopy is to be provided to the continuous length of the retail tenancies along the Mayne Road and Edgar Street frontage in accordance with their function as a</p>	<p>a) Prior to commencement of use and to be</p>

	<p>'Primary Active Frontage'.</p> <p>b) The Retail tenancy(s) along the Mayne Road and Edgar Street frontage provide overlooking and activation through windows and openings in accordance with the stamped approved plan(s).</p>	<p>maintained</p> <p>b) Prior to commencement of use and to be maintained</p>
17.	<p>Balcony Design</p> <p>a) All balconies are to be constructed in accordance with the following stamped approved drawings:</p> <ul style="list-style-type: none"> • Level 03-04 CP04 - Area, A1-605, Issue C, dated 15.04.14, Amended in Red 30.05.2014 • Level 05 Podium - Area, A1-607, Issue D, dated 17.04.14 • Level 06-25 - Area, A1-608, Issue F, dated 17.04.14 • Level 26 - Area, A1-628, Issue E, dated 15.05.14 • Level 27 - Area, A1-629, Issue E, dated 15.05.14 <p>b) All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to approval of building works</p>
18.	<p>Construct the Development</p> <p>Construct the development generally in accordance with the floor levels, and overall height as outlined on the stamped approved elevations and/ or sections.</p>	<p>As indicated</p>
19.	<p>Driveway Materials and Finishes</p> <p>Submit to DSDIP EDQ Development Assessment, for approval materials and finishes to be used on the driveway and external carparking surfaces. Materials shall reduce the visual impact of these areas when viewed from the street. In order to achieve this outcome, one or a combination of the following is to be used:</p> <ul style="list-style-type: none"> a) Coloured concrete; b) Coloured aggregate; c) Cement pavers; and/or d) Banding and patterns in the surface design. 	<p>Prior to commencement of site works</p>
20.	<p>Screening Requirements</p> <p>Provide screening generally in accordance with the stamped approved plans. Where any windows of habitable rooms of the proposed dwelling(s) are (within 2 metres at ground floor level or 9 metres above ground floor level) adjoining neighbouring dwelling(s) windows of habitable rooms, provide suitable screening generally in accordance with the following:</p> <ul style="list-style-type: none"> • Fixed opaque glazing in any part of the window below 1.5m above floor level; or • Fixed external screens, or • Sill heights of 1.5m above floor level, or • Fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground 	<p>Prior to commencement of use</p>

	floor level).	
21.	<p>Screening to External AC and/or Other Mechanical Plant</p> <p>Provide screening for any externally mounted air conditioning or mechanical plant installations generally in accordance with the following requirements:</p> <p>a) No unscreened installations on the proposed development are to be visible from the surrounding sites.</p> <p>b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and 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.</p> <p>c) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.</p>	Prior to commencement of use
22.	<p>Submit External Details</p> <p>Submit to DSDIP EDQ Development Assessment, for approval further details of the building, facade treatment and external materials, screening, colours and finishes generally consistent with the approved plans.</p>	Prior to commencement of building work
23.	<p>Window Sill Treatments</p> <p>Window sills on all ground floor Shop tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass is not appropriate.</p>	Prior to approval for building works
Engineering		
24.	<p>Acid Sulphate</p> <p>a) If Acid Sulfate Soils are found on the site, submit to DSDIP EDQ Development Assessment, 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.</p> <p>b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.</p>	<p>a) Prior to commencement of works</p> <p>b) During the site works.</p>
25.	<p>Access, Grades, Manoeuvring, Carparks, Signs, and Lines</p> <p>Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <p>a) Delineate and sign the designated vehicle entry point</p>	Prior to commencement of use and to be maintained

