



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/759

30 January 2017

Kingsford Development Australia Pty Ltd
C/- Mr Steve Buhmann
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Steve

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (641 DWELLING UNITS), BUSINESS, FOOD PREMISES, INDOOR ENTERTAINMENT, MEDICAL CENTRE, OFFICE, SHOP, COMMUNITY FACILITY AND OUTDOOR SPORT AND RECREATION AT 527 GREGORY TERRACE, FORTITUDE VALLEY DESCRIBED AS LOT 22 ON RP202547

On 25 January 2017, the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also 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-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Tom Barker on 3252 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

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	527 Gregory Terrace, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	22	RP202547
PDA development application details		
DEV reference number	DEV2016/759	
'Properly made' date	15 March 2016	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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 type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of use for Multiple Residential (641 Dwelling Units), Business, Food Premises, Indoor Entertainment, Medical Centre, Office, Shop, Community Facility and Outdoor Sport and Recreation	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	25 January 2017
Currency period	4 years from Decision Date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Staging Plan	SK9100	16/01/2017
2.	Staging Section	SK9200	16/01/2017
3.	Perspective	SK1000	16/01/2017
4.	Rear Perspective	SK1010	16/12/2016
5.	Entry	SK1020	16/12/2016
6.	Entry Street Level Views	SK1030	16/12/2016
7.	Basement 05	SK2010	16/12/2016
8.	Basement 04	SK2020	16/12/2016
9.	Basement 02 & 03	SK2030	16/12/2016
10.	Basement 01	SK2050	16/01/2017
11.	Ground	SK2100	16/12/2016 (Amended in Red on 25 January 2017)
12.	Tower 1 – Ground	SK2101	16/12/2016
13.	Tower 2 – Ground	SK2102	16/12/2016
14.	Level 01	SK3010	16/12/2016
15.	Tower 1 – Level 01	SK3011	16/12/2016
16.	Tower 2 – Level 01	SK3012	16/12/2016
17.	Typical Plan Level 02 – 24	SK3100	16/12/2016
18.	Tower 1 – Typical Level	SK3101	16/12/2016
19.	Tower 2 – Typical Level	SK3102	16/12/2016
20.	Typical Plan Level 25 – 29	SK3250	16/12/2016
21.	Tower 1 – Top Levels	SK3251	16/12/2016
22.	Tower 2 – Roof Level	SK3252	16/12/2016
23.	Roof Terrace Tower 1	SK3350	16/12/2016
24.	Tower 1 – Roof Level	SK3351	16/12/2016
25.	Brunswick St Elevation	SK4010	16/12/2016
26.	Gregory Terrace Elevation	SK4020	16/12/2016

27.	North East Elevation	SK4030	16/12/2016
28.	South East Elevation	SK4040	16/12/2016
29.	Streetscape Elevation	SK4050	16/12/2016
30.	Internal Elevation – Tower 2	SK4150	16/12/2016
31.	Internal Elevation – Tower 1	SK4250	16/12/2016
32.	Sections Tower 2	SK5100	16/12/2016
33.	Sections Tower 1	SK5110	16/12/2016
34.	Additional Perspective – Pedestrian View – Intersection of Brunswick Street & Gregory Terrace	Issue 02, pg. 7	December 2016
35.	Additional Perspective – View from Intersection	Issue 02, pg. 8	December 2016
36.	Building Aesthetic – Tower Distinction – Concept Finishes	Issue 02, pg. 63	December 2016
37.	Apartment Details – Typical Floor Plan – Cross Ventilation	SK5300	16/12/2016
38.	Apartment Details – Typical Floor Plan	Issue 02, pg. 14	December 2016
39.	Apartment Details – Typical Floor Plan	Issue 02, pg. 15	December 2016
40.	Western Façade Details – Operable Façade	Pg. 22	
41.	Western Façade Details – Tower 01 – Western Screens / Sun Shading	Issue 02, pg. 24	December 2016
42.	Eastern Façade Details – Tower 01 – Eastern Screens / Sun Shading	Issue 02, pg. 25	December 2016
43.	North West Façade Details – Tower 02 – North West Screens / Sun Shading	Issue 02, pg. 26	December 2016
44.	South West Façade Details – Tower 02 – South Western Screens / Sun Shading	Issue 02, pg. 27	December 2016
45.	Vertical Gardens – Tower 01 – Green Wall Details	Issue 02, pg. 43	December 2016
46.	Vertical Gardens – Tower 02 – Green Wall Details	Issue 02, pg. 44	December 2016
47.	Vertical Gardens – Detail Plan & Recommended System for Trellis	Issue 02, pg. 45	December 2016
48.	Concept Design – Proposed Roadworks – Brunswick St – Fortitude Valley, prepared by	RPN677, Revision C	12-11-14

