

MEDQ Ref. No: DEV2012/214  
Date 25 March 2013

Mercedes Staff  
Brisbane City Council  
Level 2, 80 Jephson Street  
TOOWONG QLD 4066

Dear Ms Staff

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA  
DEVELOPMENT PERMIT FOR A MCU FOR COMMERCIAL (OFFICE) AND  
RETAIL (FOOD PREMISES) AT 41 O'CONNELL TERRACE, BOWEN HILLS  
DESCRIBED AS LOT 2 ON SP249731, LOT 13 ON RP9954, LOT 2 ON SP249732**

On 21 March 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://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 Peita McCulloch on 3024 4210.

Yours sincerely



Patrick Atkinson  
Manager – Development Assessment

### PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name of priority development area (PDA) | Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| Site address                            | 41 O'Connell Terrace, Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Lot description |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SP249731        |
|                                         | Lot 13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RP9954          |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SP249732        |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| MEDQ reference number                   | DEV2012/214                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| Lodgement date                          | 22 February 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |
| Type of application                     | <input type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                 |
| Description of proposal applied for     | Change to PDA development approval for a Material Change of Use for Office (6,140.4m <sup>2</sup> ) and Food Premises (79.22m <sup>2</sup> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |

**PDA development approval details**

|                                                                     |                                                                                                                                                           |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision of the MEDQ<br>[delete other than the applicable decision] | 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                                              | 19 March 2012                                                                                                                                             |
| Change to approval date                                             | 21 March 2013                                                                                                                                             |
| Currency period                                                     | 4 years                                                                                                                                                   |

**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.

| <b>Approved plans, reports and specifications</b> |                                             | <b>Number (if applicable)</b> | <b>Date (if applicable)</b> |
|---------------------------------------------------|---------------------------------------------|-------------------------------|-----------------------------|
| 1.                                                | Site Plan                                   | A0001 - Rev U                 | 17/3/11                     |
| 2.                                                | Ground Floor General Arrangement Floor Plan | A1000, Rev 14                 | 29/01/13                    |
| 3.                                                | Level 1 General Arrangement Floor Plan      | A1001, Rev 18                 | 29/01/13                    |
| 4.                                                | Level 2 General Arrangement Floor Plan      | A1002, Rev 16                 | 29/01/13                    |
| 5.                                                | Level 3 - General Arrangement Floor Plan    | A1003 – Rev T                 | 16/3/11                     |
| 6.                                                | Level 4 - General Arrangement Floor Plan    | A1004 – Rev T                 | 17/3/11                     |
| 7.                                                | Level 5 - General Arrangement Floor Plan    | A1005 – Rev R                 | 24/5/11                     |
| 8.                                                | Level 6 - General Arrangement Floor Plan    | A1006 – Rev R                 | 24/5/11                     |
| 9.                                                | Level 7 - General Arrangement Roof Plan     | A1007 – Rev M                 | 31/5/11                     |
| 10.                                               | South Elevation                             | A1600 – Rev N                 | 16/3/11                     |
| 11.                                               | West Elevation                              | A1601 – Rev N                 | 16/3/11                     |
| 12.                                               | North Elevation                             | A1602 – Rev N                 | 16/3/11                     |
| 13.                                               | East Elevation                              | A1603 – Rev N                 | 16/3/11                     |
| 14.                                               | Section A                                   | A1610 – Rev S                 | 16/3/11                     |
| 15.                                               | Section B                                   | A1611 – Rev I                 | 5/10/11                     |



