



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2015/726/3

11 July 2018

Metro Property Development Pty Ltd
C/- Ms Penny Milton
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Penny

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (478 DWELLING UNITS), BUSINESS, OFFICE, FOOD PREMISES, FAST FOOD PREMISES, SHOP, INDOOR ENTERTAINMENT (GYM) AND MARKET AT 332-342 WATER STREET AND 62-68 BRUNSWICK STREET, FORTITUDE VALLEY DESCRIBED AS LOT 0 ON SP114561, LOTS 5 AND 6 ON SP266307, LOT 94 ON SP266307, LOT 1 ON RP10553, LOTS 11 AND 12 ON RP10552, LOT 13 ON RP81335, LOT 995 ON SP206840 AND EASEMENT A OVER LOT 13 ON RP81335

On 11 July 2018 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 website <http://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	332-342 Water Street and 62-68 Brunswick Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 0	SP114561
	Lot 5	SP266307
	Lot 6	SP266307
	Lot 94	SP266307
	Lot 1	RP10553
	Lot 11	RP10552
	Lot 12	RP10552
	Lot 13	RP81335
	Lot 995	SP206840
	Easement A over Lot 13 on RP81335	
PDA development application details		
DEV reference number	DEV2015/726/3	
'Properly made' date	3 May 2018	
Type of application	<input type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <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	Material Change of Use – Multiple Residential (478 dwelling units), Business, Office, Food Premises, Fast Food Premises, Shop, Indoor Entertainment (Gym) and Market.	

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 approved changes are summarised as follows:</p> <ul style="list-style-type: none"> ▪ Stage 5 reduction of storeys from 25 to 22; ▪ Stage 5 reduction of residential GFA from 14,616m² to 11,772m²; ▪ Stage 5 reduction of dwelling units from 234 to 177; ▪ Stage 4 increase in residential car spaces from 287 to 288; ▪ Stage 5 reduction in visitor car spaces from 12 to 9; ▪ Stage 5 reduction in residential car spaces from 237 to 175; ▪ Stage 5 reduction in bicycle spaces from 273 to 209; ▪ Reduction of private open space from 2,428m² to 2,393m²; ▪ Increase of public open space from 4,727m² to 4,779m²; ▪ Floor plate changes to Stage 5 resulting in an increased internal tower separation distance (+3.5m) between Stages 4 and 5; ▪ Internal and balcony reconfigurations to accommodate varied product mix; ▪ Introduction of a compliance assessment component to condition 28 requiring an updated Acoustic Report to be submitted which reflects the updated development layout; ▪ Introduction of a compliance assessment component to condition 38 requiring an updated set of Accessible unit plans to be submitted which comply with PDA guideline no. 2 Accessible housing; ▪ Changes to conditions 37 and 38, to reflect the amended development yield resulting in reduced contributions for affordable and accessible housing; ▪ Changes to conditions 10, 11 and 12 to reflect the amended Traffic Engineering Report; ▪ Changes to conditions 4, 12, 24, 33, 34 and 35 to reflect amendments in red made to the landscape concept; and ▪ Revised Condition 39 regarding the Infrastructure contributions.
Original Decision date	18 February 2016
Change to approval date	11 July 2018
Currency period	8 years from the 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	Date
1.	Cover Sheet	00.00, Rev 5	14.06.2018
2.	Site Plan Existing / Demolition	10.01, Revision 1	05.05.2017
3.	Site Plan proposed	10.02, Revision 1	05.05.2017
4.	Development Framework	10.03, Revision 1	05.05.2017
5.	Development Framework	10.04, Revision 1	05.05.2017, Amended in red 20.06.2018
6.	Phase 2 Site Plan	10.05, Revision 1	05.05.2017, Amended in red 20.06.2018
7.	Key Plan – B2	20.01, Revision 2	12.04.2018
8.	Key Plan – B1	20.02, Revision 5	31.05.2018
9.	Key Plan – Podium 1	20.03, Revision 4	31.05.2018
10.	Key Plan – Podium 2	20.04, Revision 4	31.05.2018
11.	Key Plan – Podium 3	20.05, Revision 3	12.04.2018
12.	Key Plan – Level 4	20.06, Revision 2	12.04.2018, Amended in red 20.06.2018
13.	Key Plan – Level 4 Recreation	20.07, Revision 1	05.05.2017
14.	Key Plan – Level 5	20.08, Revision 3	14.06.2018
15.	Key Plan – Level 6-9 (Stage 5) Level 6-11 (Stage 4)	20.09, Revision 3	14.06.2018, Amended in red 20.06.2018
16.	Key Plan – Level 10-18 (Stage 5) Level 12-28 (Stage 4)	20.10, Revision 3	14.06.2018, Amended in red 20.06.2018
17.	Key Plan – Level 19-22 (Stage 5) Level 12-28 (Stage 4)	20.11, Revision 2	04.06.2018, Amended in red 20.06.2018
18.	Key Plan – Roof Deck (Stage 5) Level 12-28 (Stage 4)	20.12, Revision 2	04.06.2018, Amended in red 20.06.2018
19.	Key Plan – Roof (Stage 5) Level 12-28 (Stage 4)	20.13, Revision 2	04.06.2018, Amended in red 20.06.2018
20.	Key Plan – Level 26-28 (Stage 4)	20.14, Revision 2	04.06.2018, Amended in red 20.06.2018
21.	Key Plan – Level 29-31 (Stage 4)	20.15, Revision 2	04.06.2018, Amended in red 20.06.2018
22.	Key Plan – Level 32	20.16, Revision 1	05.05.2017