	<p>illustrated on Ground 01 Visitors, A1-201, Issue O, dated 01.05.14, Amended in Red 15.07.2014 as right in and right out only onto the Edgar Street extension.</p> <p>b) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</p> <p>c) Manoeuvring on site for a MRV and for the loading and unloading of the vehicles(s).</p> <p>d) Parking on the site will be in the following configuration:</p> <ul style="list-style-type: none"> • 169 residential spaces • 12 residential visitor spaces • 1 PWD space • 24 scooter space <p>e) 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.</p> <p>f) A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.</p> <p>g) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</p> <p>h) The internal paved areas are to be signed and delineated generally in accordance with the approved plans, and the requirements of AS2890 Parking Facilities.</p> <p>i) Ongoing 24 hour access is to be provided for bona fide visitors to visitor bay.</p>	
26.	<p>Bicycle Spaces</p> <p>Provide 305 bicycle spaces and end of trip facilities generally in accordance with the stamped approved plan Level -01 CP01, A1-200, Issue N, dated 01.05.2014 and Ground 01 Visitors, A1-201, Issue O, dated 01.05.2014, Amended in Red 15.07.2014.</p>	Prior to commencement of use and to be maintained
27.	<p>Construct a Permanent Vehicle Crossing</p> <p>Carry out the following works where required:</p> <p>a) Construct a 7.0 metre driveway crossing generally in accordance with TTM report '<i>Proposed Mixed Use Development 37 Mayne Road, Bowen Hills, Ref 27073</i>' dated</p>	Prior to commencement of use

	<p>December 2010 and Traffic Engineering Assessment of Amended Development Scheme, prepared by TTM, 14BRT0127let-140408, dated 8 April 2014, in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Standard Drawings.</p> <p>b) Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.</p>	
28.	<p>Construct footpath</p> <p>a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpath to Mayne Road, Hazelmount Street and the newly formed Edgar Street extension is generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detail Design Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices.</p> <p>b) Construct footpaths in accordance with part a) of this condition</p>	<p>a) Prior to approval for building works</p> <p>b) Prior to commencement of use and to be maintained</p>
29.	<p>Construction Management Plan</p> <p>a) Prepare and submit to DSDIP EDQ Development Assessment, a site based construction management plan, certified by the principal site contractor, that includes but is not limited to:</p> <ul style="list-style-type: none"> • All site works shall fully consider the site constraints and shall include an Environment Management Plan as proposed in Sustainability Report - 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014. • Prepare a construction monitoring programme during in ground 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 	<p>a) Prior to commencement of site works</p>

	<p>movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements.</p> <p>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.</p> <p>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.</p>	<p>b) As indicated</p> <p>c) As indicated</p>
30.	<p>Contaminated Land</p> <p>Provide a soils report that investigates the potential for contaminating soils onsite and if any are found, recommending remedial actions.</p>	Prior to site works commencing
31.	<p>Dedicate as Road</p> <p>Dedicate as road the extension of Edgar Street including all truncations at no cost to DSDIP EDQ Development Assessment or Brisbane City Council.</p>	Prior to commencement of use
32.	<p>Easements over infrastructure - water supply, sewerage, drainage</p> <p>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.</p>	Prior to commencement of use
33.	<p>Filling and Excavation</p> <p>a) Submit to DSDIP EDQ Development Assessment, an earthworks plan and cross sections, certified by an RPEQ-Civil. This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code and Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm.</p> <p>b) Undertake all works generally in accordance with the endorsed plan required in part (a) and submit certification from an 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.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>

34.	<p>Lighting to Carparking and Public Areas</p> <p>Install and maintain a suitable approved system of lighting to illuminate carparking and public areas. The lighting system, and any other outdoor lighting, must comply with Australian Standard No. AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.</p>	Prior to commencement of use and to be maintained
35.	<p>On site Erosion (low risk)</p> <p>a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p>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).</p> <p>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.</p>	<p>a) As indicated</p> <p>b) Prior to site works commencing</p> <p>c) While site works /operational works/building works is occurring</p>
36.	<p>Protecting Existing Infrastructure</p> <p>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 <i>Subdivision and Development Guidelines</i>.</p>	While site works are occurring, then to be maintained
37.	<p>Soil Erosion and Sediment Control</p> <p>Submit to DSDIP EDQ Development Assessment, an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).</p>	Prior to commencement of works on site
38.	<p>Sewer connection - Queensland Urban Utilities Nominated Assessment Authority</p> <p>a) Seek and obtain approval from QUU to connect into the existing sewerage infrastructure. Submit for approval to the Brisbane City Council, engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of Queensland (RPEQ) is to verify the plan and ensure the</p>	a) Prior to commencement of site works

