



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

Our ref: DEV2014/635/4

12 July 2018

AustralAsian Property Group Pty Ltd  
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 (3,470M<sup>2</sup>) AND CARPARK AND STAGE 2: VISITOR ACCOMMODATION (239 ROOMS), FOOD PREMISES, SHOP AND OFFICE (71M<sup>2</sup>), AT 96 CAMPBELL STREET, BOWEN HILLS DESCRIBED AS LOT 24 ON SP276528**

On 12 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 [www.dsdmip.qld.gov.au/pda-da-applications](http://www.dsdmip.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518.

Yours sincerely

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

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
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ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	96 Campbell Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	24	SP276528
PDA development application details		
DEV reference number	DEV2014/635	
'Properly made' date	18 June 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	<i>Change to PDA Development Approval for a PDA Development Permit for a Material Change of Use for:</i> <ul style="list-style-type: none"> <li>Stage 1: Medical Centre (3,470m<sup>2</sup>) and Car Park</li> <li>Stage 2: Visitor Accommodation (239 Rooms), Food Premises, Shop and Office (71m<sup>2</sup>).</li> </ul>	

## 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"> <li>▪ Change the basement level from Medical Centre uses to car parking;</li> <li>▪ The addition of a second access point;</li> <li>▪ the extent of the veranda has been reduced</li> <li>▪ medical centre uses on ground level and levels 1-4;</li> <li>▪ The ramp to the above ground car park has now been redesigned;</li> <li>▪ A minor reduction in the extent of solar panels on the roof;</li> <li>▪ An increase in actual height from RL 41.55m AHD to RL46.2m AHD;</li> <li>▪ Increase in the extent of glazing and reduction in the event of screened car park façade;</li> <li>▪ Changes to the timing for compliance with some conditions.</li> </ul>
Original Decision date	26 March 2015
1 <sup>st</sup> Change to approval date	23 December 2016
2 <sup>nd</sup> Change to approval date	12 July 2018
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.	Site Plan, prepared by Thomson Adsett	A-10.1, Revision 4	07-06-2018
2.	Basement Plan, prepared by Thompson Adsett	A-20.1, Revision 10	07-06-2018
3.	Ground Floor Plan, prepared by Thompson Adsett	A-21.1, Revision 9	07-06-2018
4.	Level 1 Floor Plan, prepared by Thompson Adsett	A-22.1, Revision 8	07-06-2018
5.	Level 2 Floor Plan, prepared by Thompson Adsett	A-23.1, Revision 8	07-06-2018
6.	Level 3 Floor Plan, prepared by Thompson Adsett	A-24.1, Revision 8	07-06-2018
7.	Level 4 Floor Plan, prepared by Thompson Adsett	A-25.1, Revision 8	07-06-2018
8.	Level 5 Car Park Floor Plan, prepared by Thompson Adsett	A-26.1, Revision 8	07-06-2018

9.	Level 6-8 Car Park (Typical Floor Plan), prepared by Thompson Adsett	A-27.1, Revision 6	07-06-2018
10.	Level 9 Car Park Floor Plan, prepared by Thompson Adsett	A-28.1, Revision 2	07-06-2018
11.	Roof Plan, prepared by Thomson Adsett	A-29.1, Revision 2	07-06-2018
12.	West Elevation – Wren Street, prepared by Thompson Adsett	A-30.1, Revision 6	07-06-2018
13.	South Elevation, prepared by Thompson Adsett	A-30.2, Revision 6	07-06-2018
14.	East Elevation – ICB, prepared by Thompson Adsett	A-30.3, Revision 6	07-06-2018
15.	North Elevation, prepared by Thompson Adsett	A-30.4, Revision 6	07-06-2018
16.	Section A-A, prepared by Thompson Adsett	A-31.1, Revision 6	07-06-2018
17.	Section B-B, prepared by Thompson Adsett	A-31.2, Revision 5	07-06-2018
18.	Section C-C, prepared by Thompson Adsett	A-31.3, Revision 6	07-06-2018
19.	Section D-D, prepared by Thompson Adsett	A-31.4, Revision 6	07-06-2018
20.	Section W-W, prepared by Thompson Adsett	A-31.5, Revision 4	07-06-2018
21.	Section X-X, prepared by Thompson Adsett	A-31.6, Revision 3	07-06-2018
22.	Section Y-Y, prepared by Thompson Adsett	A-31.7, Revision 3	07-06-2018
23.	Section Z-Z, prepared by Thompson Adsett	A-31.8, Revision 3	07-06-2018
24.	Perspective – Wren Street View, prepared by Thomson Adsett	A-00.1, Revision 3	18-06-2018
25.	Perspective – ICB View, prepared by Thomson Adsett	A-00.3, Revision 3	18-06-2018
<b>Plans and documents previously approved on 26 December 2016</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
1.	Staging Plan, prepared by Thomson Adsett	AC 1005, Revision B	11-11-2016
2.	Façade Detail, prepared by Thomson Adsett	AC 3002, Revision A	05-10-2016

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, October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DES** means The Department of Environment and Science.
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure 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, 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.