Approved plans and documents		Number	Date
23.	Key Plan – Roof (stage 4)	20.17, Revision 1	05.05.2017
24.	Stage 3 Parking – Basement Carparking Stage 3 Complete	24.01, Revision 1	05.05.2017
25.	Stage 3 Parking – Podium 1 Carparking Stage 3 Complete	24.02, Revision 1	05.05.2017
26.	Stage 3 Parking – Podium 2 Carparking Stage 3 Complete	24.03, Revision 1	05.05.2017
27.	Stage 3 Parking – Podium 3 Carparking Stage 3 Complete	24.04, Revision 1	05.05.2017
28.	Stage 4 Parking – Basement 2 Carparking Stage 4 Complete	24.05, Revision 2	12.04.2018
29.	Stage 4 Parking – Basement 1 Carparking Stage 4 Complete	24.06, Revision 3	12.04.2018
30.	Stage 4 Parking – Podium 1 Carparking Stage 4 Complete	24.07, Revision 4	31.05.2018
31.	Stage 4 Parking – Podium 2 Carparking Stage 4 Complete	24.08, Revision 3	12.04.2018
32.	Stage 4 Parking – Podium 3 Carparking Stage 4 Complete	24.09, Revision 2	12.04.2018, Amended in red 21.06.2018
33.	Stage 4 Parking – Level 4 Carparking Stage 4 Complete	24.10, Revision 2	12.04.2018, Amended in red 20.06.2018
34.	Completed Stages Parking – Basement 2 Carparking Complete	24.11, Revision 2	12.04.2018
35.	Completed Stages Parking – Basement 1 Carparking Complete	24.12, Revision 2	12.04.2018
36.	Completed Stages Parking – Podium 1 Carparking Complete	24.13, Revision 3	12.04.2018
37.	Completed Stages Parking – Podium 2 Carparking Complete	24.14, Revision 3	12.04.2018
38.	Completed Stages Parking – Podium 3 Carparking Complete	24.15, Revision 3	12.04.2018
39.	Completed Stages Parking – Level 4 Carparking Complete	24.16, Revision 2	12.04.2018
40.	Stage 4 & 5 – Western Elevation	30.01, Revision 1	05.05.2017
41.	Stage 4 & 5 – Southern Elevation	30.02, Revision 1	05.05.2017
42.	Stage 4 & 5 – Eastern Elevation	30.03, Revision 2	31.05.2018
43.	Stage 4 & 5 – Northern Elevation	30.04, Revision 2	31.05.2018
44.	Stage 4 – South-Eastern Elevation	30.05, Revision 1	05.05.2017

