

UDA Development Approval Package

Address of Site	41 O'Connell Terrace, Bowen Hills	
Real Property Description	Lot 2 on SP229958, Lot 13 on RP9954, Lot 2 on RP 166978 and Proposed Road Closure	
Type of Application	Material Change of Use	
Description of proposal	Office (5879m2) and Food Premises (85m2)	
ULDA Reference Number	DEV2012/214	
Package Approved	19 March 2012	
Decision	Approved with conditions	
Approved plan/s, drawing/s and document/s	Number	Date
Site Plan	A0001 - Rev U	17/3/11
Site Plan – Road Reserve	A0002 – Rev G	25/10/11
Ground Floor – General Arrangement Floor Plan	A1000 – Rev T	30/8/11
Level 1 - General Arrangement Floor Plan	A1001 – Rev U	30/8/11
Level 2 - General Arrangement Floor Plan	A1002 – Rev U	16/3/11
Level 3 - General Arrangement Floor Plan	A1003 – Rev T	16/3/11
Level 4 - General Arrangement Floor Plan	A1004 – Rev T	17/3/11
Level 5 - General Arrangement Floor Plan	A1005 – Rev R	24/5/11
Level 6 - General Arrangement Floor Plan	A1006 – Rev R	24/5/11
Level 7 - General Arrangement Roof Plan	A1007 – Rev M	31/5/11
South Elevation	A1600 – Rev N	16/3/11
West Elevation	A1601 – Rev N	16/3/11
North Elevation	A1602 – Rev N	16/3/11
East Elevation	A1603 – Rev N	16/3/11
Section A	A1610 – Rev S	16/3/11
Section B	A1611 – Rev I	5/10/11
Section C	A1612 – Rev I	5/10/11
Section D	A1613 – Rev I	5/10/11
Section E	A1614 – Rev I	5/10/11
Section F	A1615 – Rev I	5/10/11
Gross Floor Area Plans	A1900 – Rev K	30/3/11
Gross Floor Area Plans	A1901 – Rev K	30/3/11
General Arrangement Ground Floor Raised Road	AS1000 – Rev D	13/11/11
South Elevation Raised Road	AS1600 – Rev D	13/11/11
West Elevation Raised Road	AS1601 – Rev D	13/11/11
North Elevation Raised Road	AS1602 – Rev D	13/11/11
East Elevation Raised Road	AS1603 – Rev D	13/11/11
Sections – Raised Road	AS1610 – Rev D	15/11/11
Landscape Concept – Ground Floor	TC-1016-SK-00-0025	22/11/11
Landscape Concept – Level 3	TC-1016-SK-00-0026	15/11/11
Landscape Concept – Typical Level 4-6 Balcony planters	TC-1016-SK-00-0027	15/11/11
Plant Palette and Specifications	TC-1016-SK-00-0028	15/11/11
Engineering Report for Transcity JV – Tollroad Control Centre O'Connell Terrace	Rev C	21/11/11

Approved plan/s, drawing/s and document/s	Number	Date
Bowen Hills by Greenleaf Engineers Pty Ltd		
Tollroad Control Centre Traffic Design Elements - Legacy Way	Rev 0 Final Report	25/11/11
Acoustic Assessment Report for Tollroad Control Centre Building, O'Connell Tce, Bowen Hills by SLR Consulting Australia Pty Ltd	Rev No.0	4/10/11
Air Quality Modelling for Proposed Legacy Way Tollroad Control Centre, Katestone Environmental Pty Ltd	Rev Final 1.0	6/10/11

PROJECT TEAM

Diana Russell Principal Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority
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CONDITIONS		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use
2.	Complete all Operational and Building Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Approval of 'as constructed' sustainable design Submit written confirmation to the ULDA's DA Manager from a suitable qualified sustainability professional certifying that the development has been constructed generally in accordance with 'Development Application Report, Project No. 6188 dated 21 November 2011' prepared by Greenleaf Engineers	Prior to the commencement of use
4.	Public Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. 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. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. e) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use and to be maintained

CONDITIONS	TIMING
5. Detailed landscape plan a) Submit and obtain approval from the ULDA's DA Manager for a detailed landscape plan generally in accordance with RPS Drawings No TC-1016-SK-00-0025 dated 22nd November 2011 and TC-1016-SK-00-0026 to TC-1016-SK-00-0028 dated the 15th November 2011. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect. b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan from part a) of this condition.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
6. Streetscape Improvements a) Submit for approval from the ULDA's Manager – Development Assessment detailed landscape plan for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along O'Connell Terrace and Sneyd Street are to: i) be in accordance with the road's function generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i> and <i>Streetscape Design Guidelines</i> ii) provide semi-advanced street trees to the O'Connell Terrace and Sneyd Street frontages at spacing generally complying with the Brisbane City Council's <i>Centres Detailing Design Manual (CDDM)</i> and <i>Streetscape Design Guidelines</i>. Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	Prior to commencement of use and to be maintained As indicated
7 Traffic Engineering Submit certification to ULDA's Principal Engineer from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) and car park layouts have been constructed in accordance with the Brisbane City Council's <i>Transport Access Parking and Servicing Policy</i>.	Prior to commencement of use
8 Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the Bowen Hills Urban Development Area Development Scheme.	Prior to commencement of use and to be maintained
9 Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access.	Prior to commencement of use and to be maintained

