



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/635

23 December 2016

AUSCOM Projects
C/- Mr Ben Lewis
Bartley Burns
1027 Manly Road
TINGALPA QLD 4173

Dear Ben

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR STAGE 1: MEDICAL CENTRE (3,711M²) AND CARPARK AND STAGE 2: VISITOR ACCOMMODATION (239 ROOMS), FOOD PREMISES, SHOP AND OFFICE (71M²), AT 94-96 CAMPBELL STREET AND 7, 7A AND 9-13 WREN STREET, BOWEN HILLS DESCRIBED AS LOT 24 ON SP276528 AND EASEMENT A ON SP275607 (FORMERLY DESCRIBED AS LOTS 24-28 ON RP9941, LOT 22 ON RP155465 AND LOT 21 ON SP275607)

On 23 December 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.edq.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 Tom Barker on 3452 7440.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. Smith", written over a light grey rectangular background.

Peter Smith
Executive Director – EDQ Planning Services

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PDA Decision Notice – Approval

Site information		
Priority Development Area	Bowen Hills	
Site address	94-96 Campbell Street and 7, 7A and 9-13 Wren Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 24	SP276528
	Easement A	SP275607
PDA development application details		
DEV reference number	DEV2014/635	
'Properly made' date	25 October 2016	
Type of application	<input type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Change to PDA Development Approval for a PDA Development Permit for a Material Change of Use for: <ul style="list-style-type: none"> • Stage 1: Medical Centre (3,711m²) and Car Park • Stage 2: Visitor Accommodation (239 Rooms), Food Premises, Shop and Office (71m²). 	

PDA development approval details

Decision of the MEDQ	<p>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.</p> <p>The changes are summarised as follows:</p> <ul style="list-style-type: none"> • Staging of development: <ul style="list-style-type: none"> ○ Stage 1 - Medical Centre and Car Park ○ Stage 2 - Visitor Accommodation • Inclusion of Medical Centre Use in Stage 1 • Reduction in total car parking spaces in Car Park component of Stage 1 • Reduction in car parking allocation for Visitor Accommodation in Stage 2 • Removal of retail / commercial tenancies at Ground level of Stage 1 • Re-arrangement of fire stairs in Stage 1 • Relocation of vehicle access point in Stage 1 • Relocation of refuse area in Stage 1 • Removal of pedestrian link between Stage 1 and Stage 2
Original Decision date	26 March 2015
Change to approval date	23 December 2016
Currency period	4 years from original Decision Date

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.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Staging Plan, prepared by Thomson Adsett	AC 1005, Revision B	11-11-2016
2.	Perspectives – Wren Street View, prepared by Thomson Adsett	AC 0200, Revision C	05-10-2016
3.	Perspectives – ICB View, prepared by Thomson Adsett	AC 0203, Revision C	05-10-2016
4.	Wren Street Elevation, prepared by Thomson Adsett	AC 1001, Revision C	21-07-2016
5.	Site Plan, prepared by Thomson Adsett	AC 1002, Revision F	29-06-2016
6.	Proposed Lower Ground Floor, prepared by Thomson Adsett	AC 2000, Revision D	29-08-2016
7.	Proposed Ground Floor Plan, prepared by Thomson Adsett	AC 2001, Revision E	29-08-2016
8.	Proposed First Floor, prepared by Thomson Adsett	AC 2002, Revision D	21-07-2016
9.	Proposed Second Level, prepared by Thomson Adsett	AC 2003, Revision E	29-08-2016