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"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. details of the management of the temporary diversion of cyclists during the time the bikeway is closed;</li> <li>iii. provision for parking and materials delivery during and outside of construction hours of work;</li> <li>iv. planning including risk identification and assessment, staging, etc;</li> <li>v. ongoing monitoring, management review and certified updates (as required);</li> <li>vi. 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).</li> </ul> <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><b>Retaining Walls</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</li> <li>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of construction for each stage</li> <li>b) Prior to commencement of use for each stage</li> <li>c) Prior to commencement of use for each stage</li> </ul>
7.	<p><b>Filling and Excavation</b></p> <ul style="list-style-type: none"> <li>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></li> </ul> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> <li>i. include a geotechnical soils assessment of the site;</li> <li>ii. be consistent with the Erosion and Sediment Control plans;</li> <li>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of construction for each stage</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
Stage 1 and Stage 2		
	iv. provide full details of any areas where surplus soils are to be stockpiled. 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, DSDMIP 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.	<b>Vehicle Access</b> 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.	<b>Water Connection</b> 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.	<b>Sewer Connection</b> 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.	<b>Compliance Assessment – Relocation of Water, Sewer and Electricity</b> a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP '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.	<p><b>Compliance Assessment – Trunk Stormwater</b></p> <p>Comply with either a) – c) or d) – f) as follows:</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP ‘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 each stage</p>
13.	<p><b>Compliance Assessment – Stormwater connection</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP ‘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><b>Stormwater Quality</b></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 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>a) Prior to commencement of construction for each stage</p> <p>b) Prior to commencement of use for each stage</p>
15.	<p><b>Outdoor Lighting</b></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><b>Electricity</b></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;</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 building works above ground level for each stage</p>
17.	<p><b>Telecommunications</b></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>	<p>Prior to commencement of building works above ground level for each stage</p>
18.	<p><b>Broadband</b></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>	<p>Prior to commencement of building works above ground level for each stage</p>

19.	<p><b>Gas</b></p> <p>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 development.</p>	Prior to commencement of building works above ground level for each stage
20.	<p><b>Public Infrastructure - Damage, Repairs and Relocation</b></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
<b>Landscape and Environment</b>		
21.	<p><b>Streetscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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> <ul style="list-style-type: none"> <li>i. location and type of street lighting in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>;</li> <li>ii. footpath treatments;</li> <li>iii. location and types of streetscape furniture;</li> <li>iv. location and size of stormwater treatment devices; and</li> <li>v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ul> <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, DSDMIP '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 building works above ground level 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><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP</p>	a) Prior to commencement of construction for

