



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

Our ref: DEV2017/891/2

23 November 2018

Jubilee Project (Qld) Pty Ltd
C/- Cardno
Mr Leo Mewing
Locked Bag 4006
FORTITUDE VALLEY QLD 4006

Dear Leo

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR OFFICE, SHOP, FOOD PREMISES AND INDOOR ENTERTAINMENT; AND BUILDING WORKS FOR PARTIAL DEMOLITION WORK AND EXTENSIONS TO A HERITAGE PLACE AND RECONFIGURING A LOT – 9 LOTS INTO 2 AT 470 ST PAUL'S TERRACE, BOWEN HILLS DESCRIBED AS LOTS 30 ON RP9713, LOT 31 ON SP196762, LOT 32 ON SP196761, LOT 33 ON SP196760, LOT 34 ON SP196759, LOT 35 ON SP196758, LOT 36 ON SP196757, LOT 37 ON SP196756 & LOT 38 ON SP192468

On 22 November 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.

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
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	470 St Pauls Terrace, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 30	RP9713
	Lot 31	SP196762
	Lot 32	SP196761
	Lot 33	SP196760
	Lot 34	SP196759
	Lot 35	SP196758
	Lot 36	SP196757
	Lot 37	SP196756
	Lot 38	SP192468
PDA development application details		
DEV reference number	DEV2017/891	
'Properly made' date	26 September 2018	
Type of application	<input checked="" type="checkbox"/> Changing a PDA development approval	
Description of proposal applied for	Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place and Reconfiguring a Lot – 9 lots into 2 lots	

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"> ▪ Increase of building height by 4.05 meters ▪ Changes to the Building Façade Design ▪ Changes to the Building Core and Internal Layout ▪ Increase in Commercial GFA of 1382m² ▪ Reduction in Retail GFA of 18m² ▪ Increase in car parking spaces from 92 car spaces to 101 car spaces ▪ Subdivision of 9 lots into 2 volumetric lots
Original Decision date	19 February 2018
Change to approval date	22 November 2018
Currency period	6 years 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.	Ground Level, prepared by BlightRayner	Rev C	07.11.2018
2.	Lower Ground, prepared by BlightRayner	Rev C	07.11.2018
3.	Basement 1, prepared by BlightRayner	Rev C	07.11.2018
4.	Basement 2, prepared by BlightRayner	Rev C	07.11.2018
5.	Basement 2 Extension, prepared by BlightRayner	Rev C	07.11.2018
6.	Mezzanine, prepared by BlightRayner	Rev C	07.11.2018
7.	Level 1, prepared by BlightRayner	Rev C	07.11.2018
8.	Level 2, prepared by BlightRayner	Rev C	07.11.2018
9.	Level 3, prepared by BlightRayner	Rev C	07.11.2018
10.	Sectional Perspective through Plaza, prepared by BlightRayner	Rev C	07.11.2018
11.	Sectional Perspective through Jubilee, prepared by BlightRayner	Rev C	07.11.2018
12.	Side Podium Elevation prepared by BlightRayner	Rev C	07.11.2018
13.	Level 4-13(Typical), prepared by BlightRayner	Rev C	07.11.2018

14.	Level 14 Roof Terrace, prepared by BlightRayner	Rev C	07.11.2018 (As amended in red)
15.	Level 15 Plant prepared by BlightRayner	Rev C	07.11.2018
16.	Building Section, prepared by BlightRayner	Rev C	07.11.2018
17.	Elevations, prepared by BlightRayner	Rev C	07.11.2018
18.	Elevations, prepared by BlightRayner	Rev C	07.11.2018
19.	Façade Details, prepared by BlightRayner	Rev C	07.11.2018
20.	Façade & Benchmark Images prepared by BlightRayner	Rev C	07.11.2018
21.	Gross Floor Area, prepared by BlightRayner	Rev C	07.11.2018
22.	Gross Floor Area, prepared by BlightRayner	Rev C	07.11.2018
23.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 1 of 10	19/09/2017
24.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 2 of 10	19/09/2017
25.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 3 of 10	19/09/2017
26.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 4 of 10	19/09/2017
27.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 5 of 10	19/09/2017
28.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 6 of 10	19/09/2017
29.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 7 of 10	19/09/2017
30.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 8 of 10	19/09/2017
31.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 9 of 10	19/09/2017

