

Our ref: 253/15-1975/98
Contact: John Morwood
Telephone: 340 36138
Your ref:

24 September 1998

Devine Limited
c/o Urban Strategies
Suite 7, 17 Peel Street
BRISBANE QLD 4101

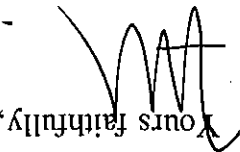
Dear Sir/Madam,

Request to Change or Cancel Conditions under Section 3.5.33 of the *Integrated Planning Act 1997* in relation to Development Approval (previous *Town Planning Consent Permit No.970/97*) for *Apartment Building, Tenement building, Business Premises, Restaurant and Shops*, and request for waiver of the requirement to lodge application for Impact Assessment in relation to the provision of a satellite dish on land at 592 Ann Street, Brisbane and described as Lots 1, 3 and 5 on RP 9474, Lots 2 and 3 on RP 9476, Lots 3 and 10 on RP 42867, Lot 1 on RP 44760, Lot 3 on RP 47052, Lot 1 on RP 158770 and Lot 50 on RP 160804, Parish of North Brisbane

I am pleased to advise that your request to Change or Cancel Conditions in relation to the above Development Approval under Section 3.5.33 of the *Integrated Planning Act 1997*, and waiver of the requirement to lodge application for Impact Assessment in relation to the provision of a satellite dish has been **APPROVED** by the Council's Delegate. Please find enclosed the new approval package applicable to this development approval. The previously-issued package should now be disregarded.

Enclosed for your information is Section 4.1.31 of the *Integrated Planning Act 1997* relating to the institution of an appeal.

If you have any further queries regarding this approval, please contact me on telephone 340-36138.

Yours faithfully,


John Morwood

Town Planner, Development Assessment Team Central

4

DECISION BY DELEGATE

24 SEPTEMBER 1998 SUBMISSION TO THE DELEGATE BY JOHN MORWOOD

<p>APPLICATION:</p> <p>Type of Application: Request to Change Conditions under Section 3.5.33 of IPA (MODIFICATION)</p> <p>Description of Proposal: Modification to 253/31/1-3449/97(P1)</p> <p>Purpose of proposal under Transitional Planning Scheme: Apartment Building, Tenement Building, Business Premises, Restaurant and Shops</p> <p>Applicant: Devine Limited</p> <p>Council file reference: 253/15-1975/98</p> <p>Lodgement Date: 12 May 1998</p>	<p>SITE:</p> <p>Address of Site: 592 Ann Street, Brisbane</p> <p>Real Property Description: Lots 1, 3 and 5 on RP 9474, Lots 2 and 3 on RP 9476, Lots 3 and 10 on RP 42867, Lot 1 on RP 44760, Lot 3 on RP 47052, Lot 1 on RP 158770 and Lot 50 on RP 160804 Parish of North Brisbane</p> <p>Area of Site: 15,064 m²</p> <p>Existing Zone: Special Development (Fortitude Valley Development Control Plan)</p> <p>Existing RDA or Precinct: Precinct 1</p> <p>Name of owner: Cathedral Place Developments Pty Ltd</p> <p>Name of Ward: Central Ward</p>
---	---

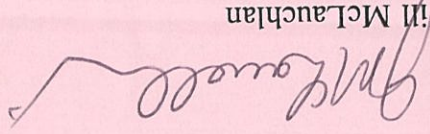
1975298.25C

DECISION

Having considered the application detailed above, the matters set out in the submission to the Delegate dated 24 September 1998 and recommendation of the officer, I am satisfied that the application accords with relevant standards and the *Integrated Planning Act 1997* where applicable and as such approve the application in accordance with the proposed documents/plans and subject to the conditions attached.

Dated the 24th day of September 1998

Jill McLauchlan
 (Acting Team Leader)
 AS DELEGATE OF THE COUNCIL



REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION

24 SEPTEMBER 1998

COUNCIL'S DELEGATE
4427/98

SUBMISSION BY JOHN MORWOOD

1. INTRODUCTION

<p>APPLICATION:</p> <p>Type of Application: Request to Change Conditions under Section 3.5.33 of IPA (MODIFICATION)</p> <p>Description of Proposal: Modification to 253/31/1-3449/97(P1)</p> <p>Purpose of proposal under Transitional Planning Scheme: Apartment Building, Tenement Building, Business Premises, Restaurant and Shops</p> <p>Applicant: Devine Limited</p> <p>Council file reference: 253/15-1975/98</p> <p>Lodgement Date: 12 May 1998</p>	<p>SITE:</p> <p>Address of Site: 592 Ann Street, Brisbane</p> <p>Real Property Description: Lots 1, 3 and 5 on RP 9474, Lots 2 and 3 on RP 9476, Lots 3 and 10 on RP 42867, Lot 1 on RP 44760, Lot 3 on RP 47052, Lot 1 on RP 158770 and Lot 50 on RP 160804 Parish of North Brisbane</p> <p>Area of Site: 15,064 m²</p> <p>Existing Zone: Special Development (Fortitude Valley Development Control Plan)</p> <p>Existing RDA or Precinct: Precinct 1</p> <p>Name of owner: Cathedral Place Developments Pty Ltd</p> <p>Name of Ward: Central Ward</p>
---	---

1975Z98.25C

The Council has received a development application under the *Integrated Planning Act 1998* as detailed above.

2. BACKGROUND/HISTORY

The above application for Change of Conditions of an existing Town Planning Approval as requested by Urban Strategies on behalf of Devine Ltd on 12 May 1998 is in relation to Town Planning Consent Permit No.970/97 as issued 24 December 1997 for the purpose of Apartment Building, Tenement Building, Business Premises, Shop and Restaurant (file no.253/31/1-3449/97).

The application for Change of Conditions was originally requested for three development approvals applicable to the subject site - file no.s 253/15-1784/97, 253/31/1-3243/97, and 253/31/1-3449/97. Subsequent to Town Plan amendments to the *Holy Name Key Site - Table of Development* as gazetted on 3 April 1998 only one application for Change of Conditions (modification) is now required. The relevant approval is Town Planning Permit No.970 issued 24 December 1997 on file no.253/31/1-3449/97. This approval can now include (without further planning approval) Tenement Building, Business Premises, Restaurant, and Shops as well as the originally approved Apartment Building. All of these uses are now Permitted Development within the Fortitude Valley DCP.

The modified approval of Permit No.970 will therefore supersede all other current approvals applicable to the subject site.

The current approval (Permit No.970) comprises a five stage development. Construction of Stages 1-3 is due for completion by the end of October 1998. Completion of Stages 4 and 5 is anticipated by July 1999. As a consequence, and as requested, the staging can now be compressed into two stages - Phase 1 and Phase 2. In essence, Phase 1 comprises previous Stages 1-3 (Blocks A,B,C,D and E), and Phase 2 comprises previous Stages 4 and 5 (Blocks F,G, and H).

3. THE PROPOSAL

The applicant has requested that Council's Delegate modify the existing approval pursuant to Section 3.5.33 of the *Integrated Planning Act 1997* (IPA) particularly with regards to certain conditions of development approval (acoustic treatment and headworks charges), proposed staging of the project, gross floor area and building envelope amendments, increased on-site carparking, and inclusion of a satellite dish on the roof of Block A.

In particular, the modification comprises the following:

- Amended noise attenuation measures and acoustic remedial treatments to be carried out in accordance with Council correspondence dated 22 January 1998 and 8 May 1998 (folios 13 and 16);
- Amended water supply and sewerage headworks contributions in accordance with Council correspondence dated 8 May 1998 (folio 16);
- Amendment of proposed staging from five to two construction stages (Phase 1 and Phase 2);
- Reduction in gross floor area and building envelope of Block F to facilitate an increase in gross floor area of Basements B1, B2 and the Podium levels (no nett increase proposed);
- Building envelope amendments to facilitate gross floor area changes and balcony area increases;
- Increased on-site carparking from 485 bays to 556 bays in accordance with DCP amendment dated 22 May 1998;
- Amended basement configuration regarding servicing and extent of on-site carparking; and
- Replacement of storage areas nominated on current approval with retail/restaurant and commercial office space (now permitted development).