Approved plans and documents		Number	Date
45.	Stage 5 – North-Western Elevation	30.06, Revision 2	31.05.2018
46.	GA Elevation – Stage 4 Podium North	31.01, Revision 1	31.05.2018
47.	GA Elevation – Stage 4 Podium North-East	31.02, Revision 1	31.05.2018
48.	GA Elevation – Stage 4 Podium South-East	31.03, Revision 1	31.05.2018
49.	GA Elevation – Stage 4 Podium West	31.04, Revision 1	31.05.2018
50.	GA Elevation – Stage 5 Podium North	31.05, Revision 1	31.05.2018
51.	GA Elevation – Stage 5 Podium East	31.06, Revision 1	31.05.2018
52.	GA Elevation – Stage 5 Podium South	31.07, Revision 1	31.05.2018
53.	GA Elevation – Stage 5 Podium North-West	31.08, Revision 1	31.05.2018
54.	Longitudinal 1 – Stage 4 Tower	40.01, Revision 1	05.05.2018
55.	Longitudinal 2 – Stage 5 Tower	40.02, Revision 1	05.05.2018
56.	Cross Section – Stage 4	40.03, Revision 1	05.05.2018
57.	Cross Section – Stage 5	40.04, Revision 1	05.05.2018
58.	Water Street – Stage 4 Development Apartment Matrix		05.06.2018
59.	Water Street – Stage 5 Development Apartment Matrix		06.06.2018, Amended in red 20.06.2018
60.	Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, prepared by Place Design Group	1014024 PH2 V2, Rev06	09.02.2016, Amended in red 21.06.2018
61.	Traffic Engineering Report, prepared by TTM	13BRT0407, Revision 10	12.04.2018
62.	Phase 2 – Stage 4 & 5: Balcony Report	Rev E	03.05.2017, Amended in red 19.06.2018

Plans and documents previously approved on 18 February 2016		Number	Date
1.	Unit Type 4A1 – Accessible	70.123, Revision 6	11.01.2016
2.	Proposed Road Alignment– Brunswick St & Water St, prepared by RPS	107919-PRA-BRUNSWICK	01.06.2015
3.	Concept Design Proposed Roadworks Brunswick Street – Fortitude Valley prepared by Brisbane City Council	RPN677, Issue A	06.07.2012
4.	Central Village Stage 4 and Stage 5 Flood Assessment, prepared by Cardno	J11078/R4/v3	27.10.2015
5.	Stormwater Management Plan prepared by Lambert & Rehbein	B14320CR001, Revision E	21.10.2015
6.	Concept Stormwater Connection Layout Plan, prepared by Lambert & Rehbein	B14320-CSK03, Revision B	21.10.2015
7.	Waste Management Plan, prepared by EMF Griffiths	S215679, Issue C	29.10.2015

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, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the Certification Procedures Manual, prepared by Economic Development Queensland, version 4, dated 16 October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means the Department of Environment and Heritage Protection.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works 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> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development 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	As indicated

No.	Condition	Timing
	endorsement required by these conditions.	
4.	<p>Public Access – 24 hours through site</p> <p>Provide and maintain unimpeded 24-hour public access through the site including all 'public open space' areas as identified on the approved Connectivity Plan as Public Pedestrian Zone and Shared Zone, Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, page 09, 1014024 PH2 V2, Rev06, dated 09 February 2016, amended in red 21 June 2018.</p>	Ongoing
Engineering		
5.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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>
6.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around 	<p>a) Prior to commencement of site works for each stage</p>

