



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2012/214

5 October 2016

Ms Kirsty Rourke
City of Brisbane Investment Corporation Pty Ltd
Level 21, 12 Creek Street
BRISBANE QLD 4000

Dear Kirsty

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

On 5 October 2016 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Laura Shobbrook on 3452 7196.

Yours sincerely

A handwritten signature in black ink, appearing to read "BG", followed by a comma.

Beatriz Gomez
Director – EDQ 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	Plan description
	Lot 2	SP249731
	Lot 13	RP9954
	Lot 2	SP249732
PDA development application details		
DEV reference number	DEV2012/214	
'Properly made' date	9 September 2016	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use Commercial (office) and Retail (food premises)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: Removal of original condition 17 – Integrated Water Management Plan
Original Decision date	19 March 2012
1 st Change to Approval date	21 March 2013
Change to approval date	5 October 2016
Currency period	4 years from original decision date Nb. It is acknowledged that the original currency period ended on 19 March 2016. Pursuant to section 100(2)(a) of the Economic Development Act 2012, the Material Change of Use is considered to have occurred prior to the cessation of the currency period, and a change to a condition of approval does not alter that Material Change of Use having occurred prior to the currency period ending.

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Plans and documents previously approved on 21 March 2013.		Number	Date
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

PREAMBLE

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

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant **is** notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:

1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use
2.	Complete all Operational and Building Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Approval of 'as constructed' sustainable design Submit written confirmation to EDQ Development Assessment, DILGP from a suitable qualified sustainability professional certifying that the development has been constructed generally in accordance with • 'Development Application Report, Project No. 6188 dated 21 November 2011' prepared by Greenleaf Engineers	Prior to the commencement of use
4.	Public Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. e) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to the commencement of use and to be maintained
5.	Detailed landscape plan a) Submit and obtain approval EDQ Development Assessment, DILGP for a detailed landscape plan generally in accordance with RPS Drawings No TC-1016-SK-00-0025 dated 22 nd November 2011 and TC-1016-SK-00-0026 to TC-1016-SK-00-0028 dated the 15 th November 2011. The plans are to be	a) Prior to approval for building works

PDA Development Conditions

No.	Condition	Timing
	prepared and certified by an AILA registered landscape architect. b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan from part a) of this condition.	b) Prior to commencement of use and to be maintained
6.	Streetscape Improvements a) Submit for approval from EDQ Development Assessment, DILGP 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: - 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> - 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>. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ Development Assessment, DILGP that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) As indicated
7	Traffic Engineering a) Submit certification to EDQ Development Assessment, DILGP from a RPEQ that site access, delivery vehicle movement (parking and loading) and car park layouts have been constructed in accordance with the Council's <i>Transport Access Parking and Servicing Policy</i>. b) Parking is to be provided on site as follows: • Total 76 spaces - o 26 regular spaces - o 48 tandem space - o 2 PWD space • 3 utility • 5 service vehicles • 1 courier	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions

No.	Condition	Timing
8	Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the <i>Bowen Hills Urban Development Area Development Scheme</i> .	Prior to commencement of use and to be maintained
9	Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access.	Prior to commencement of use and to be maintained
10	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP an earthworks plan and cross sections, checked and certified by a RPEQ. This is to be in accordance with Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i> . The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to EDQ Development Assessment, DILGP certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to the commencement of use
11	Construction management a) Prepare and submit to EDQ Development Assessment, DILGP a site based construction management plan that includes but is not limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ provision for parking and materials delivery during and outside of construction hours of work ▪ management of dust generated from the site during and outside construction work hours; ▪ management of sedimentation and erosion which complies with Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later). ▪ management of groundwater and surface water collection, treatment and disposal.	a) Prior to the commencement of site works

PDA Development Conditions

No.	Condition	Timing
	The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during site works
12	Road Closure Submit written confirmation to EDQ Development Assessment, DILGP that the road closure as shown on Council's Plan No. SUR070662-02 has been registered.	Prior to commencement of site works
13	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Council's "Subdivision and Development Guidelines". A building over sewer (BOS) application is to be submitted to ensure no loading is transferred to the sewer line. The BOS is to be approved by Council.	While site works are occurring, then to be maintained Prior to commencement of works on site
14	Sewer & Water Connection – Nominated Assessing Authority a) Seek and obtain approval from 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 RPEQ is to verify the plan and ensure the design is in accordance with Council's current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and EDQ Development Assessment, DILGP as-constructed plans verified by RPEQ confirming all works have	a) Prior to the commencement of site works b) Prior to commencement of use