The application also includes a request for waiver of the requirement to lodge a separate Impact Assessment Application in relation to the provision of a satellite dish on the roof of Block A.

4. INTEGRATED PLANNING ACT 1997 AND TRANSITIONAL PLANNING SCHEME FOR THE CITY OF BRISBANE

The proposal has been submitted pursuant to Section 3.5.33 of IPA as a request to Change or Cancel a Condition and the Transitional Provisions of Section 6.1.1 of IPA regarding the determination of *assessable development*. Grounds to support the request are relied upon as *no assessable development would arise from the change or cancellation* to the proposed amendments.

It is not envisaged that the proposed amendments would cause any person, if the circumstances allowed, to appeal against the modified decision.

It is considered that the proposal does not comprise assessable development pursuant to the above requirements, and can therefore be considered to be of a minor nature which would not adversely affect any person and can be considered to comprise a minor amendment pursuant to Section 4.15 of the repealed Local Government (Planning and Environment) Act 1990.

The proposal also includes a request for waiver of the requirement to lodge a separate Impact Assessment Application in relation to the provision of a satellite dish on the roof of Block A. It is recommended that pursuant to Section 19.14.2 of the Transitional Planning Scheme for the City of Brisbane that Council's Delegate waive the requirement for Impact Assessment on the basis that due to the visibility, height, location colour and finish of the dish, it will not be objectionable to view from nearby lands or roadway, and that it will not detract from the architectural characteristics of the building upon which it is erected.

5. ADVICE FROM REFERRAL OFFICERS

Engineering (Traffic and Transport)

No objection to the proposed amendments.

Engineering (Water and Sewerage)

Acknowledge amended water supply and sewerage headworks contributions in accordance with Council correspondence dated 8 May 1998.

Environmental Health

Acknowledge amended noise attenuation measures and acoustic remedial treatments to be carried out in accordance with Council correspondence dated 22 January 1998 and 8 May 1998.

6. ISSUES RELEVANT TO THE APPLICATION

Noise Attenuation Measures and Acoustic Remedial Treatments
The applicant has previously sought amendments to conditions (19) and (21) of the current approval regarding approved noise attenuation measures and acoustic remedial treatments to be carried out on site. Council's support regarding the proposed amendments and the nature of the amendments is reflected in Council correspondence dated 22 January 1998 and 8 May 1998 (folios 13 and 16).

Water Supply and Sewerage Headworks Contributions
The applicant has previously sought amendments to conditions (41) and (43) of the current approval regarding reduction of the applicable water supply and sewerage headworks contributions. Council's support regarding the proposed reduction of the contribution to a gross figure of \$150,000.00 is reflected in Council correspondence dated 8 May 1998 (folio 16).

Proposed Staging
The current approval (Permit No.970) comprises a five stage development. Construction of Stages 1-3 is due for completion by the end of October 1998. Completion of Stages 4 and 5 is anticipated by July 1999. As a consequence, and as requested, the staging can now be compressed into two stages - Phase 1 and Phase 2. In essence, Phase 1 comprises previous Stages 1-3 (Blocks A,B,C,D and E), and Phase 2 comprises previous Stages 4 and 5 (Blocks F,G, and H).

Gross Floor Area and Building Envelope
The proposal includes the reduction in gross floor area and building envelope of Block F to facilitate an increase in gross floor area of Basements B1, B2 and the Podium levels. No net increase in gross floor area is proposed.
The replacement of the approved storage areas with retail/restaurant and commercial office space will result in the following floorspace components:

- Residential 33,400 sq.m (approx 500 units)
- Commercial 2,750 sq.m (approx 26 tenancies)

The total (approved) maximum gross floor area of 36,150 sq.m (plot ratio of 2.4 of the area of the original site prior to road widening) is therefore not compromised.
Other minor building envelope amendments to facilitate gross floor area changes and balcony area increases are proposed across the site.

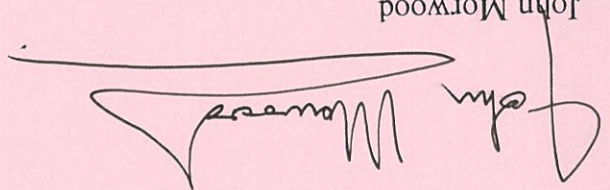
7. RECOMMENDATION

After considering the proposal and the relevant provisions of the *Integrated Planning Act 1997*, the repealed *Local Government (Planning and Environment) Act*, and the *Transitional Planning Scheme for the City of Brisbane*, I recommend the following:

1. That the Delegate's decision regarding the Development Approval (previous Town Planning Consent Permit No.970/97) for *Apartment Building, Tenement Building, Business Premises, Shop and Restaurant* be disregarded, including deletion of conditions (1) to (44) contained therein, and that a new approval package be issued including the attached conditions dated 24 September 1998; and

2. That Council's Delegate waive the requirement for Impact Assessment for erection of a satellite dish on the basis that due to the visibility, height, location, colour and finish of the dish, it will not be objectionable to view from nearby lands or roadway, and that it will not detract from the architectural characteristics of the building upon which it is erected.

3. That the applicant be advised of the Delegate's decision.



John Morwood

Town Planner, Development Assessment Team Central



BRISBANE CITY COUNCIL'S DEVELOPMENT

APPROVAL PACKAGE

This Development Approval package relates to the application detailed below:

Request to Change Development Approval (Modification) for the purpose of Apartment Building, Tenement Building, Business Premises, Restaurants and Shops on land situated at 592 Ann Street, Fortitude Valley described as Lots 1, 3 and 5 on RP 9474, Lots 2 and 3 on RP 9476, Lots 3 and 10 on RP 42867, Lot 1 on RP 44760, Lot 3 on RP 47052, Lot 1 on RP 158770 and Lot 50 on RP 16080, Parish of North Brisbane
Council File Reference: 253/15-1975/98

INTRODUCTION

The assessment of this application has been managed by:

- ▶ John Morwood
Assessment Manager
- ▶ Development Assessment Team Central
Development and Regulatory Services
Ph: 3403 6138

The information contained in this package is designed to assist you in fulfilling the requirements of your approval. Within this package you will find:

- ▶ the conditions of approval;
- ▶ guidelines to assist you in complying with these conditions;
- ▶ advice on the requirements of legislation and local laws relevant to your proposal;
- ▶ details regarding lodgement of an appeal;
- ▶ a letter for the waiving of your appeal rights (if you should choose to do so).

If you have any queries regarding this approval please contact the Assessment Manager or the Assessment Team member identified in the guideline accompanying the condition.

GENERAL ADVICE

The advice in this section is general information relating to this Development Approval. It contains details regarding additional approvals that may be required under legislation other than the *Integrated Planning Act* and various Brisbane City Council Local Laws.

This advice is based on the Council's assessment of the proposal and may not be exhaustive.

Fees and Charges

- ▶ All fees and charges advised in this approval package are calculated under the 1998/1999 budget and are subject to revision each financial year.

Town Planning

- ▶ Conditions imposed on this Development Approval are attached to the land and are binding on successors in title in accordance with the *Integrated Planning Act*.
- ▶ Any amendment to the development as contained in this Development Approval, including changes to the approved plans, documents or conditions will require an application for modification to be submitted. Any application for modification must comply with the requirements of the *Integrated Planning Act* otherwise a new application will be required.
- ▶ A property number should be installed on the site in accordance with Chapter 6 of the Council's Local Laws.
- ▶ This development proposal will require the lodgement of a building application under the Building Act 1975. Plans lodged with the building application must be in accordance with the approved plans, documents and conditions referred to in condition 1 of this Development Approval.
- ▶ The *Development Manual* may assist you in complying with these conditions. The Manual is available for purchase or viewing at any of the Council's Customer Service Centres throughout the City.

