

Our ref: DEV2018/974

11 September 2020

The Trustee for 26 Edmondstone Road Unit Trust
C/- Ethos Urban
Level 4 / 215 Adelaide Street
BRISBANE QLD 4000

ATTN: Ben Weaver and Angus Halligan
(email: AHalligan@ethosurban.com; bweaver@ethosurban.com)

Dear Ben and Angus

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL, SHOWROOM AND FOOD AND DRINK OUTLET AT 26 EDMONDSTONE ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON RP41028

On 11 September 2020 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Kari Stephens on 3452 7167 or at kari.stephens@dsdmip.qld.gov.au.

Yours sincerely



Kylie Williams
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	26 Edmondstone Road	
Lot on plan description	Lot number	Plan description
	Lot 1	RP41028
PDA development application details		
DEV reference number	DEV2018/974	
'Properly made' date	26 October 2018	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	<p>Material change of use for 11 storey mixed use development comprising multiple dwelling, showroom and food and drink outlet.</p> <p>Note: definitions have been changed to reflect those in the current development scheme.</p>	

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	11 September 2020
Currency period	6 years from decision date

Plans and documents		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.		
Approved plans and documents	Number	Date
Floor plan – Basement 3, prepared by Metier3	TP1097 Rev 2	15.06.2020
Floor plan – Basement 2, prepared by Metier3	TP1098 Rev 4	23.06.2020
Floor plan – Basement 1, prepared by Metier3	TP1099 Rev 3	10.06.2020
Floor plan – Ground level, prepared by Metier3	TP1100 Rev 6	23.06.2020
Floor plan – Level 1, prepared by Metier3	SK0050 Rev 3	23.06.2020 as amended in red 10.08.2020
Floor plan – Level 2, prepared by Metier3	SK0051 Rev 2	23.06.2020 as amended in red 10.08.2020
Floor plan – Level 1, prepared by Metier3	SK0050 Rev 1	23.06.2020 as amended in red 10.08.2020
Floor plan – Level 2, prepared by Metier3	SK0051 Rev 1	30.04.2020 as amended in red 10.08.2020
Floor plan – Level 3, prepared by Metier3	SK0052 Rev 1	30.04.2020 as amended in red 10.08.2020
Floor plan – Level 4, prepared by Metier3	TP1104 Rev 4	30.04.2020
Floor plan – Level 5, prepared by Metier3	TP1105 Rev 4	15.06.2020
Floor plan – Level 6, prepared by Metier3	TP1106 Rev 4	15.06.2020
Floor plan – Level 7, prepared by Metier3	TP1107 Rev 4	15.06.2020
Floor plan – Level 8, prepared by Metier3	TP1108 Rev 4	15.06.2020
Floor plan – Level 9, prepared by Metier3	SK0053 Rev 1	30.04.2020 as amended in red 10.08.2020

Plans and documents

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

Approved plans and documents	Number	Date
Floor plan – Level 10, prepared by Metier3	SK0054 Rev 1	30.04.2020 as amended in red 10.08.2020
Roof level – Sky terrace, prepared by Metier3	SK0055 Rev 1	30.04.2020 as amended in red 10.08.2020
Diagrammatic section, prepared by Metier3	SK0056 Rev 2	23.06.2020
Detailed ground floor plan, prepared by Metier3	TP1200 Rev 3	15.06.2020 as amended in red 08.09.2020
Accessible units – Type A, prepared by Metier3	TP1210 Rev -	15.06.2020 as amended in red 10.08.2020
Accessible units – Type B, prepared by Metier3	TP1211 Rev -	15.06.2020 as amended in red 10.08.2020
Elevation – North, prepared by Metier3	TP2000 Rev 3	20.12.2019 as amended in red 10.08.2020
Elevation – South, prepared by Metier3	TP2001 Rev 3	20.12.2019 as amended in red 10.08.2020
Elevation – East, prepared by Metier3	TP2002 Rev 3	20.12.2019 as amended in red 10.08.2020
Elevation – West, prepared by Metier3	TP2003 Rev 3	20.12.2019 as amended in red 10.08.2020
Section – West East, prepared by Metier3	TP3000 Rev 4	23.06.2020 as amended in red 10.08.2020
Development Schedule, prepared by Metier3	TP9000 Rev 5	23.06.2020
Materials board, prepared by Metier3	TP9150 Rev 2	20.12.2019
Traffic engineering report, prepared by TTM Consulting	Further Issues No. 7	23.06.2020
Waste management plan, prepared by Leigh Design		19.12.2019
Civil Site Investigation Report, prepared by WSP	Rev A	20.12.2019

Plans and documents		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.		
Approved plans and documents	Number	Date
DA Superior Design Outcomes Report, prepared by EMF Griffiths	Project No S2180098, Issue G	20.12.2019
Supporting documents		
BCC Road widening plan - 26 Edmondstone Road	RC16029, issue 1	

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Limitations on Built Form

The development shall be undertaken in general accordance with the approved plans, with the following limitations:

- a) The maximum gross floor area approved for this site is 4,725.09 square metres; and
- b) The maximum building height shall not exceed 11 storeys

Advice: the inclusion of a mezzanine level anywhere in the building constitutes gross floor area and an additional storey and would require a separate approval.