No.	Condition	Timing
	<p>and through the site during and outside of construction work hours;</p> <ul style="list-style-type: none"> 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>
7.	<p>Retaining Walls</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP, 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. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
8.	<p>Filling and Excavation</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>. <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 	<ul style="list-style-type: none"> a) Prior to commencement of site works

No.	Condition	Timing
	<p>soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>iv. provide full details of any areas where surplus soils are to be stockpiled.</p> <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, DSDMIP 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>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
9.	<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>
10.	<p>Car Parking</p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with the approved plans and the following approved document:</p> <p>i. Traffic Engineering Report, 13BRT0407, Revision 10, dated 12 April 2018.</p> <p>b) Car parking spaces are to be designed in accordance with AS2890 – <i>Parking Facilities</i>.</p> <p>c) On completion, submit to EDQ Development Assessment, DSDMIP written evidence from a RPEQ demonstrating that the constructed works comply with the parts a) and b) of this condition.</p>	<p>a) Prior to commencement of use for each stage and to be maintained</p> <p>b) Prior to commencement of use for each stage and to be maintained</p> <p>c) As indicated</p>
11.	<p>Bicycle Parking</p> <p>a) Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans and the following approved document:</p> <p>i. Traffic Engineering Report, 13BRT0407, Revision 10, dated 12 April 2018.</p> <p>b) Bicycle parking spaces are to be designed in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i>.</p>	<p>a) Prior to commencement of use for each stage and to be maintained</p> <p>b) Prior to commencement of use for each stage and to be maintained</p>

No.	Condition	Timing
	c) On completion, submit to EDQ Development Assessment, DSDMIP written evidence from a RPEQ demonstrating that the constructed works comply with the parts a) and b) of this condition.	c) As indicated
12.	<p>Compliance Assessment – Urban Common</p> <p>a) Submit for compliance assessment to EDQ Development Assessment, DSDMIP, engineering design / construction drawings, certified by a RPEQ, for the internal roadway generally in accordance with the endorsed plans required under Condition 24(a) Compliance Assessment – Landscape Works and the following approved document:</p> <ul style="list-style-type: none"> i. Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016, amended in red 21 June 2018; and ii. Traffic Engineering Report, 13BRT0407, Revision 10, dated 12 April 2018. <p>The plans are to detail the following:</p> <ul style="list-style-type: none"> i. Shared pedestrian and vehicle areas; and ii. Traffic devices. <p>b) Construct the works in accordance with the certified plans required by part a) of this condition.</p> <p>c) On completion, submit to EDQ Development Assessment, DSDMIP written evidence from a RPEQ to demonstrate that the constructed works comply with the certified plans required by parts a) and b) of this condition.</p>	<p>a) Prior to commencement of building works above natural ground level for Stage 4</p> <p>b) Prior to commencement of use for each stage and to be maintained.</p> <p>c) Prior to Building Format Plan endorsement for each stage, Certificate of Classification and / or the commencement of use, whichever is the earlier</p>
13.	<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</p>
14.	<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</p>

No.	Condition	Timing
15.	<p>Stormwater connection</p> <p>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.</p>	Prior to commencement of use
16.	<p>Stormwater quality</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following document:</p> <p>i. Stormwater Management Plan prepared by Lambert & Rehbein, Ref. No. B14320CR001, Revision E, dated 21 October 2015.</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</p> <p>b) Prior to commencement of use and to be maintained</p> <p>c) Prior to commencement of use</p>
17.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained
18.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDMIP 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 with it to provide underground or overhead where agreed to by the local council electricity services.</p>	Prior to commencement of use