32.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric)	170577_101_003_PRO_A Rev A Sheet 10 of 10	19/09/2017
33.	Plan of Proposed BMS Areas A-D	170577_101_004_MIS_A Rev A Sheet 1 of 2	19/09/2017
34.	Plan of Proposed BMS Areas A-D	170577_101_004_MIS_A Rev A Sheet 2 of 2	19/09/2017
Plans and documents previously approved on 19 February 2018		Number (if applicable)	Date (if applicable)
1.	Proposed Alterations to Heritage Building at Ground Floor, prepared by BlightRayner	1.4, Rev B	18.01.2018
2.	Level 1 Alterations to Heritage Building, prepared by BlightRayner	1.4, Rev B	18.01.2018
3.	Roof/Site Plan, prepared by BlightRayner	DA.01, Rev B	18.01.2018
4.	Jubilee Hotel Landscape Concept, prepared by Lat27	17057.01, Version E	16/01/18 (Amended in Red 12 February 2018)
5.	Site Services Report and Site Based Stormwater Management Report, prepared by Robert Bird Group	17206C RPT-SSR-C Issue C	15/11/2017 (Amended in Red 12 February 2018)
6.	Overall Floor Plan Basement 2 – Extension Footing Loads, prepared by BlightRayner and Robert Bird Group	17260S 1/2	18/01/2018
7.	Overall Floor Plan Basement 02 Footing Loads, prepared by BlightRayner and Robert Bird Group	17260S 2/2	18/01/2018

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 Certification Procedures Manual, prepared by the Department of Infrastructure, Local Government and Planning, effective 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 of 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.	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 endorsement required by these conditions.	As indicated
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ;	a) Prior to commencement of site works

	<ul style="list-style-type: none"> 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>b) At all times during construction</p>
4.	<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.</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.; iv. ongoing monitoring, management review and certified updates (as required); and 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>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
5.	<p>Vehicle Crossovers</p> <p>a) Construct a vehicle crossover in Symes Street located generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</p> <p>b) Remove vehicle crossover to St Pauls Terrace and reinstate the area in accordance with Council's standards.</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>

6.	<p>Car Parking – Internal</p> <p>Provide car parking spaces designed, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use and to be maintained
7.	<p>Compliance Assessment – Car Parking Bays – Symes Street</p> <p>a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a signs and line marking plan for the removal of three (3) car parking bays and installation of no standing signs on the western side of Symes Street adjoining the development generally in accordance with the approved plan Ground Level, drawing reference Rev C, dated 07.11.2018.</p> <p>b) Undertake all works generally in accordance with endorsed documents required by part a) of this condition</p>	<p>a) Prior to the commencement of signs and lines work</p> <p>b) Prior to the commencement of use</p>
8.	<p>Bicycle Parking</p> <p>Provide bicycle parking facilities within the commercial building end of trip facility that are delineated and signed generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p>	Prior to commencement of use and to be maintained
9.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
10.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
11.	<p>Stormwater Connection</p> <p>Connect the development to the existing stormwater drainage network legal point of discharge generally in accordance with Council current adopted standards.</p>	Prior to commencement of use
12.	<p>Stormwater Quality Management</p> <p>Install stormwater quality treatment devices certified by a RPEQ generally in accordance with the approved Site Based Stormwater Management Report.</p>	Prior to commencement of use and to be maintained
13.	<p>Electricity</p> <p>Connect the development to the existing electrical reticulation network generally in accordance with Energex current adopted standards.</p>	Prior to commencement of site works

14.	<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 site works
15.	<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 site works
16.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to commencement of use
Clem7 Tunnel		
17.	<p>Clem7 Tunnel</p> <p>a) Submit to EDQ Development Assessment, DSDMIP, and Council/Tunnel Operator, a Tunnel Impact Assessment Report, certified by a RPEQ (Structural). This report must also address the impact of temporary support structures for the proposed basement excavation.</p> <p>b) The Principal Contractor or Supervising Engineer must advise EDQ Development Assessment, DSDMIP and Council/Tunnel Operator, the date foundation works are scheduled to commence.</p> <p>c) The Principal Contractor or Supervising Engineer must notify EDQ Development Assessment, DSDMIP, and Council/Tunnel Operator upon commencement of foundation works.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP, and Council/Tunnel Operator, the following plans/documents:</p> <p>i. advice from Principal Contractor or Supervising Engineer that the work has been carried out in</p>	<p>a) Prior to commencement of foundation works</p> <p>b) Prior to the commencement of foundation works</p> <p>c) Upon commencement of the relevant works</p> <p>d) Within 20 business days of completing the relevant works</p>