10.	Proposed Carpark Level 3, prepared by Thomson Adsett	AC 2004, Revision E	28-07-2016
11.	Proposed Carpark Level 4 – 7 Typical, prepared by Thomson Adsett	AC 2005, Revision B	28-07-2016
12.	Proposed Carpark – Level 8	AC 2006, Revision D	28-07-2016
13.	Roof Plan, prepared by Thomson Adsett	AC 2007, Revision A	01-06-2016
14.	Elevations, prepared by Thomson Adsett	AC 3001, Revision E	05-10-2016
15.	Façade Detail, prepared by Thomson Adsett	AC 3002, Revision A	05-10-2016
16.	Section, prepared by Thomson Adsett	AC 3101, Revision C	21-07-2016
17.	Section, prepared by Thomson Adsett	AC 3102, Revision C	21-07-2016
18.	Floor Plan – Levels 2-3 Typical, prepared by Thomson Adsett	SD-05, Revision F	16.06.2016
19.	Elevations – Sheet 2, prepared by Thomson Adsett	SD-21, Revision E	16.06.2016
Plans and documents previously approved on 26 March 2015		Number (if applicable)	Date (if applicable)
1.	Site Plan, prepared by Thomson Adsett	SD-02, Revision D	23.03.2015
2.	Floor Plan – Ground Level, prepared by Thomson Adsett	SD-03, Revision E	23.03.2015
3.	Floor Plan – Level 1, prepared by Thomson Adsett	SD-04, Revision E	23.03.2015
4.	Floor Plan – Levels 4-19 Typical, prepared by Thomson Adsett	SD-06, Revision E	23.03.2015
5.	Roof Plan, prepared by Thomson Adsett	SD-07, Revision A	27.02.2015 (Amended in red 26/3/2015)
6.	Typical Apartment Types, prepared by Thomson Adsett	SD-08, Revision B	23.03.2015
7.	Elevations – Sheet 1, prepared by Thomson Adsett	SD-20, Revision C	27.02.2015
8.	Sections – Sheet 1, prepared by Thomson Adsett	SD-30, Revision C	27.02.2015
9.	Landscape Design Extent, prepared by Place Design Group	Issue A	October 2014 (Amended in red 26/3/2015)
10.	Traffic Report, prepared by TTM	13BRT0403	24 March 2015
11.	Site Based Stormwater Management Plan – Quality, prepared by BG Group	C14-016 – Version 1	03/02/2015
12.	Environment Noise Assessment Report, prepared by Sound Matters TTM	14BRA0181 R01_1	20/11/2014

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. **RPEQ** means Registered Professional Engineer of Queensland.

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.

PDA Development Conditions		
No.	Condition	Timing
Stage 1 and Stage 2		
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use
2.	<p>Certification of Operational Works</p> <p>All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including external building finishes, landscaping, parking, driveways, public art and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
Engineering		
4.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of construction for each stage</p> <p>b) At all times during construction</p>
5.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher.</p>	a) Prior to commencement of construction for each stage

PDA Development Conditions

No.	Condition	Timing
Stage 1 and Stage 2		
	<p>The TMP must include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during construction</p>
6.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment DILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>a) Prior to commencement of construction for each stage</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>
7.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments.</i></p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. 	<p>a) Prior to commencement of construction for each stage</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 1 and Stage 2		
	b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
8.	Vehicle Access Provide vehicle crossovers generally in accordance with the approved plans, designed and constructed in accordance with Council adopted standards.	Prior to commencement of use for each stage and to be maintained
9.	Water Connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use for each stage
10.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use for each stage
11.	Compliance Assessment – Relocation of Water, Sewer and Electricity a) Submit to EDQ Development Assessment, DILGP for compliance assessment a services relocation plan, certified by a RPEQ, for the relocation of the existing water, sewer and electricity services within the site to achieve the minimum horizontal and vertical clearance with the proposed buildings in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the Asset Owner's adopted standards. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register and test results in accordance with Asset Owner's current adopted standards.	a) Prior to commencement of construction for each stage b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
12.	Compliance Assessment – Trunk Stormwater Comply with either a) – c) or d) – f) as follows:	