No.	Condition	Timing
19.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DSDMIP 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>	Prior to commencement of use
20.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DSDMIP 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>	Prior to commencement of use
21.	<p>Gas</p> <p>If required, submit to EDQ Development Assessment, DSDMIP 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
22.	<p>Damage and Repairs</p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) and other public infrastructure that occurred during any works carried out in association with the approved development.</p>	Prior to commencement of use
23.	<p>Flooding</p> <p>Submit a survey plan that demonstrates minimum development levels have been met in accordance with the adopted floor levels specified in the approved Central Village Stage 4 and Stage 5 Flood Assessment, J11078/R4/v3, dated 27 October 2015.</p>	Prior to Building Format Plan endorsement for each stage

Landscape and Environment		
24.	<p>Compliance Assessment – Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA Landscape Architect, for landscape works within the proposed development generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>i. Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016, amended in red 21 June 2018.</p> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p>	<p>a) Prior to commencement of landscape works for each stage</p> <p>b) Prior to commencement of use for each stage and to be maintained</p>
25.	<p>Compliance Assessment – Public Streetscape Improvements</p> <p>a) Submit for compliance assessment to EDQ Development Assessment, DSDMIP detailed landscape plans for all proposed public streetscape works, certified by an AILA Landscape Architect and generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i>.</p> <p>Where applicable, the detailed streetscape plans are to include:</p> <p>i. a schedule of proposed standard and non-standard assets to be transferred to Council;</p> <p>ii. location and type of street lighting in accordance with Australian Standard AS1158 – <i>Lighting for Roads and Public Spaces</i>;</p> <p>iii. footpath treatments;</p> <p>iv. location and types of streetscape furniture;</p> <p>v. location and size of stormwater treatment devices;</p> <p>vi. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council's adopted planting schedules and guidelines; and</p> <p>vii. reflect the ultimate Brunswick Street and Water Street alignments.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this</p>	<p>a) Prior to commencement of streetscape works for each stage</p> <p>b) Prior to commencement of use for each stage</p>

	<p>condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'As Constructed' plans and asset register, in a format acceptable to Council, certified by an AILA registered Landscape Architect.</p> <p>d) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ Development Assessment, DSDMIP that planting is satisfactory.</p>	<p>c) Prior to commencement of use for each stage</p> <p>d) As indicated</p>
26.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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 2010</i> (DEHP) <i>Best Practice Erosion and Sediment Control</i> (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 site works</p> <p>b) At all times during construction</p>
27.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDMIP, refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use</p>
28.	<p>Compliance Assessment – Acoustic treatments</p> <p>a) Submit for compliance assessment to EDQ Development Assessment, DSDMIP, an updated Acoustic Report which reflects the development in the Approved plans and documents, and is to address the Brisbane City Plan 2014, Noise Impact Assessment Planning Scheme Policy.</p> <p>b) Undertake acoustic treatments to the development generally in accordance with the recommendations in the endorsed document required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP written evidence from a suitably qualified professional that the works comply with part a) of</p>	<p>Prior to commencement of use</p>

	this condition.	
Surveying, land transfers and easements		
29.	<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>	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
30.	<p>Road Dedication – Brunswick Street</p> <p>Provide road dedication along the western property boundary of the subject site for the widening of Brunswick Street including Water Street truncation at no cost to the MEDQ or Brisbane City Council, in accordance with the following approved plans:</p> <ol style="list-style-type: none"> Concept Design Proposed Roadworks Brunswick Street – Fortitude Valley prepared by Brisbane City Council, RPN677, Issue A, dated 6/7/12; and Proposed Road Alignment– Brunswick St & Water St, prepared by RPS, 107919-PRA-BRUNSWICK, dated 1 June 2015. 	Prior to Building Format Plan endorsement of Stage 4
31.	<p>Road Dedication – Water Street</p> <p>Provide road dedication along the southern property boundary of the subject site for the widening of Water Street, at no cost to the MEDQ or Brisbane City Council, in accordance with the following approved plan:</p> <ol style="list-style-type: none"> Proposed Road Alignment– Brunswick St & Water St, prepared by RPS, 107919-PRA-BRUNSWICK, dated 1 June 2015. 	Prior to Building Format Plan endorsement of Stage 5
Architecture and Design		
32.	<p>Window treatments</p> <p>The use of reflective glass for retail and commercial tenancies on the Ground level is not appropriate.</p>	Ongoing
33.	<p>Compliance Assessment – Pedestrian Spine, Urban Common and Urban Laneway</p> <ol style="list-style-type: none"> Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed 	<ol style="list-style-type: none"> Prior to commencement of building works above