Engineering

- ▶ Erosion and sedimentation must be minimised and controlled in accordance with the *Environmental Protection Act 1994* and the Council's *Environmental Best Management Practices for Erosion and Sediment Control and Waterways and Wetlands*.
- ▶ Appropriate permits will be required for any of the following:
 - a. crossing the kerb with heavy vehicles;
 - b. working in the road reserve;
 - c. connection to a Council drain;
 - d. storing of material on the footpath or road;
 - e. the provision of hoardings and gantries.
- ▶ Council's *Subdivision and Development Guidelines* may assist you in complying with the above engineering requirements. These Guidelines are available for viewing or purchase from the Customer Service Centre City, Lower Plaza, Brisbane Administration Centre, 69 Ann Street, Brisbane.
- ▶ Engineering plans required to comply with water supply and sewerage conditions must be prepared by either City Design or a consulting engineer advised by Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.

Department of Environment (State Government)

- All construction activities are to be carried out in accordance with the Department of Environment Guideline E1, including the requirement that construction activities be limited to between the hours of (6am and 6pm Monday to Saturday [high activity areas], 7am to 6pm Monday to Friday and 7am to 12pm Saturday [low activity areas]). A copy of the guideline can be obtained from the Department of Environment, 160 Ann Street, Brisbane.

- Any environmentally relevant activity as defined by the *Environment Protection (Interim) Regulation 1995* is required to obtain an environmental authority. Contact the Environmental Health Officer, Development Assessment Team Central, Development and Regulatory Services, in accordance with the *Environment Protection Act 1994*.

Telecommunications and Electricity Supply

- Council has negotiated a number of criteria with the telecommunications suppliers and Energex regarding the placement of their equipment. The contact numbers to arrange provision of services are as follows:

Telstra	3837 9711	131 253
Optus	3304 6182	Advise that the call is with respect to a new development and of the relevant suburb location. The operator will transfer you to the applicable Design Coordinator.
Energex		

- The local Branch Manager, Energex, should be informed in writing of the electrical load requirements of the proposed development.

APPLICATION FORMS, GUIDELINES, DOCUMENTS AND RELEVANT INFORMATION

Application forms, guidelines, documents and relevant information referred to in this approval package can be obtained from the customer service offices located throughout Brisbane. The locations of these offices are provided below.

Customer Service Centres

Lower Ground Level
Brisbane Administration Centre
69 Ann Street, Brisbane

Fortitude Valley TC Beirne Centre
315 Brunswick Street Mall, Fortitude Valley

Chernside Chernside Shopping Town
Gympie Road, Chernside

Inala Inala Civic Centre
Cnr Corsair Avenue and Wirraway Parade, Inala

Indooroopilly Westfield Shoppingtown
69 Station Road, Indooroopilly

Upper Mt Gravatt Garden City Shopping Centre
Kessels Road, Upper Mt Gravatt

Wynnum Wynnum Civic Centre
Cnr Bay Terrace and Charlotte Street, Wynnum

Development & Regulatory Services Offices

North Regional Office 924 Gympie Road, Chernside

West Regional Office 611 Coronation Drive, Toowong

South Regional Office 2078 Logan Road, Mt Gravatt

East Regional Office Cnr Cavendish Road and Stanley Street, Coorparoo

Central Regional Office Brisbane Administration Centre
69 Ann Street, Brisbane

GUIDE TO USING THE DEVELOPMENT APPROVAL PACKAGE

This information has been included to assist you in understanding the requirements contained in the development conditions. The following information relates to each of the columns contained within the table of conditions.

Condition:

The development condition is contained in the first column of the table. In many instances there are two or three parts to a condition. These parts detail sequentially the actions required to be undertaken in order to comply with the condition.

Time To Complete Condition:

This column specifies the time when each component of the condition must be complied with. The following explains the terminology used in this column:

- ▶ **At time of lodgement of B/A**
Action to be undertaken at the time of lodgement of the Building Application. In some instances information demonstrating compliance with the condition may need to accompany the Building Application at time of lodgement.
- ▶ **Prior to approval of B/A**
Action to be undertaken prior to the approval of the Building Application.
- ▶ **Prior to commencement of siteworks**
Action to be undertaken prior to the commencement of any siteworks or disturbance of significant vegetation on the site.
- ▶ **Prior to issue of Certificate of Classification**
Action to be undertaken prior to the Certificate of Classification being issued. This usually applies to the later parts of the condition which refer to the carrying out of works and payment of monies.
- ▶ **Prior to the Commencement of the Use**
Action to be undertaken prior to the use commencing. This generally applies to development which does not require Building Approval and usually applies to the later parts of the condition which refer to the carrying out of works and payment of monies.
- ▶ **To be maintained**
Compliance with the condition must be maintained while the use continues on the site.

Guidelines:

The guidelines contain relevant information specific to each condition. Each guideline is separated into four parts as explained below:

1. **Part (i)** - details the reasons why the condition is imposed.
2. **Part (ii)** - provides contact details on who to contact for further information regarding the specific condition.
3. **Part (iii)** - expands upon the timing required for compliance with the condition. In some instances, timing is recommended which may help to avoid unnecessary expense and delay at latter stages of the development process.
4. **Part (iv)** - provides details as to where additional plans or information should be lodged and where any additional fees or contributions which are required, can be paid.



BRISBANE CITY COUNCIL'S DEVELOPMENT

APPROVAL CONDITIONS

These conditions of development approval relate to the property detailed below:

Request to Change Development Approval (Modification)
for the purpose of Apartment Building, Tenement Building, Business Premises, Restaurants and Shops
on land situated at 592 Ann Street, Fortitude Valley
described as Lots 1, 3 and 5 on RP 9474, Lots 2 and 3 on RP 9476, Lots 3 and 10 on RP 42867,
Lot 1 on RP 44760, Lot 3 on RP 47052, Lot 1 on RP 158770 and Lot 50 on RP 16080, Parish of North Brisbane
Council File Reference: 253/15-1975/98

ACTION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
<p>2. Construct / delineate / sign (as required) the following requirements as indicated on the approved plans of layout numbered A2001(4) and A2002(4) each as amended on 14 September 1998:</p> <ul style="list-style-type: none"> i. parking on the site not to exceed 556 cars and for the loading and unloading of vehicles within the site; ii. 9 of the above parking spaces are to be provided for people with disabilities prior to the commencement of Phase 1, and 6 of the above parking spaces are to be provided for people with disabilities prior to the commencement of Phase 2; iii. the areas on which vehicles are to be driven or parked with a surface pavement or lawn having a bearing surface made up of concrete projections; iv. a sealed area for the manoeuvring on the site of a Large Rigid Vehicle and for the loading and unloading of the vehicle; v. unrestricted access for bonafide visitors to any visitor car parking bay; vi. an appropriate area for the storage and collection of refuse including recyclables in a position which is accessible to service vehicles on the site; vii. the grades of the driveways. 	<p>Prior to Commencement of Use & To be Maintained</p>	<p>(i) This condition specifies detailed design requirements as indicated on the approved plans of layout to which the approval relates. The assessment of the approved plans of layout should have adequately considered these requirements to ensure compliance, with the condition reinforcing the follow-up procedure of construction, delineation and or signage, where applicable.</p> <p>(ii) <u>Contact:</u> Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) N/A (iv) N/A</p>