PDA Development Conditions		
No.	Condition	Timing
Stage 1 and Stage 2		
	<p>a) Submit to EDQ Development Assessment, DILGP written approval from Council for Building Over or Near Relevant Infrastructure in relation to the trunk stormwater main within the site;</p> <p>b) Construct the works generally in accordance with Building Over or Near Relevant Infrastructure approval required under part a) of this condition; and</p> <p>c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the Building Over or Near Relevant Infrastructure approval required under part a) of this condition.</p> <p style="text-align: center;">or</p> <p>d) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering plans, certified by an RPEQ, for the relocation of the existing trunk stormwater within the site generally in accordance with Council's current adopted standards;</p> <p>e) Construct the works generally in accordance with the endorsed plans required under part d) of this condition; and</p> <p>f) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of construction for each stage</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p> <p>d) Prior to commencement of works for each stage</p> <p>e) Prior to commencement of use for each stage</p> <p>f) Prior to commencement of use for the each stage</p>
13.	<p>Compliance Assessment – Stormwater connection</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater connection designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity</i> and Council's current adopted standards.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of construction for each stage</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>
14.	<p>Stormwater Quality</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for</p>	<p>a) Prior to commencement of</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 1 and Stage 2		
	<p>the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quality and Site Based Stormwater Management Plan – Quality</i> report, dated 03/02/2015, prepared by BG Group Engineers.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>construction for each stage</p> <p>b) Prior to commencement of use for each stage</p>
15.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use for each stage and to be maintained</p>
16.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DILGP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development;</p> <p>or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</p>	<p>Prior to commencement of construction</p>
17.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	<p>Prior to commencement of construction for each stage</p>
18.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	<p>Prior to commencement of construction for each stage</p>
19.	<p>Gas</p> <p>Submit to EDQ Development Assessment, DILGP</p>	<p>Prior to</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 1 and Stage 2		
	documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the development.	commencement of site works for each stage
20.	<p>Public Infrastructure - Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to commencement of use for each stage
Landscape and Environment		
21.	<p>Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA registered landscape architect and generally in accordance with Council's <i>Schedule 6 Planning Scheme Policies (PSPs)</i>.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered landscape architect.</p>	<p>a) Prior to commencement of construction for each stage</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>
22.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p>	a) Prior to commencement of construction for each stage