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

ABBREVIATIONS AND DEFINITIONS

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 document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and

- g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.

4. **Council** means Brisbane City Council.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means a Registered Professional Engineer of Queensland.
10. **DCOP** means Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time

PDA Development Conditions – Material Change of Use

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 must be undertaken in accordance with this approval are to 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 endorsement required by these conditions.	At all times
Planning and Urban Design		
4.	Compliance assessment – Detailed floor plans Submit for compliance assessment to EDQ Development Assessment, detailed design plans for: a) Levels 1 to 3, generally in accordance with the concepts provided in drawings SK0050 Rev 3, SK0051 Rev 2 and SK0052 Rev 2 by Metier dated 23.06.2020; and b) levels 9 and 10, generally in accordance with the concepts provided in drawings SK0053 Rev 1, SK0054 Rev 1 by Metier dated 30.04.2020; and c) Sky terrace generally in accordance with the concept provided in drawings SK0055 Rev 1 by Metier dated 30.04.2020.	Prior to the commencement of site works
5.	Compliance assessment – Elevations and Sections Submit for compliance assessment to EDQ Development Assessment: a) updated elevations of the approved development; and b) updated sections through the whole of the building, including	Prior to the commencement of site works

NO	CONDITION	TIMING
	basement levels 1 to 3.	
6.	Compliance assessment – Glazing on levels 1 to 3 Submit for compliance assessment to EDQ, detailed plans demonstrating that all east facing residential openings on levels 1, 2 and 3, includes a minimum glass area of two square metres and is capable of being opened to allow for natural ventilation.	Prior to commencing site works
7.	Natural Light and ventilation A podium light and ventilation well (void) with a minimum width of three metres shall be provided within the eastern boundary setback to ensure dwellings and communal areas on levels 1, 2 and 3 have access to natural light and ventilation. The light and ventilation well area shall: <ol style="list-style-type: none"> be clearly identified on any future Community Management Statement as common property and may not contain exclusive use areas; be used only for low level landscaping (at level 1), where it can be demonstrated that such landscaping will not reduce the light and ventilation available to the residential units; not contain communal open space, storage areas, clothes drying areas, plant and equipment or the like; be accessible only for the purposes of maintenance. 	Prior to commencement of use and ongoing
8.	Building to be contained within property boundaries All components of the building (including driveway splay, balconies and the basement) shall be wholly contained within the property boundaries of the subject site, as amended by the road widening required by condition of this approval.	Prior to commencement of use and ongoing
9.	Car share scheme Submit to EDQ Development Assessment, a car share scheme management and implementation plan including but not limited to, details of the following: <ol style="list-style-type: none"> Duration of operation of car share scheme; and Responsible entity of management of car share scheme; and Designated on-site car space. <p><i>Advice note: the designated on-site car sharing space is to be included as part of the allocation of car parking spaces for residents, as itemised in condition 25a)i of this approval.</i></p>	Prior to the commencement of use
10.	Residential parcel lockers Submit to EDQ Development Assessment, evidence of the provision of parcel lockers for residents and details of how the locker system will be managed.	Prior to commencement of use
11.	Minimum Habitable Floor Level The minimum habitable floor level shall be not less than RL3.2m AHD.	Prior to commencement of use and ongoing
12.	Refuse Collection Recycling, Waste Collection and Storage <ol style="list-style-type: none"> Submit to EDQ Development Assessment, evidence of approved refuse collection arrangements, from Council and/or a private waste contractor, for the approved development. Implement the refuse collection arrangements submitted under part a) of this condition. 	<ol style="list-style-type: none"> Prior to commencement of site works At all times following