		GUIDELINES FOR APPLICANTS	
ACTION	CONDITION	TIME TO COMPLETE ACTION	
SURVEY PLAN			
<p>3. (a) Lodge a copy of a survey plan providing for the following requirements: free of cost and compensation to the Council.</p> <p>i. the granting of drainage easements over any overland flow path, open drain or floodway;</p> <p>ii. the granting of easements for underground drainage, open cut, overland flow and access purposes as may be required;</p> <p>iii. the dedication of land as road along the Gipps Street frontage of the site, generally as shown on PMM Road Widening Plan No. 4428, dated 30 June 1997.</p> <p>(b) Pay to Council the cost of preparation of legal documentation for requirements i above and execute the documentation.</p> <p>(c) Notify in writing, the Team Leader Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services of the dealing number following lodgement with the Tiling Section of the Department of Natural Resources and attach a copy of the survey plan.</p>	<p>Prior to the issue of Certificate of Classification for Phase 1</p> <p>Prior to the issue of Certificate of Classification for Phase 1</p>	<p>(i) This condition is imposed where easements and road dedication are required with respect to the approval. Many of these requirements require the preparation of legal documentation and all requirements must be indicated on the survey plan. This plan is not required to be sealed by Council and must be lodged directly with the Tiling Section of the Department of Natural Resources together with a copy of the letter of approval.</p> <p>(ii) <u>Contact</u> Enquiries regarding road dedication, access easements and access restriction strips dimensions: <ul style="list-style-type: none"> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818 Enquiries regarding legal documentation: <ul style="list-style-type: none"> ▶ Plan Sealing Licensing, Sealing and Certificates Unit Development and Regulatory Services Ph: 3403 9050 </p> <p>(iii) Where legal documentation is required to be prepared, a copy of the survey plan is to be lodged together with the relevant request to Council. This documentation must be completed by Brisbane City Legal prior to the lodgement of the survey plan with the Tiling Section of the Department of Natural Resources. The Department of Natural Resources will then issue a dealing number.</p> <p>(iv) A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with: <ul style="list-style-type: none"> ▶ Plan Sealing Licensing, Sealing and Certificates Unit Development and Regulatory Services Floor 1, Brisbane Administration Centre The fee for the preparation of legal documentation will be invoiced by Brisbane City Legal Practice following the request for the preparation of the documentation. Written notification of the dealing number should be forwarded to: <ul style="list-style-type: none"> ▶ Plan Sealing Licensing, Sealing and Certificates Unit Development and Regulatory Services Floor 1, Brisbane Administration Centre </p>	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>4. (a) Amalgamate the site into one allotment.</p> <p>(b) Notify in writing, the Team Leader Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services of the dealing number following lodgement with the Tiling Section of the Department of Natural Resources and attach a copy of the survey plan.</p>	<p>Prior to the issue of Certificate of Classification for Phase 1</p> <p>Prior to the issue of Certificate of Classification for Phase 1</p>	<p>(i) This condition is imposed when the development is over more than one allotment and amalgamation of these allotments is required. This plan is not required to be sealed by Council. The survey plan and a copy of the letter of approval should be lodged directly with the Tiling Section of the Department of Natural Resources.</p> <p>(ii) <u>Contact</u></p> <ul style="list-style-type: none"> ▶ Plan Sealing Licensing, Sealing and Certificates Unit Development and Regulatory Services Ph: 3403 9050 <p>(iii) N/A</p> <p>(iv) Written notification of the dealing number should be forwarded to:</p> <ul style="list-style-type: none"> ▶ Plan Sealing Licensing, Sealing and Certificates Unit Development and Regulatory Services Floor 1, Brisbane Administration Centre 	

CONDITION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
<p>PLANNING</p> <p>5. (a) Enter into a Deed of Agreement with the Council to ensure that all outstanding works, generally as set out in Urban Strategies correspondence, dated 23 October 1997 will be completed at no cost to Council as follows:</p> <ul style="list-style-type: none"> i. protection of the stone retaining wall (the Heritage Wall) to be completed prior to the commencement of any siteworks; ii. conservation and reconstruction of the stone retaining wall (the Heritage Wall) prior to Council issuing a Certificate of Classification for Phase 2 or prior to 31 December 1999, whichever is the sooner; iii. widening and construction of Gipps Street road pavement and construction of new footpath pavement and kerb and channel on the approved alignment, prior to Council issuing Certificate of Classification for Phase 2 or prior to 31 December 1999, whichever is the sooner; iv. construction of new footpath pavement and kerb and channel in: <ul style="list-style-type: none"> (1) Wickham Street within 3 months of Council issuing the Certificate of Classification for Phase 1; (2) Gottha Street within 3 months of Council issuing the Certificate of Classification for Phase 2; and (3) Ann Street within 3 months of Council issuing the Certificate of Classification for Phase 2 of the subject site. (b) Lodge security to cover all outstanding works to a value that is satisfactory to the Team Leader, Development Assessment Team Central, Development and Regulatory Services; and in a form which is satisfactory to the Manager, Brisbane City Legal Practice. 	<p>Prior to the commencement of construction for Phase 1</p>	<p>(i) This condition is imposed to ensure relevant external works are carried out at an appropriate time during the development process.</p> <p>(ii) <u>Contact:</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138</p>

CONDITION		ACTION		TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
HERITAGE					
6. (a) Carry out works to ensure the protection of the stone retaining wall (the Heritage Wall) prior to the commencement of any site works.		Prior to the commencement of site works		Prior to the commencement of site works	(i) This condition is imposed to ensure the conservation and reconstruction of the historically significant stone retaining wall.
(b) Ensure that the proposed protection conservation, reconstruction and on-going maintenance of the stone retaining wall on the subject site is carried out in accordance with the relevant requirements of the Deed of Agreement, and in accordance with Plan Nos. 97041-01B and 97041-02B, each dated June 1997, 40420.DD22 dated 16 June 1997, 40420.DD25 date June 1997 and DD427 as amended 23 September 1998. In particular, provide for replacement stone balustrading and ensure that the surface ground level behind the heritage wall is kept below the line of the open balustrade.		Prior to the issue of Certificate of Classification for Phase 2 or Prior to 31 December 1999 whichever is the sooner & To be maintained			(i) This condition is imposed to ensure that the historical significance of the subject site, including the demolished Holy Name Crypt and Built Sections of the Holy Name Cathedral, is communicated to the public. (ii) Contact ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138
7. Supply, install and maintain in a publicly accessible location interpretative signage and graphics which will inform the public of the cultural significance associated with the site.		Prior to the issue of Certificate of Classification for Phase 2			(i) This condition is imposed to ensure that the historical significance of the subject site, including the demolished Holy Name Crypt and Built Sections of the Holy Name Cathedral, is communicated to the public. (ii) Contact ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138

ACTION		CONDITION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
PUBLIC ART CONTRIBUTION				
<p>8. (a) Supply and install within an area which is acceptable to Council, artworks (including, but not necessarily limited to, sculptures, ceramic works, mosaics and wall reliefs) by a recognised artist or craftsperson. Such artworks or sculptures are to meet the following criteria:</p> <p>i. be valued at not less than \$170,000.00;</p> <p>ii. be suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and</p> <p>iii. be satisfactory to the owner/developer of the subject site and the Team Leader, Development Assessment Team Central, Development and Regulatory Services.</p> <p>(b) Enter into a contractual agreement which is satisfactory to Council with a recognised artist or craftsperson to supply and install the artworks required by the above condition.</p> <p>(c) Artworks may be provided on a pro-rata basis, comprising 50 per cent of the total value of the work for each Phase of the development</p>			<p>Prior to the commencement of use for each Phase</p> <p>Within 6 months of issue of B/A for each Phase</p> <p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed to provide for the installation and maintenance of artworks within the Fortitude Valley area in circumstances where such artworks may not otherwise be provided. The artwork is intended to contribute to the visual interest, character and vitality of the area for the benefits of the general public.</p> <p>(ii) <u>Contact:</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138</p> <p>(iii) The developer/subsequent owner is to maintain any artworks on the subject site supplied and installed as required by the above conditions.</p> <p>(iv) N/A</p>
DEVELOPMENT AMENITY				
<p>9. No visible dust emissions must occur at the boundaries of the site during earthworks and construction activities on the site.</p> <p>If at any time during the earthworks and construction activities, dust emissions exceed the levels specified above, dust generating activities must cease until sufficient corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.</p>			<p>To be maintained for each Phase</p>	<p>(i) This condition is imposed where dust and other particulate emissions may result from the earthworks and construction activities occurring on site.</p> <p>(ii) <u>Contact:</u> ▶ Environmental Health Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5050</p> <p>(iii) In order to ensure minimal timeframes for implementation of remedial works, at all times during earthworks and construction activities on the site, watering equipment should be available to dampen down dusty areas.</p> <p>(iv) N/A</p>