	<p>must be:</p> <ul style="list-style-type: none"> <li>i. prepared generally in accordance with the <i>State Planning Policy</i> (as amended from time to time) and relevant guidelines; and</li> <li>ii. certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ul> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>each stage or during site works for each stage</p> <p>b) Prior to commencement of use for each stage</p>
23.	<p><b>Erosion and Sediment Management</b></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> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DES)</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <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><b>Refuse Collection</b></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 for each stage</p>
<b>Surveying, land transfers and easements</b>		
25.	<p><b>Easements over Infrastructure</b></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>
<b>Infrastructure Charges</b>		
26.	<p><b>Infrastructure Contributions</b></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><b>Note:</b> 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		
27.	<p><b>Compliance Assessment – Facade Treatment</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment:</p> <ul style="list-style-type: none"> <li>i. Detailed drawings demonstrating the development is generally in accordance with the following approved plans: <ul style="list-style-type: none"> <li>1. Perspective – Wren Street View prepared by Thompson Adsett drawing no. A-00.1, Revision C, dated 18-06-2018;</li> <li>2. Perspective – ICB View prepared by Thompson Adsett drawing no. A-00.3, Revision C, dated 18-06-2018</li> <li>3. West Elevation – Wren Street prepared by Thompson Adsett, drawings no. A-30.1, Revision 6, dated 07-06-2018;</li> <li>4. South Elevation prepared by Thompson Adsett, drawings no. A-30.2, Revision 6, dated 07-06-2018</li> <li>5. East Elevation – ICB prepared by Thompson Adsett, drawings no. A-30.3, Revision 6, dated 07-06-2018</li> <li>6. North Elevation prepared by Thompson Adsett, drawings no. A-30.4, Revision 6, dated 07-06-2018</li> </ul> </li> <li>ii. Detailed elevations and supporting information including the following: <ul style="list-style-type: none"> <li>1. On the Wren Street and Inner City Bypass elevations, a minimum of 20% of the feature panels on each façade are green wall panels.</li> <li>2. A materials and colours palette, including photos or samples of the following materials as a minimum: <ul style="list-style-type: none"> <li>– Feature profile cladding</li> <li>– Feature mesh screens</li> <li>– Feature strip lighting</li> <li>– Textured render</li> <li>– Louvered screens</li> </ul> </li> </ul> </li> </ul> <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 building works above ground level</p> <p>b) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
<b>Stage 1 – Medical Centre &amp; Car Park</b>		
28.	<p><b>Window Treatment</b></p> <p>The windows of the Ground Floor adjoining Wren Street must be designed and constructed:</p> <p>a) Generally in accordance with the approved plans</p> <p>b) Without the use of 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>
29.	<p><b>Compliance Assessment – Landscape Concept Plan – Façade Landscaping</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP, 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"> <li>1. Perspective – Wren Street View prepared by Thompson Adsett drawing no. A-00.1, Revision C, dated 18-06-2018;</li> <li>2. Perspective – ICB View prepared by Thompson Adsett drawing no. A-00.3, Revision C, dated 18-06-2018</li> <li>3. West Elevation – Wren Street prepared by Thompson Adsett, drawings no. A-30.1, Revision 6, dated 07-06-2018;</li> <li>4. South Elevation prepared by Thompson Adsett, drawings no. A-30.2, Revision 6, dated 07-06-2018</li> <li>5. East Elevation – ICB prepared by Thompson Adsett, drawings no. A-30.3, Revision 6, dated 07-06-2018</li> <li>6. North Elevation prepared by Thompson Adsett, drawings no. A-30.4, Revision 6, dated 07-06-2018</li> </ol> <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 building works above ground level</p> <p>b) Prior to commencement of use</p>
30.	<p><b>Compliance Assessment – Ecologically Sustainable Design</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP, detailed design documentation that demonstrates the development includes the following sustainable design requirements:</p>	<p>a) Prior to commencement of building works above ground level</p>



PDA Development Conditions		
No.	Condition	Timing
<b>Stage 1 – Medical Centre &amp; Car Park</b>		
	<ol style="list-style-type: none"> <li>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"> <li>i. a high thermal performance building shell; and</li> <li>ii. a high coefficient of performance (COP) (4+) heating ventilation and air conditioning (HVAC) system; and</li> <li>iii. an electric heat pump boosted water heating system.</li> </ol> </li> <li>2. A roof-top solar photovoltaic thermal (PVT) panel system to generate 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.</li> <li>3. An integrated building management system (BMS) with electrical load flattening (ELF) capability.</li> <li>4. Sub-meters on major sub-circuits.</li> <li>5. Filtration direct at the fresh air intakes using F5 rated filtration in accordance with AS1324.1.</li> <li>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: <ol style="list-style-type: none"> <li>i. connected to the system to irrigate the ground level and building façade landscaping; and is</li> <li>ii. connected to the building for use as a non-potable water source.</li> </ol> </li> </ol> <p>b) Submit to EDQ Development Assessment, DSDMIP 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><b>Compliance Assessment – Electric Vehicle Charging</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a Car Park Layout Plan identifying:</p> <ol style="list-style-type: none"> <li>i. Five (5) car parking spaces within the Stage 1 - Carpark where are to comprise 3 phase 32 amp charging stations and will be installed for use by the Car Park and Medical Centre;</li> <li>ii. the Electric Vehicle (EV) parking spaces are to be signed and marked as electric vehicle charger spaces.</li> </ol>	<p>a) Prior to commencement of building works above ground level</p>