CONDITIONS		TIMING
10	Filling and Excavation a) Submit to ULDA's Principal Engineer 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</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to ULDA's Principal Engineer 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 the commencement of works b) Prior to the commencement of use
11	Construction management a) Prepare and submit to the ULDA a site based construction management plan that includes but is not limited to: ▪ 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. 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. b) 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 the commencement of site works b) At all times during site works
12	Road Closure Submit written confirmation to the ULDA's Principal Engineer that the road closure as shown on Brisbane City Council Plan No. SUR070662-02 has been registered.	Prior to commencement of site works

	CONDITIONS	TIMING
13	Protecting Existing Infrastructure 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". A building over sewer (BOS) application is to be submitted to ensure no loading is transferred to the sewer line The BOS is to be approved by Brisbane City Council	While site works are occurring, then to be maintained Prior to commencement of works on site
14	Sewer & Water Connection – Nominated Assessing Authority a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from QUU relating to part (a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use
15	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 WSA 03-2002 <i>Water Supply Code of Australia</i> V2.3 and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to the commencement of use
16	Stormwater system a) Submit for approval to the to ULDA's Principal Engineer a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to the external drainage system. The plan shall include full calculations to confirm that the existing system has sufficient capacity to cater for the proposed development. A Registered Professional Engineer of QLD (RPEQ) is to certified the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been	a) Prior to commencement of site works b) Prior to commencement of use

CONDITIONS		TIMING
	completed in accordance with the approved plans	
17	Integrated Water Management Plan Submit to the ULDA for approval a Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of use
18	Construct a Permanent Vehicle Crossing a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) for the access to the development generally in accordance with 'Tollroad Control Centre Traffic Design Elements – TC-2113-SR-00-0001_0 dated 15th November 2011. b) Construct the driveway crossing in accordance with Council's "Subdivision and Development Guidelines" and Standard Drawings Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Brisbane City Council's "Subdivision and Development Guidelines	Prior to commencement of use
19	Construct footpath a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpaths to O'Connell Terrace and Sneyd Street are generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition	Prior to approval for building works Prior to commencement of use and to be maintained
20	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
21	On site Erosion 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	As indicated Prior to site works commencing While site

CONDITIONS		TIMING
	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.	works/operational works/building works is occurring
22	Soil Erosion and Sediment Control Submit to the ULDA an Erosion and Sediment Control Plan (ESCP) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of works on site
23	Acid Sulphate a) If Acid Sulfate Soils are found on the site, submit to the ULDA 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. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.	Prior to commencement of works During the site works
24	Acoustics Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in 'Tollroad Control Centre Building, O'Connell Terrace, Bowen Hills Acoustic Assessment, Report No. 620.01854.00300-R1' dated 4 th October 2011 by SLR Global Environmental Solutions.: .	Prior to the commencement of use
25	Lighting 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.	Prior to commencement of use
26	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 the services in accordance with the agreement.	Prior to commencement of use
27	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use

CONDITIONS		TIMING
28	Service conduits and mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
29	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited '<i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use.
30	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to the commencement of use
31	Refuse Collection a) Submit to the ULDA's Manager – Development Assessment refuse collection approval from City Waste Services, BCC. 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.	Prior to approval for building works Prior to commencement of use and to be maintained. Prior to commencement of use and to be maintained
32	Food Outlet Refuse Bin Washing Facility Construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a slab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained
33	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of site works

CONDITIONS		TIMING																	
34	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction																	
35	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to the commencement of use																	
36	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2011. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table><tr><td>5,964m² Commercial /Retail</td><td>\$14,115/100m² GFA</td><td>\$846,900</td></tr><tr><td>1965m² Tollroad Control Centre</td><td>60% of \$14115/100m² GFA</td><td>\$169,380</td></tr><tr><td>Total</td><td></td><td>\$1,016,280</td></tr></table> Value uplift component (applying only to the GFA exceeding City Plan): <table><tr><td>2472m² Commercial/Retail</td><td>\$21,336/100m² GFA</td><td>\$533,400</td></tr><tr><td>Total Value Uplift</td><td></td><td>\$533,400</td></tr></table> <table><tr><td>TOTAL</td><td>\$1,549,680</td></tr></table> <i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>	5,964m ² Commercial /Retail	\$14,115/100m ² GFA	\$846,900	1965m ² Tollroad Control Centre	60% of \$14115/100m ² GFA	\$169,380	Total		\$1,016,280	2472m ² Commercial/Retail	\$21,336/100m ² GFA	\$533,400	Total Value Uplift		\$533,400	TOTAL	\$1,549,680	Prior to the commencement of use
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STANDARD ADVICE

Tollroad Control Centre Use

You are advised that Level 3 is for the use of the Legacy Way Tollroad Control Centre which is exempt development under the Bowen Hills UDA Development Scheme. This approval is for commercial and retail uses on the other levels.

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).

Equitable Access

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

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

Noise and Dust Emissions

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

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

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

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