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>10. Ensure that all vehicles exiting from the site are washed down, cleaned and treated so as to prevent material being tracked or deposited on the public roads.</p>	<p>To be maintained during on-site construction for each Phase</p>	<p>(i) This condition is imposed where surrounding roads may be affected by material during earthworks and construction activities on the site.</p> <p>(ii) <u>Contact:</u> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p>	
<p>11. Provide further details of the building facade treatment and external materials, colours and finishes, generally consistent with the approved plans. These details must be approved by the Team Leader, Development Assessment Team Central, Development and Regulatory Services.</p>	<p>Prior to the approval of the B/A for each Phase</p>	<p>(i) This condition is imposed to ensure the consideration of the details of significant developments in highly visible or sensitive locations, such details are to be reviewed to ensure the appropriateness of the proposed treatment, materials and design details in the context of the subject building and its surroundings in seeking to protect and enhance the existing amenity, character and visual quality.</p> <p>(ii) <u>Contact:</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138</p> <p>(iii) N/A</p> <p>(iv) N/A</p>	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
12. Ensure that any proposed external air-conditioning units positioned within individual balcony areas are screened at all times from any place outside the site by the solid masonry component of the balcony balustrading.	Prior to Certificate of Classification and maintained at all times thereafter for each Phase	(i) This condition is imposed to protect and enhance the appearance of development within the Fortitude Valley area. The approach is to ensure appropriate design treatment for the functional elements of buildings, as these aspects may otherwise serve to detract from the appearance of such premises when viewed from street level or from adjacent higher level vantage points.	(ii) <u>Contact</u> <ul style="list-style-type: none"> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138
13. Ensure that each proposed balcony area within the subject site remains unenclosed at all times.	Prior to Certificate of Classification and maintained at all times thereafter for each Phase	(i) This condition is imposed to protect and enhance the appearance of development within the Fortitude Valley area. The requirement will also ensure that the proposal does not exceed the maximum Gross Floor Area limitations applicable to the subject site.	(iii) N/A (iv) N/A

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>14. Provide the following details of the construction phase of the project to the Team Leader, Development Assessment Team Central, Development and Regulatory Services:</p> <ul style="list-style-type: none"> i. how materials are to be loaded/unloaded; ii. the location of materials, structures, plant and equipment to be stored or placed on the construction site; iii. anticipated programming; and iv. hours of construction. 	<p>Prior to approval of the BIA for each Phase</p>	<p>(i) This condition is imposed to ensure that during the construction phase, the project is managed in such a way as to minimise disruption to the efficient operations and functioning of the local area.</p> <p>(ii) <u>Contact</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138</p> <p>(iii) N/A</p> <p>(iv) N/A</p>	
<p>15. All lift motor rooms, air conditioning units, plant and service facilities located at the top of or on the external face of the building are to be totally enclosed or screened and consistent with materials used elsewhere in the building.</p>	<p>Prior to Certificate of Classification and maintained at all times thereafter for each Phase</p>	<p>(i) This condition is imposed to protect and enhance the appearance of development within the Fortitude Valley area. The approach is to ensure an appropriate appearance for the functional element of buildings, as these aspects may otherwise serve to detract from the appearance of such premises when viewed from street level or from adjacent higher level vantage points.</p> <p>(ii) <u>Contact</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph. 3403 6138</p> <p>(iii) N/A</p> <p>(iv) N/A</p>	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>16. (a) Supply and install for each proposed unit adequate noise attenuation measures and appropriate acoustic remedial treatment designed and constructed in accordance with Australian Standard AS3671 - 1989 "Acoustics - Road Traffic Noise Intrusion - Building Siting and Construction" to ensure that indoor road traffic noise levels will not exceed levels recommended in Australian Standard AS2107 -1987 "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors" during the night time period of 10.00pm to 6.00am.</p> <p>(b) Provide certification prepared by an Acoustic Consultant which certifies that suitable treatments have been incorporated in the development in accordance with the above Australian Standards.</p> <p>In particular, the Acoustic Consultant should indicate the methodology relied upon to support the claim that the glazing, other noise attenuation measures and acoustic remedial treatment satisfies the levels recommended in the relevant Australian standard.</p>	Prior to Certificate of Classification for each Phase	<p>(i) In satisfying this condition, Council accepts your proposal to install 10.38 mm laminated glass in satisfaction of the condition due to the particular circumstances of this development.</p> <p>This condition is imposed on developments which could be detrimentally affected by noise from road traffic.</p> <p>(ii) <u>Contact:</u></p> <ul style="list-style-type: none"> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138 <p>(iii) N/A</p> <p>(iv) Documentation to be Lodged at:</p> <ul style="list-style-type: none"> ▶ Development Assessment Team Central Department of Regulatory Services Floor 10 Brisbane Administration Centre 69 Ann Street Brisbane 	
<p>17. Ensure that the proposal complies with the requirements of the Disability Discrimination Act 1992.</p>	Prior to Commencement of Use for each Phase and To be maintained	<p>(i) This condition is required to provide for equitable access and facilities for people with disabilities as set out under Australian Standard AS. 1428 - Code of Practice for Design Rules of Access by the Disabled.</p> <p>(ii) <u>Contact:</u></p> <ul style="list-style-type: none"> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138 <p>(iii) N/A</p> <p>(iv) N/A</p>	

CONDITION		ACTION		GUIDELINES FOR APPLICANTS	
ACTION		TIME TO COMPLETE ACTION			
18. (a) Supply and install for each proposed balcony oriented towards a road, solid balustrading generally as per balustrading detail on approved Plan No. L8101 Revision F, dated 21 September 1998.		Prior to issue of Certificate of Certification and To be maintained for each Phase		<p>(i) This condition is imposed on developments which could be detrimentally affected by noise from road traffic.</p> <p>(ii) <u>Contact:</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138</p> <p>(iii) N/A</p> <p>(iv) Documentation to be Lodged at: ▶ Development Assessment Team Central Department of Regulatory Services Floor 10 Brisbane Administration Centre 69 Ann Street Brisbane</p>	
19. Provide and maintain adequate lighting at no cost to the Council, within all areas to which the public will be given access, in particular, those areas on the Wickham Street frontage.		Prior to issue of Certificate of Certification and To be maintained for each Phase		<p>(i) This condition is imposed to maintain public safety in all public areas of the subject site.</p> <p>(ii) <u>Contact:</u> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) N/A</p> <p>(iv) N/A</p>	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>20. Supply and install all service conduits and water and sewerage mains required in connection with the development and meet the costs of any alterations to public utility mains, existing mains, services or installations involved in the construction.</p>	<p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed when additions, alterations or extensions to service conduits or mains are required. Applicants should liaise with the appropriate service authorities.</p> <p>(ii) <u>Contact</u> Enquires regarding traffic signal conduits and water supply and sewerage mains: ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>Enquires regarding other services conduits should be directed to the relevant public authority.</p> <p>(iii) N/A</p> <p>(iv) N/A</p>	