	<p>accordance with the approved plans and specifications;</p> <p>ii. as-built documents (PDF format) illustrating finished foundation levels;</p> <p>iii. electronic copies (AutoCAD format) of finished foundation levels; and</p> <p>iv. Any subsequent amended design information that may impact the tunnel.</p> <p>Note: Any amendments to the foundation details as proposed at the time of this development approval will require re-assessment by Council/Tunnel Operator.</p>	
Surveying, land transfers and easements		
18.	<p>Road Dedication – St Pauls Terrace/Symes Street</p> <p>Dedicate as public road (volumetric), at no cost to the MEDQ or Council, a standard 3 chord truncation at the corner of St Pauls Terrace and Symes Street, at and below ground level, generally in accordance with the approved plan Ground Level, drawing reference Rev C, dated 07.11.2018.</p>	Prior to commencement of use
19.	<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
Heritage – Jubilee Hotel		
20.	<p>Best Practice Standards</p> <p>Carry out all conservation, restoration and adaptation work to the existing culturally significant structure consistent with <i>The Burra Charter (Australia ICOMOS Charter for the Conservation of Places of Cultural Significance)</i>.</p>	Prior to site and building work commencing and while site and building works is occurring and to be maintained
21.	<p>Compliance Assessment – Archival Recording</p> <p>Prepare and submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a record prepared by a suitably qualified and experienced heritage professional of the elements of the existing culturally significant structure approved for partial demolition as part of this development approval (i.e. details of the elements to be demolished).</p> <p>This archival record must include:</p> <p>i. High resolution colour photographs to an archival recording standard of all parts of the building's exterior and interior for each building component to</p>	Prior to commencement of partial demolition works

	<p>ensure that the whole building form is recorded including awnings, external projections, soffits, roof forms, columns, stairs, walls, openings, decorative details and entire facades, internal wall elevations, stairs, ceilings, floors, openings, decorative details and any other significant fabric; and</p> <p>ii. Floor plan and elevations at scale 1:100.</p>	
22.	<p>Compliance Assessment – Construction Methodology Statement</p> <p>Prepare and submit to EDQ Development Assessment, DSDMIP, for compliance assessment:</p> <p>i. method statement detailing the process for demolishing the rear kitchen wing and removing rear verandah enclosures while minimising potential impact of adjacent retained building fabric;</p> <p>ii. a detailed method statement detailing the extent and proximity of the approved basement excavation in the vicinity of the Jubilee Hotel, including the process for monitoring any vibration or settlement impacts on the structure resulting from those works;</p> <p>iii. detailed drawings and associated schedules / specifications for all proposed building work within the Jubilee Hotel building, including restoration of existing internal finishes and detailing of the approved opening in the first-floor structure to create an entrance void – including the salvage and reuse of the existing ceiling rose in that location. The drawings and schedules must be reviewed and certified as by a suitably qualified and experienced heritage professional as being consistent with <i>Burra Charter – Best Practice Standards</i>.</p>	<p>Prior to the commencement of building work</p>
23.	<p>Partial Demolition of Building</p> <p>Carry out partial demolition works strictly in accordance with the approved plans and documents and the requirements and documents required under parts a) to c) of this condition:</p> <p>a) Provide adequate bracing from the commencement of any demolition work and throughout the demolition and construction phases of the development, to ensure that all parts of the building not specifically designated for demolition on the approved drawings and documents are retained and appropriately protected.</p> <p>b) Retain all existing external original fabric in the sections of the Jubilee Hotel building which are not being demolished. This will include, but is not limited to, existing decorative detailing, balustrading, wall</p>	<p>a) Prior to site and building work commencing and while site and building works is occurring and to be maintained</p> <p>b) Prior to site and building work commencing and while site and building works is occurring and to</p>