PDA Development Conditions		
No.	Condition	Timing
Stage 1 and Stage 2		
	<ul style="list-style-type: none"> i. prepared generally in accordance with the <i>State Planning Policy</i> (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>or during site works for each stage</p> <p>b) Prior to commencement of use for each stage</p>
23.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of construction for each stage</p> <p>b) At all times during construction</p>
24.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use for each stage</p>
Surveying, land transfers and easements		
25.	<p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to commencement of use for each stage or prior to endorsement of a Building Format Plan, whichever occurs first</p>
Infrastructure Charges		
26.	<p>Infrastructure Contributions</p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) February 2015 indexed to the date of payment.</p> <p>Note: Where applicable, Value Uplift charges are payable in accordance with the timeframes in the IFF (e.g. prior to the endorsement of a building format plan or the commencement of use, whichever is the earlier).</p>	<p>For each stage, in accordance with the IFF</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 1 – Medical Centre & Car Park		
29.	<p>Compliance Assessment – Landscape Concept Plan – Façade Landscaping</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a detailed landscape concept plan, including details of façade landscaping (green wall panels), generally in accordance with the following approved plans:</p> <ol style="list-style-type: none"> i. Perspectives – Wren Street, prepared by Thomson Adsett, drawing no. AC 0200, Revision C, dated 05-10-2016 ii. Perspectives – ICB View, prepared by Thomson Adsett, drawing no. AC 0203, Revision C, dated 05-10-2016 iii. Elevations, prepared by Thomson Adsett, drawing no. AC 3001, Revision E, dated 05-10-2016 <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p>
30.	<p>Compliance Assessment – Ecologically Sustainable Design</p> <p>a) Submit to EDQ Development Assessment, DILGP, detailed design documentation that demonstrates the development includes the following sustainable design requirements:</p> <ol style="list-style-type: none"> 1. A minimum as-built energy density equivalent to or greater than a 5 star (NABERS) rating, including the following energy reduction systems: <ol style="list-style-type: none"> i. a high thermal performance building shell; and ii. a high coefficient of performance (COP) (4+) heating ventilation and air conditioning (HVAC) system; and iii. an electric heat pump boosted water heating system. 2. A roof-top solar photovoltaic thermal (PVT) panel system to generate and store a minimum of 25% of the forecast annual electrical energy consumption (kWh) for the building, being equivalent to or greater than a 5 star (NABERS) rating. 3. An integrated building management system (BMS) with electrical load flattening (ELF) capability. 4. Sub-meters on major sub-circuits. 5. A HVAC system with high efficiency medical grade HEPA filters for the fresh air intake. 	<p>a) Prior to commencement of construction</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 1 – Medical Centre & Car Park		
	<p>6. A rainwater harvesting and storage system with a minimum capacity of 80% of the forecast annual non-potable water usage, being equivalent to or greater than a 5 star (NABERS) rating that is:</p> <ol style="list-style-type: none"> i. connected to the system to irrigate the ground level and building façade landscaping; and is ii. connected to the building for use as a non-potable water source. <p>b) Submit to EDQ Development Assessment, DILGP for compliance assessment, a report prepared by a suitably qualified sustainability professional, demonstrating that the development has been constructed generally in accordance with part a) of this condition.</p>	<p>b) Prior to commencement of use and to be maintained</p>
31.	<p>Compliance Assessment – Electric Vehicle Charging</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a Car Park Layout Plan identifying:</p> <ol style="list-style-type: none"> i. sixteen (16) car parking spaces within the Stage 1 - Carpark where level 2 (mid tier) Electric Vehicle (EV) charger will be installed for use by the Car Park and Medical Centre; ii. one (1) car parking space within the Stage 1 - Car Park where a level 2 (mid tier) Electric Vehicle (EV) charger will be installed for the future dedicated and exclusive use of the Stage 2 – Short Term Accommodation (Hotel) electric vehicle; and iii. the Electric Vehicle (EV) parking spaces are to be signed and marked as electric vehicle charger spaces. <p>b) Submit to EDQ Development Assessment, DILGP evidence demonstrating that the Electric Vehicle (EV) car parking spaces and EV chargers have been installed generally in accordance with part a) of this condition. <i>Note: The car parking space and EV charger point identified for future use of the Stage 2 – Visitor Accommodation (Hotel) may be used by the Stage 1 – Car Park and Medical Centre until such time as Stage 2 is constructed and use commences.</i></p>	<p>a) Prior to commencement of construction</p> <p>b) Prior to commencement of use and to be maintained</p>
32.	<p>Compliance Assessment – Public Art</p> <p>a) Provide Public Art to the minimum value of \$50,000 (including design, fabrication and installation), generally in accordance with:</p> <ol style="list-style-type: none"> i. Elevations Plan, prepared by Thomson Adsett, drawing no. AC 3001, Revision E, dated 5-10-2016. <p>b) Submit to EDQ Development Assessment, DILGP for</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 1 – Medical Centre & Car Park		
	<p>compliance assessment a detailed Public Art Plan, including the following:</p> <ul style="list-style-type: none"> i. Design Concept (description of the theme / story / inspiration for the public artwork); ii. Imagery / sketches / drawings of the public artwork; iii. Materials and colours palette; iv. An assessment demonstrating the public artwork as generally in accordance with Section 6.3 (excluding subsections 6.3.7) of Chapter 6 – Public Art, Infrastructure Design Planning Scheme Policy, Brisbane City Plan 2014; v. A summary of the break down and allocation of the minimum value of \$50,000 for the public artwork, identifying as a minimum design, fabrication, installation and artist costs. <p>c) Submit to EDQ Development Assessment, DILGP evidence demonstrating that the public artwork has been installed in accordance with part a) and part b) of this condition.</p>	<p>commencement of construction</p> <p>c) Prior to commencement of use and to be maintained</p>
33.	<p>Compliance Assessment – Car Parking</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a Car Park Layout Plan identifying: <ul style="list-style-type: none"> i. a minimum of two (2) car share publically accessible car parking spaces; ii. a minimum of seventy (70) car parking spaces for the dedicated future use of the Stage 2 – Visitor Accommodation (Hotel); and iii. a maximum of thirty-seven (37) car parking spaces for the Stage 1 – Medical Centre. b) Provide delineated and signed car parking spaces in accordance with the approved plans and AS2890.1 – 2004 - Off Street Car Parking. c) Submit to EDQ Development Assessment, DILGP, evidence demonstrating that the car parking spaces have been constructed generally in accordance with part a) and b) of this condition. <p>Note: <i>The car parking spaces for future use of the Stage 2 – Visitor Accommodation (Hotel) may be used by the Stage 1 - Car Park and Medical Centre until such time as Stage 2 is constructed and use commences.</i></p>	<ul style="list-style-type: none"> a) Prior to commencement of construction b) Prior to commencement of use and to be maintained c) Prior to commencement of use and to be maintained