UTILITIES

ACTION	CONDITION	GUIDELINES FOR APPLICANTS	TIME TO COMPLETE ACTION
<p>21. (a) Lodge electricity reticulation plans in accordance with Council's <i>Guidelines for the Provision of Underground Electricity</i> showing the proposed electricity services. These plans must be approved by the City Lighting Unit, Asset Management, Urban Management Division.</p> <p>(b) Enter into an agreement with EnergeX to provide underground electricity services in accordance with the above approved electricity reticulation plans. A copy of this agreement is to be submitted to the Team Leader, Licensing and Compliance Team Central, Development and Regulatory Services.</p> <p>(c) Implement the requirements and carry out the works necessitated by this condition in accordance with the above approved plans.</p>	<p>Prior to the issue of Certificate of Classification for Phase 1</p> <p>Prior to the issue of Certificate of Classification for Phase 1</p> <p>Prior to the issue of Certificate of Classification for Phase 1</p>	<p>(i) This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's <i>Guidelines for the Provision of Underground Electricity</i>. In this instance the Council strongly recommends that the electricity reticulation design is included on the same plan as the public lighting design.</p> <p>(ii) Contact Enquires regarding electricity reticulation plans: <ul style="list-style-type: none"> ▶ City Lighting Unit Asset Management Urban Management Division Ph: North - 3403 0310 / South - 3403 0307 </p> <p>Enquires regarding (b) should be directed to: <ul style="list-style-type: none"> ▶ EnergeX Ph: 131 253 </p> <p>(iii) N/A</p> <p>(iv) 4 copies of the electricity reticulation plans are to be forwarded to: <ul style="list-style-type: none"> ▶ City Lighting Unit Asset Management Urban Management Division Grey House </p>	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>PARK CONTRIBUTION</p> <p>22. Pay to Council a monetary contribution towards the provision and enhancement of parkland. The amount is currently calculated at \$10,000 per square metre of gross floor area. The required contribution currently totals \$361,500.00.</p> <p>Payment may be made on a pro-rata basis, comprising 50 per cent of the total amount payable for each Phase of the development.</p>	<p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed when a monetary contribution for parkland is required. The contribution is based on Council practice in conjunction with the requirements of Local Planning Policy No. 20.12 - <i>Development Contributions for Parks and Recreational Facilities</i>.</p> <p>(ii) <u>Contact</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138</p> <p>(iii) To avoid unnecessary expense and delay the Council strongly recommends that payment be made prior to finalisation and lodgement of any necessary building application. However, payment must be made prior to the issue of the Certificate of Classification. The amount to be paid will be calculated at the time of payment.</p> <p>(iv) Payment should be made at any of the Council's Customer Service Centres using the account codes detailed below. <u>Council Account Codes for payment of contribution:</u></p> <p>Where the site is not within a Local Area Outline Plan (LAOP) area City Parks Trust (50% of total contribution) J 207 318 7523 27 Ward Parks Trust (50% of total contribution) J 914 318 7523 27</p> <p>There is no fee required</p>	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>LANDSCAPE MANAGEMENT</p> <p>23. (a) Lodge a Landscape Management and Siteworks Plan generally in accordance with the approved plans of layout numbered L8101 Rev. F and L8102 Rev. E each as amended on 21 September 1998, in the form of drawings, scaled plans and supporting documentation that contains at least the following for the approval of the Landscape Assessment Unit:</p> <ul style="list-style-type: none"> i. location and extent of existing site constraints (eg. heritage -listed wall, cliff faces etc.); ii. structures or significant vegetation on adjacent properties (including the footpath reserve) which could impact upon the subject site (eg. street trees, extent of retaining walls, established trees etc) iii. proposed finished levels for completed works. In particular, indicate depth of topsoil to be provided to all landscaped areas; and provide typical sections showing drainage and irrigation methods for all proposed podium planting as well as the interface between proposed planting and heritage wall and balustrade; iv. Provision of detail landscape design indicating the location, species' botanical name, total numbers and size at planting of all proposed planting as well as covering standard landscape documentation issues. In particular, the proposed landscape design should incorporate the following elements: <ul style="list-style-type: none"> ▶ Maximise the provision of advanced columnar and spreading trees to the landscape buffer to the perimeter of the development to ensure that the landscape elements on site are compatible in terms of scale with the proposed building; ▶ Provide dense understorey planting with colourful and/or flowering shrubs to provide a suitable buffer to private outdoor spaces as well as add visual interest to the development from the surrounding streets. 		<p>Prior to approval of B/A</p>	
		<p>(i) This condition is imposed when significant landscaping works is required.</p> <p>The plan should address the following issues:</p> <ul style="list-style-type: none"> • an appropriate balance between built form and natural landscape elements that reduces the visual bulk of the buildings is to be maintained by providing a variety of planting scales throughout the development; • each private court is to be landscaped with suitable planting that provides adequate summer shading and allows where practicable for a minimum of three hours of direct sunlight at the June solstice; and • the Landscape Management and Siteworks Plan must ensure that the site will be landscaped so as to make a positive contribution to the amenity of the site, the appearance of the development and its presentation to any road and surrounding property in the locality. <p>(ii) <u>Contact:</u></p> <ul style="list-style-type: none"> ▶ Landscape Architect Development Assessment Team Central Development and Regulatory Services Ph: 3403 6750 <p>(iii) To avoid unnecessary expense and delay the Council strongly recommends that the Landscape Management and Siteworks Plan be lodged prior to finalisation and lodgement any necessary building application.</p> <p>(iv) 4 copies of the Landscape Management and Siteworks Plan are to be forwarded to:</p> <ul style="list-style-type: none"> ▶ Landscape Architect Development Assessment Team Central Development and Regulatory Services Floor 10, Brisbane Administration Centre 	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<ul style="list-style-type: none"> ▶ Incorporate cascading ground covers wherever feasible to soften the edges of proposed plantings. ▶ Provide for upgrading of footpaths to improve upon pedestrian comfort by providing a low landscaped buffer approximately 600 millimetres wide parallel to any kerb to provide a physical and psychological barrier from motorised traffic <p>These plans and details must be approved by the Senior Town Planner, Development Assessment Team Central, Development and Regulatory Services.</p> <p>(b) Implement the requirements and carry out any works necessitated by this condition in accordance with the above approved plans and details. Implemented works are to be inspected by a Landscape Assessment Officer, Development Assessment Team Central, Development and Regulatory Services and approved by the Team Leader, Licensing and Compliance Team Central, Development and Regulatory Services.</p>	<p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed to improve pedestrian amenity within and around the site.</p> <p>(ii) <u>Contact:</u></p> <ul style="list-style-type: none"> ▶ Landscape Architect Development Assessment Team Central Development and Regulatory Services Ph: 3403 6750 	
<p>25. Provision of street furniture, including public seating, rubbish bins and signage in accordance with the requirements of the Local Planning and Design Unit, Urban Management Division.</p>	<p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed to improve pedestrian amenity within and around the site.</p> <p>(ii) <u>Contact:</u></p> <ul style="list-style-type: none"> ▶ James Coultis Principal Programme Officer Local Planning and Design Ph: 3403 6096 	

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
ENVIRONMENTAL MANAGEMENT			
<p>26. (a) Lodge an Erosion and Sediment Control Program in accordance with Council's <i>Subdivision and Development Guidelines and Environmental Best Management Practice - Erosion and Sediment Control</i> which incorporates detailed plans, control measures, monitoring programs and maintenance procedures to ensure appropriate development and management practices within and adjacent to the estate. This plan must be approved by the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.</p> <p>(b) Implement the requirements and carry out the works necessitated by this condition in accordance with the above approved plan. Written approval that this condition has been complied with must be obtained from the Team Leader, Licensing and Compliance Team Central, Development and Regulatory Services.</p>	<p>Prior to approval of BIA for Phase 1</p> <p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed when the development involves significant site works which could lead to the loss of sediment and erosion. The plans must be prepared in accordance with Council's <i>Subdivision and Development Guidelines and Environmental Best Management Practice - Erosion and Sediment Control</i>. This condition is applicable only where a Vegetation Management Plan is not required.</p> <p>(ii) Contact: ▶ Erosion and Sediment Control Officer Technical Support Group Development and Regulatory Services Ph: 3403 4735</p> <p>(iii) To avoid unnecessary expense and delay the Council strongly recommends that part (a) of this condition be complied with prior to finalisation and lodgement of any necessary building application.</p> <p>(iv) 3 copies of the plans are to be forwarded to: ▶ Erosion and Sediment Control Officer Technical Support Group Development and Regulatory Services Floor 11, Brisbane Administration Centre</p>	