	<p>finishes, windows, doors, stairs and roof sheeting.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP, certification by a suitably qualified and experienced heritage professional confirming that the approved extent of partial demolition has been carried out in accordance with the requirements of this condition.</p>	<p>be maintained</p> <p>c) Prior to the commencement of use</p>
24.	<p>Dilapidation Monitoring Procedures</p> <p>Prepare and submit to EDQ Development Assessment, DSDMIP, a detailed dilapidation report of the Jubilee Hotel building prior to the commencement of any building works on the subject site.</p> <p>The detailed dilapidation report should at a minimum, include the following requirements:</p> <ul style="list-style-type: none"> i. Periodic dilapidation inspections of the culturally significant structure should be regularly undertaken throughout the construction process in combination with operation of appropriate vibration monitoring procedures. ii. Any incidents of excessive vibration from adjacent excavation works resulting in the temporary cessation of site works must be immediately reported to the Building Certifier and EDQ Development Assessment, DSDMIP, prior to the recommencement of the excavation work. iii. The design of the temporary shoring system to be used during the adjacent excavation must be approved by the certifying engineer prior to the commencement of any building works on the site. 	<p>Prior to site and building work commencing and ongoing while site and building works are occurring and to be maintained</p>
25.	<p>Compliance Assessment – Historical Paint Colour Investigation</p> <p>a) Prepare and submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a historical paint colour investigation of the Jubilee Hotel building to determine earlier paint schemes. The historical paint colour investigation is to be undertaken and certified by a suitably qualified and experienced heritage professional.</p> <p>b) Prepare and submit to EDQ Development Assessment, DSDMIP, for compliance assessment, revised architectural plans illustrating the proposed colour scheme for the refinishing of the side and rear walls of the Jubilee Hotel building in accordance with the endorsed historical paint colour investigation required under part a) of this condition.</p>	<p>a) Prior to the commencement of works to the heritage place</p> <p>b) Prior to the commencement of works to the heritage place</p>

	c) Carry out the painting of the side and rear walls of the Jubilee Hotel in accordance with the historical paint colour scheme recommended by the suitably qualified and experienced heritage professional and the endorsed plans required under parts a) and b) of this condition.	c) Prior to the commencement of use
26.	Compliance Assessment - Internal Works to Jubilee Hotel a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, detailed design plans for all internal building work to the heritage place. This documentation must be prepared by suitably qualified and experienced heritage professional consistent with <i>The Burra Charter (Australia ICOMOS Charter for the Conservation of Places of Cultural Significance)</i> . b) Carry out the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to the commencement of internal works to the heritage place b) Prior to the commencement of use
27.	Office Building Setbacks to Jubilee Hotel The office development, and all related structures, must be setback generally in accordance with the dimensions stated on the approved plans Elevations (St Pauls Terrace Elevation and Plaza-side), drawing reference Rev C, dated 07.11.2018. The raked pylons must have a diameter of no greater than 800mm and the 1.8m setback to the Jubilee Hotel is to be measured from the outermost edge of the pylon.	At all times
Landscape and Environment		
28.	Compliance Assessment – Green Roof a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, the following: <ul style="list-style-type: none"> • a revised Roof Garden Concept Plan, generally in accordance with the approved landscape plans, that provides a minimum 50% Green Roof coverage (deep planting, being planters with a depth of approximately 600mm and mounding to achieve approximately 1000mm depth for trees, must comprise a minimum 50% of the total Green Roof coverage); and • statement of intent for the operation and maintenance of the Green Roof. b) Carry out the landscape works in accordance with the endorsed plans required under part a) of this condition. Note: All works associated with the construction of the green roof are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for	a) Prior to commencement of works b) Prior to commencement of use and to be maintained

	<i>ecologically sustainable design.</i>	
29.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the development generally in accordance with the approved Landscape Concept plans and the endorsed Roof Garden Concept Plan, required under Condition 28 of this approval.</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 site works</p> <p>b) Prior to commencement of use and to be maintained</p>
30.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans and Council standards for this precinct.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii. footpath treatments; iii. location and types of streetscape furniture; iv. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
31.	<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 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>

32.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.</p>	Prior to commencement of use
33.	<p>Compliance Assessment – Acoustics</p> <p>a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, an acoustic report demonstrating that the redeveloped Indoor Entertainment and Food Premises (“beer garden”) use has been designed to achieve an amplified music noise level that complies with the current Amplified Music Venue Permit in existence, or if no Amplified Music Venue Permit exists then designed to achieve an amplified music noise level at 1m external to any point of the premises of not greater than L_{Ceq,T} 88dB for approved activities before 11.30pm on Sundays to Thursdays, or to midnight on Fridays and Saturdays, and L_{Ceq,T} 65dB and L_{Leq,T} 55dB in any one-third octave band between and including 31.5Hz and 125Hz, for approved activities after 11.30pm on Sundays to Thursdays, or after midnight on Fridays and Saturdays.</p> <p>b) Carry out the development in accordance with the endorsed document required under part a) of this condition.</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to the commencement of works</p>
Public Art		
34.	<p>Compliance Assessment – Public Art</p> <p>a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a detailed Public Art Plan for public art by a recognised artist or craftsperson (such artworks or sculptures) to the minimum value of not less than 0.25% of the total estimated construction cost as certified by a suitably qualified Quantity Surveyor (including design, fabrication and installation). The Public Art Plan must include the following:</p> <ol style="list-style-type: none"> i. Design Concept (description of the theme / story / inspiration for the public artwork); ii. Imagery / sketches / drawings of the public artwork; iii. Materials and colours palette; iv. An assessment demonstrating the public artwork as generally in accordance with Section 6.3 (excluding subsections 6.3.7) of Chapter 6 – Public Art, Infrastructure Design Planning Scheme Policy, Brisbane City Plan 2014; v. Evidence that the public art is suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and vi. A schedule of project costs, certified by a suitably qualified Quantity Surveyor identifying as a 	a) Prior to commencement of construction