	<p>design is in accordance with QUU's current Standards.</p> <p>b) Construct the sewer connection generally in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and DSDIP EDQ Development Assessment as-constructed plans verified by an RPEQ confirming all works have been completed in accordance with the approved plans.</p> <p>c) Provide to DSDIP EDQ Development Assessment all approval correspondence from QUU relating to part (a) of this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
39.	<p>Service, meter assembly & meter box</p> <p>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>.</p>	Prior to commencement of use
40.	<p>Stormwater system</p> <p>a) Submit stormwater engineering drainage plans, checked and certified by an RPEQ-Civil. The plans shall generally be in accordance with Robert Bird Group 'Site based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road Bowen Hills, Rev A' dated 15th December 2010, Site Based Stormwater Management Plan and Site Services Report Assessment, prepared by Robert Bird Group, IM: RM LTR/C 14133C, dated 14 March 2014, and Sustainability Report - 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014.</p> <p>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.</p> <p>c) Construct the stormwater drainage and management plans generally in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to DSDIP EDQ Development Assessment, as-constructed plans and asset register, verified and signed by an RPEQ, confirming all works have been completed in accordance with the approved plans.</p>	<p>a) Prior to commencement of use</p> <p>b) As indicated</p> <p>c) Prior to commencement of use</p>

41.	<p>Water - Queensland Urban Utilities Nominated Assessment Authority</p> <p>a) Undertake flow and pressure test to determine the suitability of connecting to the existing 150mm water main and seek QUU approval to the connection point.</p> <p>b) Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</p> <p>c) Seek and obtain approval from QUU to connect into the existing water infrastructure. Submit for approval to the QUU engineering plans showing the design of any water property connections to serve the development. An RPEQ is to verify the plan and ensure the design is in accordance with QUU's current Standards.</p> <p>d) Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and DSDIP EDQ Development Assessment as-constructed plans verified by an RPEQ confirming all works have been completed in accordance with the approved plans</p> <p>e) Provide to DSDIP EDQ Development Assessment all approval correspondence from QUU relating to parts a) and b) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) Prior to commencement of works</p> <p>d) Prior to commencement of use</p> <p>e) Prior to commencement of use</p>
42.	<p>Integrated Water Management Plan</p> <p>Submit to DSDIP EDQ Development Assessment, written confirmation from an RPEQ, that the measures outlined in the approved Sustainability Report - 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014 have been implemented in the design and the construction of the project.</p>	<p>Prior to the commencement of use</p>
43.	<p>Refuse Collection</p> <p>a) Submit to DSDIP EDQ Development Assessment refuse collection approval from City Waste Services, BCC.</p> <p>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.</p> <p>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.</p>	<p>a) Prior to approval for building works</p> <p>b) Prior to commencement of use and to be maintained.</p> <p>c) Prior to commencement of use and to be maintained</p>