PDA Development Conditions

No.	Condition	Timing
Stage 1 – Medical Centre & Car Park		
34.	<p>Compliance Assessment – Bikeway</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering plans, certified by a RPEQ for the proposed bikeway within the site designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and Council's current adopted standards.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of the works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of construction</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
35.	<p>Bicycle Parking</p> <p>a) Provide twenty-two (22) bicycle parking spaces to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.</p> <p>b) Demonstrate bicycle parking facilities have been provided in accordance with parts a) and b) of this condition.</p>	<p>Prior to commencement of use and to be maintained</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 2 - Visitor Accommodation (Hotel)		
36.	<p>Acoustic Treatments</p> <p>Undertake acoustic treatments generally in accordance with the recommendations in the Environmental Noise Assessment report prepared by Sound Matters TTM and dated 20 November 2014.</p>	Prior to commencement of use
37.	<p>Compliance Assessment – External Details</p> <p>Submit to EDQ Development Assessment, DILGP for compliance assessment, further details of the building, facade treatment and external materials, colours and finishes generally in accordance with the approved plans.</p>	Prior to approval for building work
38.	<p>Window Treatment</p> <p>The windows of the Lower Ground Floor and Ground Floor adjoining Wren Street must be designed and constructed:</p> <p>a) With window sill heights within 100-300mm above the corresponding footpath level.</p> <p>b) Without the use reflective glass, dark tinting or reflective tinting.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use and to be maintained</p>
39.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA registered landscape architect, for improvement works within the proposed development generally in accordance with the Campbell St Hotel - Landscape Design Intent, dated Oct 2014, prepared by Place Design Group.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use and to be maintained</p>
40.	<p>Compliance Assessment – Ecologically Sustainable Design</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed design documentation that demonstrates the development includes the following sustainable design requirements:</p> <p>1. A cumulative thermal load (including passive and active) equivalent to or greater than a 8.5 star rating</p>	a) Prior to commencement of construction

PDA Development Conditions		
No.	Condition	Timing
Stage 2 - Visitor Accommodation (Hotel)		
	<p>(BCA) for the building and system as a whole, through a combination of:</p> <ol style="list-style-type: none"> i. a high thermal performance industrialised building system (IBS); and ii. a centralised gas hybrid solar thermal heating, ventilation and air conditioning (HVAC) system. <ol style="list-style-type: none"> 2. Roof-top integrated solar photovoltaic thermal (PVT) panels to produce heated water for the gas hybrid solar thermal HVAC system with sufficient excess generation electricity to partially offset a minimum of 20% of stationary electrical energy consumption. 3. An integrated building management system (BMS) with electrical load flattening (ELF). 4. A HVAC system with high efficiency medical grade HEPA filters for the fresh air intake. <p>b) Submit to EDQ Development Assessment, DILGP for compliance assessment, a report prepared by a suitably qualified sustainability professional, demonstrating that the development has been constructed generally in accordance with part a) of this condition.</p>	<p>b) Prior to commencement of use and to be maintained</p>
41.	<p>Electric Vehicle</p> <p>Provide one (1) electric or plug-in hybrid electric vehicle (EV/PHEV) for Stage 2 – Visitor Accommodation (Hotel) guest transport.</p>	<p>Prior to commencement of use and to be maintained</p>
42.	<p>Electric Vehicle Charging</p> <p>Submit to EDQ Development Assessment, DILGP evidence demonstrating that:</p> <ol style="list-style-type: none"> i. one (1) parking space with a Level 2 (mid-tier) Electric Vehicle (EV) charger is dedicated for the exclusive use of the Stage 2 – Hotel electric vehicle (EV) as referenced in Condition 31; and ii. that the dedicated parking space and electric vehicle charging infrastructure is provided in accordance with the compliance endorsed Car Park Layout Plan referenced in Condition 31. 	<p>Prior to commencement of use and to be maintained</p>
43.	<p>Car Parking</p> <p>Submit to EDQ Development Assessment, DILGP, evidence demonstrating a minimum seventy (70) car parking spaces have been allocated for the dedicated use of the Stage 2 – Visitor Accommodation (Hotel) as referenced in Condition 33.</p>	<p>Prior to commencement of the use and to be maintained</p>

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****