	Brisbane City Council – Brisbane Infrastructure		
49.	Landscape Design Intent, prepared by Form	160602, Issue DA07	16 September 2016 (Amended in Red 25 January 2017)
50.	Engineering Report, prepared by Bornhorst & Ward	14313B, Revision E	September 2016
51.	Noise Impact Assessment, prepared by MWA Environmental	15-182, Version 2	20.09.2016

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. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **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
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, for contributed assets, 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 landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
4.	<p>Community Management Statement</p> <p>Any Community Management Statement for the development must include the following requirements:</p> <ul style="list-style-type: none"> a) All areas of the 'public realm' at Ground Level and Basement 01 shall form part of the common property and must allow unimpeded access by the public 24 hours a day, 7 days a week. These areas must not be designated for the exclusive use of any unit and /or use. These areas are to be maintained by the Body Corporate at all times in accordance with the approved plans; b) Ensure evidence of adequate public liability insurance; c) Schedule of exclusive use allocation for PDA Guideline-compliant accessible car parking spaces to accessible dwelling units; d) Ongoing maintenance of all landscaping internal to the site, including the ground plane, rooftop recreational decks and vertical façade landscaping; e) Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to, or clearly visible from, the vehicle entrance to the site; f) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to 	At Building Format Plan endorsement for each stage

	<p>prevent environmental nuisance;</p> <p>g) Maintain all areas, including the collection of refuse, repair of infrastructure, reinstatement of damaged infrastructure etc.; and</p> <p>h) Access for service authorities to enter the site to undertake all necessary work.</p>	
Architecture and Design		
5.	<p>Compliance Assessment – Terracotta Screen and Banding</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, detailed concept plans for the brick terracotta feature screening and banding of balconies, generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> i. Additional Perspective – View from Intersection, pg. 8 Issue 02, December 2016 ii. Entry, drawing reference SK1020, dated 16/12/2016 iii. Entry Street Level Views, drawing reference SK1030, dated 16/12/2016 <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, a Certificate of Compliance by a Registered Architect, certifying that the constructed works comply with part a) of this condition.</p>	<p>a) Prior to the commencement of works for the first stage</p> <p>b) Prior to the commencement of use for the relevant stage and to be maintained</p> <p>c) Prior to the commencement of use for the relevant stage</p>
6.	<p>Compliance Assessment – Façade Treatment – Materials and Colours</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, detailed perspective and elevation plans, accompanied by a material and colour schedule and samples for façade treatments of Stages 1 and 2, generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> i. Brunswick Street Elevation, drawing reference SK4010, dated 16/12/2016 ii. Gregory Terrace Elevation, drawing reference SK4020, dated 16/12/2016 iii. North East Elevation, drawing reference SK4030, 16/12/2016 iv. South East Elevation, drawing reference SK4040, dated 16/12/2016 v. Streetscape Elevation, drawing reference SK4050, dated 16/12/2016 vi. Internal Elevation – Tower 2, drawing reference 	<p>a) Prior to the commencement of works for the first stage</p>

	<p>SK4150, dated 16/12/2016</p> <p>vii. Internal Elevation – Tower 1, drawing reference SK4250, dated 16/12/2016</p> <p>viii. Additional Perspective – Pedestrian View – Intersection of Brunswick Street & Gregory Terrace, Issue 02, pg. 7, dated December 2016</p> <p>ix. Additional Perspective – View from Intersection, Issue 02, pg. 8, dated December 2016</p> <p>x. Building Aesthetic – Tower Distinction – Concept Finishes, Issue 02, pg. 63, dated December 2016</p> <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, a Certificate of Compliance by a Registered Architect, certifying that the constructed works comply with part a) of this condition.</p>	<p>b) Prior to the commencement of use for the relevant stage and to be maintained</p> <p>c) Prior to the commencement of use for the relevant stage</p>
7.	<p>Compliance Assessment – Ground Level & Level 01 – Pavement Treatment</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a detailed plan, accompanied by a materials and colours schedule and samples, for the pavement treatment of the Ground Floor and Basement 01, generally in accordance with the approved plans.</p> <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to the commencement of works for the first stage</p> <p>b) Prior to the commencement of use for the first stage and to be maintained</p>
8.	<p>Compliance Assessment – Cross Ventilation System</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, detailed engineering drawings for a cross ventilation system utilizing both passive and mechanical systems to be implemented in all residential components of the development, generally in accordance with the following approved plans:</p> <ol style="list-style-type: none"> i. Apartment Details – Typical Floor Plan – Cross Ventilation, drawing reference SK5300, dated 16/12/2016 ii. Apartment Details – Typical Floor Plan, Issue 02, pg. 14, dated December 2016 iii. Apartment Details – Typical Floor Plan, Issue 02, pg. 15, dated December 2016 <p>The system is to provide the opportunity for cross</p>	<p>a) Prior to commencement of site works for the first stage</p>