	<p>plans certified by an AILA Landscape Architect, illustrating the Pedestrian Spine, Urban Common and Urban Laneway landscaping (identified on pages 10, 12 and 13 of Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016, amended in red 21 June 2018) and generally in accordance with approved Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016, amended in red 21 June 2018. The drawings are to detail the following:</p> <ul style="list-style-type: none"> • Ultimate landscaping interface with the adjoining site to the north; • Ultimate landscaping interface with adjoining Stages 1-3 to the east; • Any necessary retaining structures; • Location and type of lighting; • Way finding signage; • Water features; • Central feature element; • Levels and grades; • Planting (included deep planting); • Finishes, treatments, furniture and landscaping; and • Bicycle parking spaces. <p>b) Construct the works in accordance with the endorsed plans required by part a) of this condition.</p> <p>c) On completion, submit to EDQ Development Assessment, DSDMIP written evidence from an AILA Landscape Architect to demonstrate that the constructed works comply with the certified plans required by parts a) of this condition.</p>	<p>natural ground level for Stage 4</p> <p>b) Prior to commencement of use of the relevant stage</p> <p>c) Prior to commencement of use of the relevant stage</p>
34.	<p>Compliance Assessment – Adaptable Use Area</p> <p>Submit to EDQ Development Assessment, DSDMIP for compliance assessment, plans and documents for the adaptive use of the Urban Common (identified on pages 21-26 of Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016, amended in red 21 June 2018). The documents are to detail the following:</p> <ul style="list-style-type: none"> • Traffic management plan including details regarding the vehicular and pedestrian movements within the shared zone area; • Event management plan; 	<p>Prior to commencement of each alternate use within the adaptive use area</p>

	<ul style="list-style-type: none"> • Hours of operation, insurance, indemnity and release; • Power and lighting management plan; • Level of noise, light and dust pollution; • Emergency management plan; • Provision of water supply and sanitary conveniences; • Refuse storage and collection; and • An environment and complaints management plan. 	
35.	<p>Compliance Assessment – Way-finding Signage</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a signage strategy for Stages 4 and 5 which is generally in accordance with the following documents:</p> <ul style="list-style-type: none"> i. Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016, amended in red 21 June 2018; and ii. Stage 3 signage strategy, endorsed by EDQ Development Assessment, DSDMIP, 21 May 2015. <p>Any proposed variations to the previously endorsed documents (dated 21 May 2015) will need to be supported by appropriate documentation and will be assessed on their merit at the time of compliance assessment.</p> <p>b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to Building Format Plan endorsement for each stage</p> <p>b) Prior to commencement of use</p>
36.	<p>Compliance Assessment – External materials and colours</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed drawings illustrating the facades, external materials, colours and finishes of all buildings, generally in accordance with the approved plans and future endorsed documents.</p> <p>b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to commencement of building works for the relevant stage</p> <p>b) Prior to commencement of use</p>