PDA Development Conditions

No.	Condition	Timing
	been completed in accordance with the approved plans c) Provide to EDQ Development Assessment, DILGP all approval correspondence from QUU relating to part (a) of this condition.	c) Prior to commencement of use
15	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Council's <i>Supplementary Manual</i>.	Prior to the commencement of use
16	Stormwater system a) Submit for approval to EDQ Development Assessment, DILGP a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to the external drainage system. The plan shall include full calculations to confirm that the existing system has sufficient capacity to cater for the proposed development. A RPEQ is to certify the plan and ensure the design is in accordance with Council's current Standards. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to EDQ Development Assessment, DILGP as-constructed plans verified by a RPEQ confirming all works have been completed in accordance with the approved plans	a) Prior to commencement of site works b) Prior to commencement of use
17	Construct a Permanent Vehicle Crossing a) Submit engineering plans certified by a RPEQ for the access to the development generally in accordance with 'Tollroad Control Centre Traffic Design Elements – TC-2113-SR-00-0001_0 dated 15th November 2011. b) Construct the driveway crossing in accordance with Council's "Subdivision and Development Guidelines" and Standard Drawings Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Council's "Subdivision and Development Guidelines"	Prior to commencement of use

18	Construct footpath a) Submit engineering plans certified by a RPEQ showing the design of the footpaths to O'Connell Terrace and Sneyd Street are generally in accordance with Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
19	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
20	On site Erosion a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Council's "Erosion and Sediment Control Standard" (Version 9 or later). c) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) As indicated b) Prior to site works commencing c) While site works/operational works/building works is occurring
21	Soil Erosion and Sediment Control Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) which complies with Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of works on site

22	Acid Sulphate a) If Acid Sulfate Soils are found on the site, submit to EDQ Development Assessment, DILGP an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of works b) During the site works
23	Acoustics Submit written confirmation to EDQ Development Assessment, DILGP from a 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 4th October 2011 by SLR Global Environmental Solutions.	Prior to the commencement of use
24	Lighting External lighting is to be designed and installed in accordance with any relevant local government policy or standard or, where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.	Prior to commencement of use
25	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Council's <i>Subdivision and Development Guidelines</i>. b) Construct the services in accordance with the agreement.	Prior to commencement of use
26	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use

27	Service conduits and mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
28	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use.
29	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to the commencement of use
30	Refuse Collection a) Submit to EDQ Development Assessment, DILGP refuse collection approval from Council's City Waste Services. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained
31	Food Outlet Refuse Bin Washing Facility Construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of QUU.	Prior to commencement of use and to be maintained
32	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in EDQ's Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by EDQ Development	Prior to commencement of site works

	Assessment, DILGP.																					
33	Pre-Construction Certification No work shall commence until EDQ Development Assessment, DILGP acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ's Certification Procedures Manual.	Prior to commencement of construction																				
34	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a RPEQ, that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use																				
35	Infrastructure Contributions 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). The current applicable general infrastructure charge is: <table><tr><td>6,140.4m² Commercial</td><td>\$14,680/100m² GFA</td><td>\$910,160.00</td></tr><tr><td>79.22m² Retail</td><td>\$14,680/100m² GFA</td><td>\$14,680.00</td></tr><tr><td>1,957.51m² Tollroad Control Centre</td><td>60% of \$14,680/100m² 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> Value uplift component (applying only to the GFA exceeding City Plan): <i>Note – value uplift does not include TCC GFA</i> <table><tr><td>2727.62m² Commercial/Retail</td><td>\$22,189/100m² 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>TOTAL</td><td>\$1,722,292.00</td></tr></table> <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>	6,140.4m ² Commercial	\$14,680/100m ² GFA	\$910,160.00	79.22m ² Retail	\$14,680/100m ² GFA	\$14,680.00	1,957.51m ² Tollroad Control Centre	60% of \$14,680/100m ² GFA	\$293,600.00 @ 60% = \$176,160.00	Total		\$1,101,000.00	2727.62m ² Commercial/Retail	\$22,189/100m ² GFA	\$621,292.00	Total Value Uplift		\$621,292.00	TOTAL	\$1,722,292.00	Prior to the commencement of use
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STANDARD ADVICE

Tollroad Control Centre Use

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

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

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Equitable Access

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

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

Noise and Dust Emissions

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

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

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

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

**** End of Package ****