PDA Development Conditions		
No.	Condition	Timing
<b>Stage 1 – Medical Centre &amp; Car Park</b>		
	<p>b) Submit to EDQ Development Assessment, DSDMIP 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.</p> <p><b>Note:</b> <i>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>	b) Prior to commencement of use and to be maintained
32.	<p><b>Compliance Assessment – Public Art</b></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"> <li>West Elevation – Wren Street, prepared by Thomson Adsett, drawing no. A-30.1, Revision 6, dated 07/06/2018.</li> </ol> <p>b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a detailed Public Art Plan, including the following:</p> <ol style="list-style-type: none"> <li>Design Concept (description of the theme / story / inspiration for the public artwork);</li> <li>Imagery / sketches / drawings of the public artwork;</li> <li>Materials and colours palette;</li> <li>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;</li> <li>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.</li> </ol> <p>c) Submit to EDQ Development Assessment, DSDMIP evidence demonstrating that the public artwork has been installed in accordance with part a) and part b) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of building works above ground level</p> <p>c) Prior to commencement of use and to be maintained</p>
33.	<p><b>Compliance Assessment – Car Parking</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a Car Park Layout Plan identifying:</p> <ol style="list-style-type: none"> <li>a minimum of seventy (70) car parking spaces for the dedicated future use of the Stage 2 – Visitor Accommodation (Hotel); and</li> <li>a maximum of thirty-seven (37) car parking spaces for the Stage 1 – Medical Centre.</li> </ol>	a) Prior to commencement of building works above ground level

PDA Development Conditions		
No.	Condition	Timing
<b>Stage 1 – Medical Centre &amp; Car Park</b>		
	<p>b) Provide delineated and signed car parking spaces in accordance with the approved plans and AS2890.1 – 2004 - Off Street Car Parking.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP, evidence demonstrating that the car parking spaces have been constructed generally in accordance with part a) and b) of this condition.</p> <p><b>Note:</b> <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>	<p>b) Prior to commencement of use and to be maintained</p> <p>c) Prior to commencement of use and to be maintained</p>
34.	<p><b>Compliance Assessment – Bikeway</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP '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><b>Bicycle Parking</b></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
<b>Stage 2 - Visitor Accommodation (Hotel)</b>		
36.	<b>Acoustic Treatments</b>  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.	Prior to commencement of use
37.	<b>Compliance Assessment – External Details</b>  Submit to EDQ Development Assessment, DSDMIP for compliance assessment, further details of the building, facade treatment and external materials, colours and finishes generally in accordance with the approved plans.	Prior to approval for building work
38.	<b>Window Treatment</b>  The windows of the Lower Ground Floor and Ground Floor adjoining Wren Street must be designed and constructed: <ul style="list-style-type: none"> <li>a) With window sill heights within 100-300mm above the corresponding footpath level.</li> <li>b) Without the use reflective glass, dark tinting or reflective tinting.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use and to be maintained</li> <li>b) Prior to commencement of use and to be maintained</li> </ul>
39.	<b>Landscape Works</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP 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.</li> <li>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of landscape works</li> <li>b) Prior to commencement of use and to be maintained</li> </ul>
40.	<b>Compliance Assessment – Ecologically Sustainable Design</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP detailed design documentation that demonstrates the development includes the following sustainable design requirements:               <ul style="list-style-type: none"> <li>1. A cumulative thermal load (including passive and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of construction</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
<b>Stage 2 - Visitor Accommodation (Hotel)</b>		
	<p>active) equivalent to or greater than a 8.5 star rating (BCA) for the building and system as a whole, through a combination of:</p> <ol style="list-style-type: none"> <li>a high thermal performance industrialised building system (IBS); and</li> <li>a centralised gas hybrid solar thermal heating, ventilation and air conditioning (HVAC) system.</li> </ol> <ol style="list-style-type: none"> <li>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.</li> <li>An integrated building management system (BMS) with electrical load flattening (ELF).</li> <li>A HVAC system with high efficiency medical grade HEPA filters for the fresh air intake.</li> </ol> <p>b) Submit to EDQ Development Assessment, DSDMIP 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><b>Electric Vehicle</b></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><b>Electric Vehicle Charging</b></p> <p>Submit to EDQ Development Assessment, DSDMIP evidence demonstrating that:</p> <ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol>	<p>Prior to commencement of use and to be maintained</p>
43.	<p><b>Car Parking</b></p> <p>Submit to EDQ Development Assessment, DSDMIP, evidence demonstrating:</p> <ol style="list-style-type: none"> <li>a minimum seventy (70) car parking spaces have been allocated for the dedicated use of the Stage 2 – Visitor Accommodation (Hotel) as referenced in</li> </ol>	<p>Prior to commencement of the use and to be maintained</p>

PDA Development Conditions		
No.	Condition	Timing
Stage 2 - Visitor Accommodation (Hotel)		
	Condition 33. ii. a minimum of two (2) car share publicly accessible car parking spaces;	

### 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 \*\***