ACTION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
STORMWATER MANAGEMENT		
<p>27. (a) Lodge drainage plans in accordance with Standard Plan WS54-3 and Council's <i>Subdivision and Development Guidelines</i> showing the manner in which it is intended to deal with the roof and surface drainage and the location of the point of discharge of the site. Disposal by gravity pipeline is required if practicable. Use of pumps for disposal of stormwater will be approved only if the applicant/s can show evidence to Council of having taken all reasonable steps to obtain permission from adjacent property owners for construction of a gravity pipeline and of this being unobtainable. These plans must be approved by the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.</p> <p>(b) Implement the requirements and carry out the works necessitated by this condition in accordance with the above approved plan. Written approval that this condition has been complied with must be obtained from the Team Leader, Licencing and Compliance Central, Development and Regulatory Services.</p>	<p>Prior to approval of BIA for Phase 1</p> <p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed where the property does not fall to the street frontage or an approved drainage system, and it is necessary to identify the legal point of discharge. The plans must be prepared in accordance with Council's <i>Subdivision and Development Guidelines</i>.</p> <p>(ii) <u>Contact</u></p> <ul style="list-style-type: none"> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818 <p>(iii) To avoid unnecessary expense and delay the Council strongly recommends that part (a) of this condition be complied with prior to finalisation and lodgement of any necessary building application.</p> <p>(iv) 3 copies of the drainage plans are to be forwarded to:</p> <ul style="list-style-type: none"> ▶ Engineering Officer Technical Support Group Development and Regulatory Services Floor 11, Brisbane Administration Centre <p>The current fees for checking engineering drawings are:</p> <ul style="list-style-type: none"> \$230.00 - no external road or drainage works \$460.00 - external drainage works only \$420.00 - external roadworks only \$610.00 - external road and drainage works <p>Additional charge is major/detailed hydraulic assessment is required.</p>

ACTION	CONDITION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
<p>28. (a) Stormwater runoff from all roof and developed surfaces of the site shall be discharged into the 3 existing piped drainage systems surrounding the site.</p> <p>(b) Hydraulic grade lines and calculations are to be provided for each system to be utilised for discharge from the development</p> <p>(c) Car parks and other suitable areas shall be used for stormwater storage if required to ensure that stormwater discharge from the site is not dramatically increased as a result of the developments.</p> <p>(d) The 3 preferred discharge points are nominated as:</p> <ul style="list-style-type: none"> i. the existing 300 mm diameter system in Ann Street to the south-western corner of the site; ii. the existing 375 mm diameter system in Ann Street to the south-eastern corner of the site; iii. the existing 1,200 mm diameter system in Gotha Street to the north-western corner of the site. 	<p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed to ensure that appropriate discharge points are utilised for the stormwater runoff from the site.</p> <p>(ii) <u>Contact</u></p> <ul style="list-style-type: none"> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818 <p>(iii) N/A</p> <p>(iv) N/A</p>	
<p>29. (a) Preserve adjacent properties from ponding of stormwater or nuisance from the discharge of stormwater off the site.</p> <p>(b) Carry out rectification work resulting from ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties. Written approval that this condition has been complied with must be obtained from the Team Leader, Licensing and Compliance Team Central, Development and Regulatory Services.</p> <p>Where this rectification work involves drainage, plans are to be lodged showing the manner in which is intended to rectify the site drainage. These plans must be approved by the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.</p>	<p>Prior to the issue of Certificate of Classification & To be maintained for each Phase</p> <p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed to protect neighbouring properties from ponding and nuisance water from the proposed development. The plans must be prepared in accordance with Council's <i>Subdivision and Development Guidelines</i>.</p> <p>(ii) <u>Contact</u></p> <ul style="list-style-type: none"> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818 <p>(iii) N/A</p> <p>(iv) 3 copies of the rectification works plans are to be forwarded to:</p> <ul style="list-style-type: none"> ▶ Engineering Officer Technical Support Group Development and Regulatory Services Floor 11, Brisbane Administration Centre 	

ACTION	CONDITION	GUIDELINES FOR APPLICANTS
<p>30. Remove any redundant drainage outlets in the kerb and channel and any associated pipework associated with each Phase and reinstaite the kerb and channel and footpath.</p>	<p>Prior to the issue of Certificate of Classification for each Phase</p>	<p>(i) This condition is imposed to ensure that appropriate discharge points are utilised for the stormwater runoff from the site.</p> <p>(ii) <u>Contact</u> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) N/A</p> <p>(iv) N/A</p>
<p>ROADWORKS: ACCESS AND PARKING</p>		
<p>31. (a) Provide for on-site car parking, disabled car parking, servicing and overall traffic operations for the subject site to satisfy operational criteria for safety, accessibility and the avoidance of on-site queuing beyond the subject site, in accordance with the requirements of Brisbane City Council Planning Policy 18.06 and relevant Australian Standards.</p> <p>(b) In particular, prior to the issue of the relevant Building Approval for Phase 1, demonstrate to Council that each proposed basement level is developed to comply with the above requirements.</p>	<p>Prior to the issue of Building Approval for Phase 1</p>	<p>(i) This condition is imposed to ensure that the proposal includes adequate parking, servicing, access, manoeuvring and queuing areas on the subject site.</p> <p>(ii) <u>Contact</u> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) N/A</p> <p>(iv) N/A</p>

CONDITION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
<p>32. (a) Provide for the following external roadworks in accordance with the relevant requirements of the Deed of Agreement, the approved staging plans and Council's <i>Subdivision and Development Guidelines</i>:</p> <ul style="list-style-type: none"> i. construction of a new porphyry concrete kerb and channel on an approved as per Beard & Holland Plan No. 97/C43-1 dated May 1997 and Brisbane Transport Plan No. RPN 69/72 dated 5 August 1997, and Type 'F' road pavement from the lip of the new kerb and channel to the edge of the existing bitumen pavement for the full length of the frontages of the site to Wickham Street, Gotha Street, Ann Street and Gipps Street (the minimum width of road construction / reconstruction is to be 1.2 metres); ii. removal of the full width existing paved footpath along the full length of the frontages of the site to Wickham Street, Gotha Street, Gipps Street and Ann Street; iii. construction of a Type C2 permanent vehicular crossovers to the Gotha Street frontage of the site; iv. closure of all redundant vehicular crossovers and reinstatement of footpaths, footways, kerb and channel and road pavement; v. construction of a pavement of minimum Type A Standard and surface with an impervious material to the area on which motor vehicles will be driven and/or parked (construction of such pavements are to be certified by a Registered Professional Engineer of Queensland (RPEQ)); (b) Pay to Council the full cost of modifications to traffic signals at the intersections of Gipps/Ann Streets, and Gotha/Wickham Streets. (c) Lodge engineering plans in accordance with the Subdivision and Development Guidelines showing the design of the above requirements, including any external signs and permanent traffic safety signs, markings and devices (if required). These plans must be approved by the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services. 	<p>Prior to the issue of Certificate of Classification for each Phase unless otherwise specified in the Deed of Agreement</p> <p>Prior to the issue of Certificate of Classification for Phase 1</p> <p>Prior to approval of B/A for each Phase</p>	<p>(i) This condition is imposed where there are external roadworks to be undertaken in the road reserve, including provision for pedestrians, cyclists and buses as well as any works associated with internal access and traffic flow.</p> <p>(ii) <u>Contact:</u></p> <ul style="list-style-type: none"> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818 <p>(iii) Functional Layout plans must be approved prior to approval of engineering plans.</p> <p>To avoid unnecessary expense and delay the Council strongly recommends that parts (a) and (b) of this condition be complied with prior to finalisation and lodgement of any necessary building approval.</p> <p>(iv) 3 copies of the plans are to be forwarded to:</p> <ul style="list-style-type: none"> ▶ Engineering Officer Technical Support Group Development and Regulatory Services Floor 11, Brisbane Administration Centre <p>The current fees are:</p> <ul style="list-style-type: none"> \$230.00 - no external road or drainage works \$460.00 - external drainage works only \$420.00 - external roadworks only \$610.00 - external road and drainage works <p>Additional charge if major/detailed hydraulic assessment is required.</p>