	<p>ventilation through all habitable residential spaces to create a comfortable indoor environment.</p> <p>b) Carry out the works in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, either written evidence from a RPEQ or 'as-constructed' drawings, certified by a RPEQ, demonstrating that the constructed works comply with part a) of this condition.</p>	<p>b) Prior to the commencement of use for the relevant stage</p> <p>c) Prior to the commencement of use for the relevant stage</p>
Engineering		
9.	<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>b) 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 site works for each stage</p> <p>b) At all times during construction</p>
10.	<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.</p> <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 of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; 	<p>a) Prior to commencement of site works for each stage</p>

	<ul style="list-style-type: none"> 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>
11.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“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>b) Carry out the earthworks 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 earthworks have been carried out generally in 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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
12.	<p>Vehicle Access</p> <p>Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council’s adopted standards.</p>	<p>Prior to commencement of use and to be maintained</p>
13.	<p>Car Parking</p> <p>a) Provide car parking spaces, designed in accordance with AS2890 – <i>Parking Facilities</i> delineated and signed* generally in accordance with the approved plans.</p>	<p>a) Prior to the commencement of use for the first stage</p>

	<p>b) On completion, submit to EDQ Development Assessment, DILGP written evidence from a RPEQ demonstrating that the constructed works comply with part a) of this condition.</p> <p><i>*Note: Accessible car parking spaces must meet the requirements of PDA Guideline no. 2 Accessible Housing; however, do not need to be signed as such, with the exception of those required by other relevant legislation.</i></p>	<p>b) Prior to the commencement of use for the first stage</p>
14.	<p>Bicycle Parking</p> <p>a) Provide 763 bicycle parking spaces designed in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i> delineated and signed generally in accordance with the approved plans.</p> <p>b) Submit to EDQ Development Assessment, DILGP written evidence from a RPEQ demonstrating that the constructed works comply with part a) of this condition.</p>	<p>a) Prior to the commencement of use for the first stage</p> <p>b) Prior to the commencement of use for the first stage</p>
15.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use for each stage</p>
16.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use for each stage</p>
17.	<p>Stormwater Connection</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, for the stormwater pipe connection to the intersection of Brunswick and Water Streets generally in accordance with the approved Site Based Stormwater Management Plan and Council standards.</p> <p>b) Construct the works to Council standards 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, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of use for the first stage</p> <p>b) Prior to commencement of use for the first stage</p> <p>c) Prior to commencement of use for the first stage.</p>

18.	<p>Stormwater Quality</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with the approved Site Based Stormwater Management Plan.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Provide written evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to commencement of use for each stage and to be maintained</p> <p>c) Prior to commencement of use for each stage</p>
19.	<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>
20.	<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; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement to provide underground or overhead electricity services where agreed to by the local authority electricity services.</p>	<p>Prior to commencement of use for the first stage</p>
21.	<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 use for the first stage</p>
22.	<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</p>	<p>Prior to commencement of use for the first stage</p>

	Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	
23.	<p>Gas</p> <p>If required, submit to EDQ Development Assessment, DILGP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.</p>	Prior to commencement of use for the first stage
24.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurs 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		
25.	<p>Compliance Assessment – Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, detailed landscape plans, certified by an AILA registered Landscape Architect, for landscape works within the development generally in accordance with the approved plans. The Landscape plans are to include, at a minimum:</p> <ol style="list-style-type: none"> i. planting plan, including species, size, spacing and location; All trees nominated on the approved landscape concept plan should be advanced species (minimum 200L pot size – except where minimum 400L pot size is noted on approved plans). ii. location and types of public realm furniture; iii. paving treatments generally in accordance with endorsed plans required under Condition 7a) of this approval; <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, written evidence from an AILA registered Landscape Architect, demonstrating that the works comply with part a) of this condition.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to commencement of use for each stage and to be maintained</p> <p>c) Prior to the commencement of use for the relevant stage</p>