NO	CONDITION	TIMING
	<i>Advice: Waste must be collected via the service vehicle standing area. Kerbside collection will not be approved.</i>	commencement of use
Environmentally Sustainable Design		
13.	ESD Report a) Submit to EDQ Development Assessment, DSDTI an updated ESD report which reflects the amended elevations and plan changes required by conditions of this approval. b) Submit to EDQ Development Assessment certification that demonstrates the development achieves a NatHERS Energy Rating of 6.1 as designed and constructed.	a) Prior to the commencement of site works b) Prior to the commencement of use
14.	Ceiling fans Provide ceiling fans in all living rooms and bedrooms in accordance with Section 3 of the ESD report prepared by EMF Griffiths. <i>Note: this condition is required as part of superior design outcome</i>	Prior to the commencement of use
15.	Water harvesting Submit to EDQ Development Assessment, evidence of the location and capacity of rainwater tanks installed to capture rainwater runoff for irrigation of on-site landscaping.	Prior to commencement of use
16.	Electric Vehicle Charging Submit to EDQ Development Assessment, certification from a suitably qualified professional that two (2) electric vehicle charging stations have been provided on Basement level 2. a) Each charging station must be located within a dedicated parking bay for an electric vehicle. b) Updated plans indicating the location of the charging stations must be included with the certification. <i>Note: refer to EDQ Practice Note 20: Electric Vehicle Charging Infrastructure for guidance</i>	Prior to the commencement of use
Landscape and Environment		
17.	Compliance assessment – Streetscape Works a) Submit for compliance assessment to EDQ Development Assessment, DSDTI detailed landscape plans for all proposed public streetscape works, certified by an AILA registered Landscape Architect and generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i> . Where applicable, the detailed streetscape plans are to include: <ul style="list-style-type: none"> i. a schedule of proposed standard and non-standard assets to be transferred to Council; ii. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'; iii. footpath treatments; iv. location and types of streetscape furniture; v. location and size of stormwater treatment devices; and 	a) Prior to commencement of building works

NO	CONDITION	TIMING
	<ul style="list-style-type: none"> vi. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council's adopted planting schedules and guidelines. 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 and asset register, in a format acceptable to Council, certified by an AILA registered Landscape Architect. d) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ Development Assessment, DSDMIP that planting is satisfactory. 	<ul style="list-style-type: none"> b) Prior to commencement of use c) Prior to commencement of use
18.	<p>Landscape Works</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, detailed landscape plans, certified by an AILA, for landscape works within the proposed development, for the following aspects: <ul style="list-style-type: none"> i. the hard and soft elements of the ground level landscaped areas, including the residential entry point (Thompson Street) and the common area adjoining the café, including integration with the streetscape works required by conditions of this approval; ii. the rooftop areas, balconies, planter boxes and vertical landscape elements, including a maintenance management strategy to maximise long term survival and growth in these exposed locations. The maintenance management strategy, must be certified by an AILA and detail the following: <ul style="list-style-type: none"> a) Planters with a minimum depth of 600mm; b) AS4419-2003 Soils for Landscape and Garden Use compliant; c) fertilised to meet the plants specifications; d) mulched to minimise weeds and soil moisture loss; e) well drained, with Atlantis drainage cell or equivalent; and f) irrigated to meet the long-term needs of the plant. iii. a feeding, watering and general maintenance regime for all on-site planting; iv. planting species, pot size at the time of planting and height and width at maturity, having regard to the planting environment and envisaged growth. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, certification by an AILA that the works have been constructed in accordance with the plans required under part a) of this condition. d) Maintain the landscaping in accordance with the maintenance strategies submitted as part of this condition 	<ul style="list-style-type: none"> a) Prior to commencement of building works above ground level b) Prior to commencement of use and to be maintained c) Prior to commencement of use d) At all times
Affordable and Accessible Housing		
19.	<p>Affordable Housing</p> <p>Submit to EDQ Development Assessment, evidence that the approved development delivers a minimum of two (2) affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i>.</p>	<p>Prior to commencement of use</p>