	<p>minimum design, fabrication, installation and artist costs.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP, evidence demonstrating that the public artwork has been installed in accordance with endorsed documents required by part a) of this condition.</p>	<p>b) Prior to commencement of use and to be maintained</p>
Electric Vehicle		
35.	<p>Electric Vehicle Chargers</p> <p>Submit to EDQ Development Assessment, DSDMIP, certification from a suitably qualified professional that two (2) Level 2 universal chargers have been installed in shared parking bays.</p> <p><i>Note: All works associated with the construction and installation of Level 2 universal chargers are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for ecologically sustainable design.</i></p>	<p>Prior to the commencement of use</p>
36.	<p>Parking Level Circuit Board Capacity</p> <p>Submit to EDQ Development Assessment, DSDMIP, certification from a suitably qualified professional that parking level circuit board capacity is adequate for <u>all</u> car parking bays to have trickle feed (Level 1 or 2) chargers installed in future.</p> <p><i>Note: All works associated with the construction and installation of Parking Level Circuit Board Capacity are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for ecologically sustainable design.</i></p>	<p>Prior to the commencement of use</p>
WELL Rating		
37.	<p>WELL Rating</p> <p>a) Submit to EDQ Development Assessment, DSDMIP, certification from a WELL Accredited Professional that the development is designed and constructed to achieve a minimum Silver WELL Building Standard.</p> <p>The applicant shall take all reasonable actions to secure a tenant that agrees to achieving Gold WELL building standard and in this case, submit certification from a WELL Accredited Professional that the development is designed and constructed to achieve a Gold WELL Building Standard.</p> <p>b) Maintain a minimum WELL Building Standard in accordance with certification required under part a) of this condition.</p> <p><i>Note: All works associated with the delivery of a Silver or</i></p>	<p>a) Within 30 days from the commencement of use</p> <p>b) At all times following commencement of use</p>

	<i>Gold WELL Rating are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for ecologically sustainable design.</i>	
Construction Innovation		
38.	Compliance Assessment – Construction Process and Methodology a) Prepare and submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a case study paper outlining the innovative construction process and methodology used in the development. b) Prepare and deliver a presentation on the construction innovation and methodology employed in the development to a suitable tertiary education institution (e.g. university), an internal Economic Development Queensland (EDQ) forum and at a minimum of two (2) interested construction groups.	a) Within six months of the completion of construction b) Within six months of the completion of construction
Building Automation and Technology		
39.	Compliance Assessment – Building Automation and Technology a) Prepare and submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a brief case study paper outlining the innovative building automation and technology used in the development. b) Prepare and deliver a presentation on the building automation and technology employed in the development to a suitable tertiary education institution (e.g. university), an internal Economic Development Queensland (EDQ) forum and at a minimum, two (2) interested construction groups.	a) Within six months of the commencement of use b) Within six months of the commencement of use
Volumetric Subdivision		
40.	Volumetric Subdivision a) Carry out the approved reconfiguration of a lot (volumetric subdivision) generally in accordance with the approved plans, with the ultimate lot boundaries to reflect the development generally as approved and constructed. b) Ensure a Building Management Statement is registered on title for each proposed lot.	a) At all times b) At registration of title and to be maintained
Infrastructure Charges		
41.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment.	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.

CLEM7 TUNNEL – CONDITION 17

For correspondence and submitted documentation required by Condition 17 of this development approval, please utilise the following contacts:

- pdadevelopmentassessment@dilgp.qld.gov.au (EDQ Development Assessment);
- wayne.ralph@brisbane.qld.gov.au (Council); and
- ATWPermits@govianetwork.com.au (Tunnel Operator).

**** End of Package ****