Affordable and Accessible Housing																																
37.	<p>Affordable Housing</p> <p>Submit to EDQ Development Assessment, DSDMIP evidence that the approved development delivers 24 units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.</p>	Prior to commencement of use for each stage																														
38.	<p>Compliance Assessment – Accessible Housing</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, plans which demonstrate compliance with PDA guideline no. 2 Accessible housing.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP evidence that the approved development delivers 48 accessible units, generally in accordance with the endorsed plans required under part a) of this condition.</p>	<p>a) Prior to commencement of building works for the relevant stage</p> <p>b) Prior to commencement of use for each stage</p>																														
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39.	<p>Infrastructure Contributions</p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework July 2018 (IFF) and indexed to the date of payment.</p> <p>The applicable charges are outlined below in FY2018/19 dollars.</p> <table border="1"> <thead> <tr> <th colspan="3">Stage 4 General Infrastructure</th></tr> </thead> <tbody> <tr> <td>130 Small units @ 0 - <60m² GFA</td><td>\$13,575/ unit</td><td>\$1,764,750</td></tr> <tr> <td>171 Medium units @ 60-100m² GFA</td><td>\$18,949/ unit</td><td>\$3,240,279</td></tr> <tr> <td>447m² Non-residential</td><td>\$163/ m² GFA</td><td>\$72,861</td></tr> <tr> <td>Stage 4 TOTAL</td><td></td><td>\$5,077,890</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="3">Stage 5 General Infrastructure</th></tr> </thead> <tbody> <tr> <td>61 Small units @ 0 - <60m² GFA</td><td>\$13,575/ unit</td><td>\$828,075</td></tr> <tr> <td>116 Medium units @ 60-100m² GFA</td><td>\$18,949/ unit</td><td>\$2,198,084</td></tr> <tr> <td>142m² Non-residential</td><td>\$163/ m² GFA</td><td>\$23,146</td></tr> <tr> <td>Stage 5 TOTAL</td><td></td><td>\$3,049,305</td></tr> </tbody> </table>	Stage 4 General Infrastructure			130 Small units @ 0 - <60m ² GFA	\$13,575/ unit	\$1,764,750	171 Medium units @ 60-100m ² GFA	\$18,949/ unit	\$3,240,279	447m ² Non-residential	\$163/ m ² GFA	\$72,861	Stage 4 TOTAL		\$5,077,890	Stage 5 General Infrastructure			61 Small units @ 0 - <60m ² GFA	\$13,575/ unit	\$828,075	116 Medium units @ 60-100m ² GFA	\$18,949/ unit	\$2,198,084	142m ² Non-residential	\$163/ m ² GFA	\$23,146	Stage 5 TOTAL		\$3,049,305	<p>Prior to the earlier of following for the relevant stage:</p> <ul style="list-style-type: none"> i. the endorsement of a building format plan; ii. the commencement of the use; or iii. the certificate of classification or final inspection certificate being issued for a building or structure.
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40.	<p>Value Uplift Charges (Part 2)</p> <p>a) Provide to the MEDQ security for the applicable Value Uplift Charges (Part 2) outlined in part b) of this condition.</p> <p>The security will be:</p> <ul style="list-style-type: none">i. released upon satisfaction of part b) of this condition; orii. called on by the MEDQ if the obligation in part b) of this condition is not satisfied. <p>b) Pay to MEDQ value uplift charges as outlined below and indexed to the date of payment in accordance with the index methodology outlined in the IFF.</p> <table><tr><th colspan="2">Value Uplift Charges (Part 2)</th></tr><tr><td>Value Uplift Charges (Part 2) TOTAL</td><td>\$705,208</td></tr></table> <p><i>Note – Offsets or credits will not be provided against the Value Uplift Charges (Part 2).</i></p> <p><i>Note – The Value Uplift Charges (Part 2) are in FY2018/19 dollars.</i></p>	Value Uplift Charges (Part 2)		Value Uplift Charges (Part 2) TOTAL	\$705,208	<p>a) Prior to 11 July 2018.</p> <p>b) Prior to the earlier of the following:</p> <ul style="list-style-type: none">i. endorsement of a building format plan of any development approved in this PDA Development Approval;ii. entering into a contract to sell any or all of the following lots or lots that result from a subdivision or amalgamation of the following lots: Lots 5 and 6 on SP266307, Lot 94 on SP266307, Lot 1 on RP10553, Lots 11 and 12 on RP10552 and Lot 13 on RP81335 and Easement A over Lot 13 on RP81335; oriii. 11 July 2020.																				
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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 ****