|     |                                                                                                                                 |                    |                                                |
|-----|---------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------|
| 16. | Section C                                                                                                                       | A1612 – Rev I      | 5/10/11                                        |
| 17. | Section D                                                                                                                       | A1613 – Rev I      | 5/10/11                                        |
| 18. | Section E                                                                                                                       | A1614 – Rev I      | 5/10/11                                        |
| 19. | Section F                                                                                                                       | A1615 – Rev I      | 5/10/11                                        |
| 20. | Gross Floor Area Plans                                                                                                          | A1990, Rev 3       | 29/01/13                                       |
| 21. | Gross Floor Area Plans                                                                                                          | A1991, Rev 3       | 29/01/13                                       |
| 22. | General Arrangement Ground Floor Raised Road                                                                                    | AS1000 – Rev D     | 13/11/11                                       |
| 23. | South Elevation Raised Road                                                                                                     | AS1600 – Rev D     | 13/11/11                                       |
| 24. | West Elevation Raised Road                                                                                                      | AS1601 – Rev D     | 13/11/11                                       |
| 25. | North Elevation Raised Road                                                                                                     | AS1602 – Rev D     | 13/11/11                                       |
| 26. | East Elevation Raised Road                                                                                                      | AS1603 – Rev D     | 13/11/11                                       |
| 27. | Sections – Raised Road                                                                                                          | AS1610 – Rev D     | 15/11/11                                       |
| 28. | Landscape Concept – Ground Floor                                                                                                | TC-1016-SK-00-0025 | 22/11/11                                       |
| 29. | Landscape Concept – Level 3                                                                                                     | TC-1016-SK-00-0026 | 15/11/11                                       |
| 30. | Landscape Concept – Typical Level 4-6 Balcony planters                                                                          | TC-1016-SK-00-0027 | 15/11/11                                       |
| 31. | Plant Palette and Specifications                                                                                                | TC-1016-SK-00-0028 | 15/11/11                                       |
| 32. | Engineering Report for Transcity JV – Tollroad Control Centre O’Connell Terrace Bowen Hills by Greenleaf Engineers Pty Ltd      | Rev C              | 21/11/11                                       |
| 33. | Tollroad Control Centre Traffic Design Elements - Legacy Way                                                                    | Rev 0 Final Report | 25/11/11, amended in red by MEDQ 18 March 2013 |
| 34. | 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                                        |
| 35. | Air Quality Modelling for Proposed Legacy Way Tollroad Control Centre, Katestone Environmental Pty Ltd                          | Rev Final 1.0      | 6/10/11                                        |

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | TIMING                                                                         |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1.         | <p><b>Carry out the approved development</b></p> <p>Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to the commencement of use                                               |
| 2.         | <p><b>Complete all Operational and Building Works</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to the commencement of use                                               |
| 3.         | <p><b>Approval of 'as constructed' sustainable design</b></p> <p>Submit written confirmation to EDQ's DA Manager from a suitable qualified sustainability professional certifying that the development has been constructed generally in accordance with</p> <ul style="list-style-type: none"> <li>• 'Development Application Report, Project No. 6188 dated 21 November 2011' prepared by Greenleaf Engineers</li> </ul>                                                                                                                                                                                                                                                                                                                        | Prior to the commencement of use                                               |
| 4.         | <p><b>Public Lighting</b></p> <ol style="list-style-type: none"> <li>Enter into an agreement with an electricity supplier to provide a lighting system.</li> <li>Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access.</li> <li>Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky.</li> <li>Ensure lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level.</li> <li>Ensure lighting is to be maintained by the owner of the building in a safe and good working order.</li> </ol> | Prior to the commencement of use and to be maintained                          |
| 5.         | <p><b>Detailed landscape plan</b></p> <ol style="list-style-type: none"> <li>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 22<sup>nd</sup> November 2011 and TC-1016-SK-00-0026 to TC-1016-SK-00-0028 dated the 15<sup>th</sup> November 2011. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect.</li> <li>Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape</li> </ol>                                                                        | <p>a) Prior to approval for building works</p> <p>b) Prior to commencement</p> |



| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                                                                             |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|            | contractor that the constructed works comply with the approved landscape plan from part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | t of use and to be maintained                                                      |
| 6.         | <p><b>Streetscape Improvements</b></p> <p>a) Submit for approval from EDQ'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:</p> <ul style="list-style-type: none"> <li>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></li> <li>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>.</li> </ul> <p>b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ's Principal Engineer that planting is satisfactory.</p> | <p>a) Prior to commencement of use and to be maintained</p> <p>b) As indicated</p> |
| 7          | <p><b>Traffic Engineering</b></p> <p>a) Submit certification to EDQ'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>.</p> <p>b) Parking is to be provided on site as follows:</p> <ul style="list-style-type: none"> <li>• Total 76 spaces <ul style="list-style-type: none"> <li>○ 26 regular spaces</li> <li>○ 48 tandem space</li> <li>○ 2 PWD space</li> </ul> </li> <li>• 3 utility</li> <li>• 5 service vehicles</li> <li>• 1 courier</li> </ul>                                                                                                                                                                                                                                                                                                                         | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>      |
| 8          | <p><b>Bicycle Spaces</b></p> <p>Provide bicycle spaces and end of trip facilities in accordance with the <i>Bowen Hills Urban Development</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to commencement of use and to be                                             |