44.	<p>Electricity (Underground Supply Area)</p> <p>Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.</p>	Prior to commencement of use
45.	<p>Telecommunications</p> <p>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>.</p> <p>b) Construct services in accordance with the agreement.</p>	Prior to commencement of use
46.	<p>Service Conduits & Mains</p> <p>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>.</p>	Prior to commencement of use
47.	<p>Broadband</p> <p>Submit to DSDIP EDQ Development Assessment, a written agreement from an authorised telecommunications service provider, in accordance with the <i>Communications Alliance G645:2011 guideline</i>, that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided.</p>	Prior to commencement of use
48.	<p>Repair damage to Kerb, Footpath or Road</p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development</p>	Prior to commencement of use
49.	<p>Certification Agreement</p> <p>Comply with all requirements and fulfil all responsibilities outlined in the DSDIP Self Certification Procedure Manual.</p> <p>No work is to commence until the certification documents, submitted by the Project Coordinator, are acknowledged in writing by DSDIP EDQ Development Assessment.</p>	Prior to commencement of site works

50.	Pre-Construction Self Certification No work shall commence until DSDIP EDQ Development Assessment acknowledges, in writing, receipt of certification package(s) from the Project Coordinator in accordance with the DSDIP Certification Procedures Manual.	Prior to commencement of construction
51.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by an 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
Landscape Architecture and Open Space		
52.	Detailed Landscape Plan a) Submit to DSDIP EDQ Development Assessment, a detailed landscape plan generally in accordance with the stamped approved Ground level landscape plan, Podium level landscape plan, Level 27 landscape plan, Sky bar detail plan and Sections A-A, B-B, C-C, D-D and E-E, Revision E, dated 07 May 2014, prepared by Lat 27. <ul style="list-style-type: none"> • The plans are to be prepared by a registered Australian Institute of Landscape Architects (AILA), landscape architect. b) On completion of the works, provide written confirmation to DSDIP EDQ Development Assessment from a registered AILA, landscape architect that the completed works have been constructed in accordance with part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
53.	Construct the Works Carry out the landscaping and associated works documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards.	Prior to commencement of use
54.	Maintain the Work Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	To be maintained
55.	Streetscape Improvements a) Submit to DSDIP EDQ Development Assessment, for approval detailed landscape plan for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Mayne Road and Edgar Street extension are to: i) Generally be in accordance with the road's function as	a) Prior to commencement of use and to be maintained

	<p>either a Primary or Secondary Active Frontage under the Bowen Hills Development Scheme and generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i>.</p> <p>ii) provide semi-advanced street trees to the Mayne Road frontage at spacing generally complying with the Brisbane City Council's <i>Centres Detailing Design Manual (CDDM)</i></p> <p>b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from DSDIP EDQ Development Assessment that planting is satisfactory.</p>	b) As indicated
Pollution		
56.	<p>Acoustics</p> <p>Submit written confirmation to the DSDIP EDQ Development Assessment from an RPEQ that the development has been constructed to meet the recommendations as outlined in Environmental Noise Assessment Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, prepared by TTM Acoustics, 14BRA0058 R01_A, dated 14 March 2014.</p>	Prior to the commencement of use
57.	<p>Lighting</p> <p>External lighting is to be designed and installed in accordance with any relevant local government policy or standard or, where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.</p>	Prior to commencement of use
58.	<p>Food Outlet Refuse Bin Washing Facility</p> <p>If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.</p>	Prior to commencement of use and to be maintained
Monetary Contributions		
59.	<p>Infrastructure Contributions</p> <p>Pay to the Minister for Economic Development Queensland the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2013.</p>	In accordance with the Infrastructure Funding Framework

STANDARD ADVICE

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

Awnings in Road Reserve

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

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

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).

Cultural Heritage

Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003. It is an offence for a person or corporation to damage or destroy cultural heritage. The duty of care provisions are outlined in Section 28 - Duty of Care Guidelines of the Aboriginal Cultural Heritage Act 2003. It is the responsibility of the person/corporation carrying out the development approval to follow these duty of care provisions in relation to protection of Aboriginal cultural heritage

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.

Further Development Permit Required

This approval does not include assessment against the Building Code of Australia and does not permit building work to occur.

Food Hygiene

All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the *Food Hygiene Regulations of 1989*. The premises are required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations.

Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council-Licensing & Compliance.

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.

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 commencing.

**** End of Package ****