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
<p>(d) Implement the requirements and carry out the works necessitated by this condition in accordance with the above approved engineering plan. Written approval that this condition has been complied with must be obtained from the Team Leader, Licensing and Compliance Team Central, Development and Regulatory Services.</p>	<p>Prior to the issue of Certificate of Classification for each Phase unless otherwise specified in the Deed of Agreement</p>		
<p>(e) Lodge "As Constructed" plans approved by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the Council's Subdivision and Development Guidelines. Written approval that this condition has been complied with must be obtained from the Team Leader, Licensing and Compliance Team Central, Development and Regulatory Services.</p>	<p>Prior to the issue of Certificate of Classification for each Phase</p>		
<p>33. Construct full width paved footpaths for the full length of the frontages of the site to Wickham Street, Gotha Street, Ann Street and Gippo Street, in accordance with the relevant requirements of the Deed of Agreement, the approved staging plans and with the Development Control Plan for Fortitude Valley (all footpaths to have a 1 in 50 cross fall for the full width), including the provision of a clearly legible pedestrian connection in the following areas:</p> <ul style="list-style-type: none"> i. between the proposed site and the footpath; ii. at potential conflict points between motorised and pedestrian traffic such as around the Porte cochere and underground car park access; and iii. to Centenary Place. 	<p>Prior to the issue of Certificate of Classification for each Phase unless otherwise specified in the Deed of Agreement</p>	<p>(i) This condition is imposed on developments which do not have footpaths in accordance with the local Development Control Plans along site frontages.</p> <p>(ii) <u>Contact</u> Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) N/A</p> <p>(iv) N/A</p>	

CONDITION	ACTION	TIME TO COMPLETE ACTION		GUIDELINES FOR APPLICANTS
<p>34. (a) Provide a Management Plan for the on-site coordination, storage and collection of refuse and recyclables.</p> <p>(b) Refuse and recyclables storage and collection for the development shall generally be in accordance with Dwg. No. DD01 B Rev. J, as amended December 1997.</p> <p>(c) Refuse and recyclables shall be collected internally and transferred to the external collection storage facility as required to satisfy the collection arrangements proposed in the approved Management Plan.</p> <p>(d) Driveway layouts shall accommodate the ingress and egress of a standard refuse collection vehicle in a forward motion and the refuse bin store shall provide adequate area for loading/unloading operations and the on-site turning manoeuvre of the collection vehicle.</p>		<p>Prior to the issue of Certificate of Classification for Phase 1 and thereafter maintained</p>		<p>(i) This condition is imposed to ensure that adequate arrangements are made, within Council Guidelines, for the storage and collection of refuse and recyclables.</p> <p>(ii) <u>Contact:</u> Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) N/A</p> <p>(iv) N/A</p>
<p>35. (a) Provide a minimum of 2.3 metres and 4.5 metres height clearances for all undercover car parking and service areas respectively.</p> <p>(b) Provide a minimum of 2.5 metres height clearance for parking for disabled persons on-site.</p> <p>(c) Provide a height clearance sign at the entrance to any undercover parking or manoeuvring areas and at all subsequent changes in height restrictions for parking and manoeuvring areas on-site.</p>		<p>Prior to the issue of Certificate of Classification for Phase 1</p>		<p>(i) This condition specifies details design requirements for car and service vehicles on-site, as required by Australian Standard 2890.1-1993.</p> <p>(ii) <u>Contact:</u> John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138</p> <p>(iii) N/A</p> <p>(iv) N/A</p>

CONDITION		GUIDELINES FOR APPLICANTS	
ACTION	TIME TO COMPLETE ACTION		
36. Reinstate a footpath and concrete kerb and channel along all frontages should they be damaged during construction activities.	Prior to the issue of Certificate of Classification for each Phase	(i) This condition is imposed when an existing footpath may be damaged during construction. (ii) <u>Contact:</u> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818 (iii) N/A (iv) N/A	
37. Demonstrate how it is proposed to ensure that the designated public parking area on Basement Plan Level B1 will not be used as a public car park for purposes other than ancillary to the approved development. In particular: (a) Notices are to be displayed in Basement Plan Level B1 alerting the public that the designated public parking area is for patrons of the retail/commercial area and visitors of residents only; (b) The on-site Body Corporate Manager is to be responsible to monitor and police the designated area on Basement Plan Level B1 to ensure that it will not be used as a public car park for purposes other than ancillary to the approved development; and (c) The designated public parking area is to remain as part of the Common Property of the development.	Prior to the issue of B/A for Phase 1 and To be maintained	(i) This condition is imposed to ensure that the public car parking area on-site is not used for commuter purposes. (ii) <u>Contact:</u> ▶ John Morwood Assessment Manager Development Assessment Team Central Development and Regulatory Services Ph: 3403 6138 (iii) N/A (iv) N/A	

CONDITION		ACTION		TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
WATER SUPPLY & SEWERAGE					
38. Pay to Brisbane Water a monetary contribution towards the cost of water supply and sewerage headworks. The amount payable is \$150,000.00		Prior to the issue of Certificate of Classification for Phase 1		Prior to the issue of Certificate of Classification for each Phase	<p>(i) This condition is imposed to obtain a contribution towards the provision of a satisfactory water supply system within the locality of the site.</p> <p>(ii) <u>Contact:</u> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) To avoid unnecessary expense and delay the Council strongly recommends that part (a) of this condition be complied with prior to finalisation and lodgement of any necessary building application.</p> <p>(iv) Contributions must be paid at the Customer Service Centres throughout the City of Brisbane. <i>Council Account Codes for payment of contribution</i> <i>Water Headworks (Treatment) R 222 581 7541 27</i> <i>Water Headworks (Distribution) R 222 581 7542 27</i></p>
39. (a) Lodge a sizing application in accordance with Council's Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation for a water service with Council meter. The size of the service shall be determined by the total number of fixture units. These plans must be approved by the Senior Engineering Officer, Technical Support Group, Development and Regulatory Services.		Prior to approval of BIA for each Phase		Prior to the issue of Certificate of Classification for each Phase	<p>(i) This condition is imposed where there is no existing water service or where the existing service is insufficient for the proposed development. These plans are to be prepared in accordance with Council's Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation.</p> <p>(ii) <u>Contact:</u> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818</p> <p>(iii) To avoid unnecessary expense and delay the Council strongly recommends that part (a) of this condition be complied with prior to finalisation and lodgement of any necessary building application. Receipt verifying that payment has been made is to be lodged with the building application.</p> <p>(iv) Application and fees can be paid at any of the Council's Customer Service Centres throughout Brisbane.</p>
(b) Pay to Council the cost of the service extension and Council Water Meter.		Prior to the issue of Certificate of Classification for each Phase		Prior to the issue of Certificate of Classification for each Phase	
(c) Pay to Council the cost of the design and installation of the water service extension and Council Meter.		Prior to the issue of Certificate of Classification for each Phase		Prior to the issue of Certificate of Classification for each Phase	

ACTION	CONDITION	TIME TO COMPLETE ACTION	GUIDELINES FOR APPLICANTS
<p>40. (a) Lodge engineering plans in accordance with Brisbane Water's Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation signed, showing the provision of a sewerage, a special property connection to the site, from MH A as shown on Plan No. 1874/97/S. The size of the connection shall be determined by the total number of fixture units.</p> <p>(b) Implement the requirements and carry out the works necessitated by this condition (not including connection to the live sewer) in accordance with the above approved plans to a standard which is satisfactory to be accepted on maintenance by Brisbane Water.</p> <p>(c) Pay to Brisbane Water the cost of live connection to the sewer mains.</p>	<p>Prior to approval of B/A for Phase 1</p> <p>Prior to the issue of Certificate of Classification for Phase 1</p> <p>Prior to the issue of Certificate of Classification for Phase 1</p>	<p>(i) This condition is imposed to bring sewerage to the site. Plans must be prepared in accordance with Brisbane Water's Required Standards for the Design and Construction of Water Supply and Sewerage Reticulation.</p> <p>This document is available from:</p> <ul style="list-style-type: none"> ▶ Brisbane Water ▶ TC Beirne Centre Brunswick Street Mall Fortitude Valley <p>(ii) <u>Contact</u></p> <ul style="list-style-type: none"> ▶ Engineering Officer Development Assessment Team Central Development and Regulatory Services Ph: 3403 5818 <p>(iii) To avoid unnecessary expense and delay the Council strongly recommends that part (a) of this condition be completed with prior to finalisation and lodgement of any necessary building application. Work must be completed prior to the issue of the Certificate of Classification.</p> <p>Compliance is required by either:</p> <ul style="list-style-type: none"> - receipt of payment if Council is to construct - Certificate of Completion from Sewerage Operations Branch if constructed by a private contractor. <p>Fees can be paid at any of the Council's Customer Service Centres throughout Brisbane.</p>	