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TIMING                                                                           |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|            | <i>Area Development Scheme.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | maintained                                                                       |
| 9          | <b>Public Lighting</b><br><br>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                                |
| 10         | <b>Filling and Excavation</b><br><br>a) Submit to EDQ'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.<br><br>b) Submit to EDQ'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 <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material. | a) Prior to the commencement of works<br><br>b) Prior to the commencement of use |



| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TIMING                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 11         | <p><b>Construction management</b></p> <p>a) Prepare and submit to EDQ a site based construction management plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>▪ provision for the management of traffic around and through the site during and outside of construction work hours</li> <li>▪ provision for parking and materials delivery during and outside of construction hours of work</li> <li>▪ management of dust generated from the site during and outside construction work hours;</li> <li>▪ management of sedimentation and erosion which complies <i>with Brisbane City Council's Erosion and Sediment Control Standard</i> (Version 9 or later).</li> <li>▪ management of groundwater and surface water collection, treatment and disposal.</li> </ul> <p>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>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.</p> | <p>a) Prior to the commencement of site works</p><br><br><br><br><br><br><br><br><br><br><br><p>b) At all times during site works</p> |
| 12         | <p><b>Road Closure</b></p> <p>Submit written confirmation to EDQ's Principal Engineer that the road closure as shown on Brisbane City Council Plan No. SUR070662-02 has been registered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Prior to commencement of site works</p>                                                                                            |



| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TIMING                                                                                                                          |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 13         | <p><b>Protecting Existing Infrastructure</b></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 "Subdivision and Development Guidelines".</p> <p>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.</p>                                                                                                                                                                                                                                                     | <p>While site works are occurring, then to be maintained</p> <p>Prior to commencement of works on site</p>                      |
| 14         | <p><b>Sewer &amp; Water Connection – Nominated Assessing Authority</b></p> <p>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.</p> <p>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</p> <p>c) Provide to the ULDA all approval correspondence from QUU relating to part (a) of this condition.</p> | <p>a) Prior to the commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| 15         | <p><b>Service, meter assembly &amp; meter box</b></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 Brisbane City Council's <i>Supplementary Manual</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Prior to the commencement of use</p>                                                                                         |
| 16         | <p><b>Stormwater system</b></p> <p>a) Submit for approval to the to EDQ's Principal Engineer a Stormwater Drainage Plan detailing how</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>a) Prior to commencement</p>                                                                                                 |

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | TIMING                                                                                       |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|            | <p>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 certify the plan and ensure the design is in accordance with Brisbane City Council's current Standards.</p> <p>b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to EDQ as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans</p> | <p>of site works</p> <p>b) Prior to commencement of use</p>                                  |
| 17         | <p><b>Integrated Water Management Plan</b></p> <p>Submit to EDQ for approval a Integrated Water Management Plan prepared a suitable qualified professional.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to the commencement of use                                                             |
| 18         | <p><b>Construct a Permanent Vehicle Crossing</b></p> <p>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 15<sup>th</sup> November 2011.</p> <p>b) Construct the driveway crossing in accordance with Council's "Subdivision and Development Guidelines" and Standard Drawings</p> <p>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"</p>                                                            | Prior to commencement of use                                                                 |
| 19         | <p><b>Construct footpath</b></p> <p>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.</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</p> |



| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TIMING                                                                                                                                   |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | be maintained                                                                                                                            |
| 20         | <p><b>Repair damage to Kerb, Footpath or Road</b></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                                                                                                             |
| 21         | <p><b>On site Erosion</b></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> |
| 22         | <p><b>Soil Erosion and Sediment Control</b></p> <p>Submit to EDQ 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                                                                                                   |
| 23         | <p><b>Acid Sulphate</b></p> <p>a) If Acid Sulfate Soils are found on the site, submit to EDQ 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>                                                                                                                                                                                                                                                                                                                                                                                                                                            | a) Prior to commencement of works                                                                                                        |

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                   | TIMING                           |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|            | b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.                                                                                                                                                                                                                                                                                                                        | b) During the site works         |
| 24         | <b>Acoustics</b><br><br>Submit written confirmation to EDQ'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 <sup>th</sup> October 2011 by SLR Global Environmental Solutions. | Prior to the commencement of use |
| 25         | <b>Lighting</b><br><br>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         | <b>Telecommunications</b><br><br>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> .<br><br>b) Construct the services in accordance with the agreement.                                                                      | Prior to commencement of use     |
| 27         | <b>Electricity (Underground Supply Area)</b><br><br>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         | <b>Service conduits and mains</b><br><br>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     |



| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TIMING                                                                                                                                                                  |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29         | <p><b>Broadband</b></p> <p>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.</p>                                                                                                                                                                                                                              | Prior to commencement of use.                                                                                                                                           |
| 30         | <p><b>Repair damage to Kerb, Footpath or Road</b></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 the commencement of use                                                                                                                                        |
| 31         | <p><b>Refuse Collection</b></p> <p>a) Submit to EDQ's Manager – 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> |
| 32         | <p><b>Food Outlet Refuse Bin Washing Facility</b></p> <p>Construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, 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                                                                                                                       |
| 33         | <p><b>Certification Agreement</b></p> <p>Comply with all requirements and fulfil all responsibilities outlined in EDQ's Certification Procedure Manual.</p> <p>No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by EDQ.</p>                                                                                                                                                                                                                                 | Prior to commencement of site works                                                                                                                                     |

| CONDITIONS                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TIMING                                |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------|--------------|----------------------------|---------------------------------|-------------|------------------------------------------------|----------------------------------------|-----------------------------------|-------|--|----------------|-----------------------------------------|---------------------------------|--------------|--------------------|--|--------------|--------------|-----------------------|----------------------------------|
| 34                                             | <p><b>Pre-Construction Certification</b></p> <p>No work shall commence until EDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to commencement of construction |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| 35                                             | <p><b>Post-Construction Certification</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to the commencement of use      |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| 36                                             | <p><b>Infrastructure Contributions</b></p> <p>Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with EDQ’s <i>Interim Infrastructure Framework</i> (The Framework).</p> <p><b>The current applicable general infrastructure charge is:</b></p> <table><tr><td>6,140.4m<sup>2</sup> Commercial</td><td>\$14,680/100 m<sup>2</sup> GFA</td><td>\$910,160.00</td></tr><tr><td>79.22m<sup>2</sup> Retail</td><td>\$14,680/100 m<sup>2</sup> GFA</td><td>\$14,680.00</td></tr><tr><td>1,957.51m<sup>2</sup> Tollroad Control Centre</td><td>60% of \$14,680/100 m<sup>2</sup> GFA</td><td>\$293,600.00 @ 60% = \$176,160.00</td></tr><tr><td>Total</td><td></td><td>\$1,101,000.00</td></tr></table> <p><b>Value uplift component (applying only to the GFA exceeding City Plan):</b><br/><i>Note – value uplift does not include TCC GFA</i></p> <table><tr><td>2727.62m<sup>2</sup> Commercial/Retail</td><td>\$22,189/100 m<sup>2</sup> GFA</td><td>\$621,292.00</td></tr><tr><td>Total Value Uplift</td><td></td><td>\$621,292.00</td></tr></table> <table><tr><td><b>TOTAL</b></td><td><b>\$1,722,292.00</b></td></tr></table> <p><i>* All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year by the 3-year moving average annual percentage increase in the Queensland Roads and Bridges Construction Index.</i></p> | 6,140.4m <sup>2</sup> Commercial      | \$14,680/100 m <sup>2</sup> GFA | \$910,160.00 | 79.22m <sup>2</sup> Retail | \$14,680/100 m <sup>2</sup> GFA | \$14,680.00 | 1,957.51m <sup>2</sup> Tollroad Control Centre | 60% of \$14,680/100 m <sup>2</sup> GFA | \$293,600.00 @ 60% = \$176,160.00 | Total |  | \$1,101,000.00 | 2727.62m <sup>2</sup> Commercial/Retail | \$22,189/100 m <sup>2</sup> GFA | \$621,292.00 | Total Value Uplift |  | \$621,292.00 | <b>TOTAL</b> | <b>\$1,722,292.00</b> | Prior to the commencement of use |
| 6,140.4m <sup>2</sup> Commercial               | \$14,680/100 m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$910,160.00                          |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| 79.22m <sup>2</sup> Retail                     | \$14,680/100 m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$14,680.00                           |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| 1,957.51m <sup>2</sup> Tollroad Control Centre | 60% of \$14,680/100 m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$293,600.00 @ 60% = \$176,160.00     |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| Total                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$1,101,000.00                        |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| 2727.62m <sup>2</sup> Commercial/Retail        | \$22,189/100 m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$621,292.00                          |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| Total Value Uplift                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$621,292.00                          |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |
| <b>TOTAL</b>                                   | <b>\$1,722,292.00</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                       |                                 |              |                            |                                 |             |                                                |                                        |                                   |       |  |                |                                         |                                 |              |                    |  |              |              |                       |                                  |



## **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.*