26.	<p>Compliance Assessment – Vertical Garden Landscaping</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, detailed landscape drawings, certified by an AILA registered Landscape Architect, and detailed engineering drawings for the irrigation and trellis system, certified by a RPEQ, for vertical garden landscaping, generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> i. Additional Perspective – Intersection of Brunswick Street & Gregory Terrace, Issue 02, pg. 7, dated December 2016 ii. Vertical Gardens – Tower 1 Green Wall Details, Issue 02, pg. 43, dated December iii. Vertical Gardens – Tower 02 – Green Wall Details, Issue 02, pg. 44, dated December 2016 iv. Vertical Gardens – Detail Plan & Recommended System for Trellis, Issue 02, pg. 45, dated December 2016 <p>The detailed landscape drawings are to be supported by a management and maintenance plan for the façade landscaping.</p> <p>b) Carry out the works in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, written evidence from an AILA registered Landscape Architect, demonstrating that the works comply with part a) of this condition.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to the commencement of use for the relevant stage</p> <p>c) Prior to the commencement of use for the relevant stage</p>
27.	<p>Compliance Assessment – Interim Treatment of Stage 2 Building Envelope</p> <p>a) Unless otherwise agreed to in writing by EDQ Development Assessment, DILGP, submit for compliance assessment, detailed plans certified by an AILA, illustrating the proposed interim landscaping treatment of the Stage 2 building envelope, as illustrated on the approved Staging Plan, prepared by NRA-Co-Lab, drawing no. SK4010, dated 16/01/2017.</p> <p>b) Unless otherwise agreed to in writing by the MEDQ, construct the works in accordance with the endorsed plans required by part a) of this condition.</p> <p>c) Provide ongoing maintenance to temporary landscaping until such time that it is decommissioned for the commencement of site</p>	<p>a) Prior to survey plan endorsement or commencement of use for the first stage, whichever is earlier</p> <p>b) Within 3 months of the commencement of use for Stage 1</p> <p>c) As indicated</p>

	works for Stage 2.	
28.	<p>Compliance Assessment – Public Streetscape Improvements</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, detailed landscape plans for all proposed public streetscape works, certified by an AILA registered Landscape Architect and generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i>. Where applicable, the detailed streetscape plans are to include:</p> <ol style="list-style-type: none"> i. a schedule of proposed standard and non-standard assets to be transferred to Council; ii. location and type of street lighting in accordance with Australian Standard AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; iii. footpath treatments; iv. location and types of streetscape furniture; v. location and size of stormwater treatment devices; vi. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council’s adopted planting schedules and guidelines; and vii. reflect the ultimate Brunswick Street alignment. <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 and asset register, in a format acceptable to Council, certified by an AILA registered landscape architect.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to survey plan endorsement or commencement of use for the relevant stage, whichever is the earlier</p> <p>c) Prior to commencement of use for the relevant stage</p>
29.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DILGP a refuse collection strategy endorsed by Council or a private waste contractor.</p>	Prior to commencement of building for each stage
30.	<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> <ol style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 	a) Prior to commencement of site works

	<p>2010 (DEHP)</p> <p>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>b) At all times during construction</p>
31.	<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> <ul style="list-style-type: none"> i. prepared generally in accordance with the State Planning Policy, July 2014 (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>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>
Surveying, land transfers and easements		
32.	<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 or endorsement of a Building Format Plan, whichever occurs first</p>
33.	<p>Road Dedication – Brunswick Street & Gregory Terrace Truncation</p> <p>Dedicate as public road, at no cost to Brisbane City Council, the road widening of Brunswick Street, including the Gregory Terrace truncation, generally in accordance with the approved Concept Design Proposed Roadworks Brunswick St – Fortitude Valley, Drawing Number RPN677 Rev C, prepared by Brisbane City Council, dated 12-11-14.</p>	<p>Prior to commencement of use or endorsement of a Building Format Plan for the first stage, whichever occurs first</p>
Affordable and Accessible Housing		
34.	<p>Affordable Housing</p> <p>Submit to EDQ Development Assessment, DILGP, evidence that the approved development delivers 22 affordable units in Stage 1 and 10 affordable units in Stage 2 in accordance with the <i>PDA Guideline no. 16 Housing</i>.</p>	<p>Prior to commencement of use for the relevant stage</p>

35.	<p>Accessible Housing – Stage 1</p> <p>Submit to EDQ Development Assessment, DILGP, certification that the approved development delivers 82 accessible units, generally in accordance with the approved plans and in accordance with the provisions of <i>PDA Guideline no. 2 Accessible Housing</i>:</p> <ul style="list-style-type: none"> • 24 x 1-Bedroom Dwelling Units • 53 x 2-Bedroom Dwelling Units • 5 x 3-Bedroom Dwelling Units 	Prior to commencement of use for Stage 1
36.	<p>Accessible Housing – Stage 2</p> <p>Submit to EDQ Development Assessment, DILGP, certification that the approved development delivers the 46 accessible units, generally in accordance with the approved plans and in accordance with the provisions of <i>PDA Guideline no. 2 Accessible Housing</i>:</p> <ul style="list-style-type: none"> • 23 x 1-Bedroom Dwelling Units • 23 x 2-Bedroom Dwelling Units 	Prior to commencement of use for Stage 2
Infrastructure Contributions		
37.	<p>Infrastructure Contributions</p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), July 2016, indexed to the date of payment.</p>	In accordance with the IFF

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 ****