NO	CONDITION	TIMING
20.	<p>Compliance Assessment - Accessible Housing</p> <p>a) Submit for compliance assessment to EDQ Development Assessment, detailed design plans for a minimum of five accessible units, designed in accordance with <i>PDA Guideline no. 2 Accessible Housing, May 2015</i>.</p> <p>b) Submit written confirmation from an accessibility consultant confirming the accessibility of the units in accordance with the Guideline</p> <p><i>Advice: these units are to be delivered as accessible units (not units to be converted)</i></p>	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Roadways, Parking, Access and Service Vehicles		
22	<p>Road Widening</p> <p>Road widening to accommodate the future signalisation of the intersection at Edmondstone Road and Thompson Street is required. Road widening shall be:</p> <p>a) provided in accordance with Brisbane City Council's drawing number RC16029 Issue 1 "Road Widening Plan 26 Edmondstone Road"; and</p> <p>b) Dedicated to Brisbane City Council as road; and</p> <p>c) Include a verge which is a minimum of 3.75m wide as measured between the property boundary and the carriageway for both Edmondstone Road and Thompson Street.</p>	Prior to the commencement of site works
23	<p>Thompson Street line marking</p> <p>Submit to EDQ, a line marking and signage plan for the Thompson Street frontage which extends the yellow 'no standing' line to the southern splay of the proposed driveway crossover.</p>	Prior to the commencement of site works
24	<p>Vehicular access</p> <p>a) Construct a vehicle crossover:</p> <ol style="list-style-type: none"> located generally in accordance with the approved plans the entirety of the driveway splay must be constructed within its own frontage and shall not encroach on the neighbouring lot; and designed generally in accordance with Council's adopted standards. <p>b) Submit to EDQ Development Assessment, a RPEQ [civil] certification that the crossover has been constructed in accordance with part a) of this condition.</p>	Prior to commencement of use and to be maintained
25	<p>Car Parking</p> <p>a) Provide a minimum of 42 car parking spaces, comprising:</p> <ol style="list-style-type: none"> A minimum of 32 spaces for residents of the building; and A minimum of 6 visitor spaces for the residential component; and A maximum of 3 spaces for the retail / commercial component; and 1 PWD space, accessible to visitors to the building. <p>b) Allocate six visitor spaces on basement level 2, clearly identified as such by line marking and signage;</p> <p>c) Construct car parking spaces delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i>, and the approved plans;</p>	Prior to commencement of use

NO	CONDITION	TIMING
	<p>d) Submit to EDQ Development Assessment, certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) this condition.</p> <p><i>Advice note: the car sharing space, required by condition 10 of this approval, is to be included as part of the allocation of 25a)i above (the spaces for residents).</i></p>	
26	<p>Bicycle parking Provide bicycle parking for the development as follows:</p> <ul style="list-style-type: none"> a) 46 spaces in basement level 1 (comprising 42 resident spaces and 4 visitor spaces); and b) 6 visitor spaces in the common area at ground level c) The bicycle parking facilities shall be constructed, delineated and signed generally in accordance with AS2890.3 – 1993 Bicycle parking facilities and the approved plans. d) Submit written evidence to EDQ Development Assessment, that bicycle parking facilities have been constructed in accordance with this condition. 	Prior to commencement of use
27	<p>Visitor Car Parks and Car Lift Operations Parking and car lift operations shall be undertaken in general accordance with the approved plans, subject to the following:</p> <ul style="list-style-type: none"> a) Installation of an electronic car park management system which identifies the vacancy / occupancy of the visitor car parking spaces; b) Installation of an electronic advisory sign, located on ground level, adjacent to the car park lifts, which displays the availability of visitor car parking spaces, as captured by the management system described in part (b) above; c) Installation of signage or electronic messaging which directs incoming motorists to wait in the vehicle holding position when vehicles are in the car lift (allowing vehicles unimpeded access out of the lift); d) Clearly mark the location of the vehicle holding position at ground level with a combination of surface markings and signage. 	Prior to commencement of use
28	<p>Service vehicle standing area A service vehicle standing area shall be provided on the ground floor driveway, clear of the car holding position.</p> <p><i>Advice: Service vehicles are permitted to reverse onto the site and leave in a forward movement.</i></p>	Prior to commencement of use
Surveying, land transfers and easements		
29	<p>Easements over Infrastructure Public utility easements are to 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 are to 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

NO	CONDITION	TIMING
Engineering		
30.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDTI a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, which manages construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust generated from the site in accordance with the EP Act; ii) stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land (as defined under the EP Act), where required under a site suitability statement prepared in accordance with section 389 of including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor the EP Act; iv) requirements to consult with all authorities, whose assets may be impacted by the works (including Council, DTMR and Translink); v) a complaints procedure, and a requirement that the complaints procedure be established and maintained for the duration of the development; vi) site management details: <ul style="list-style-type: none"> 1. for the management of safe and functional pedestrian and bicycle paths including alternative pedestrian and cycle routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment to be stored or placed on the construction site; 6. for management of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional fire exit routes including other uses on and adjoining the site; 12. out of hours work in accordance with Chapter 8, Part 3B, Division 3 of the EP Act or as endorsed via 	<p>a) Prior to commencement of site works</p>

NO	CONDITION	TIMING
	<p>Compliance Assessment for out of hours work.</p> <p>13. includes a site layout plan superimposed on the road plan identifying the areas to be affected by construction and access activities;</p> <p>14. location of proposed external hoardings (ultimate) and gantries;</p> <p>15. location of perimeter fencing; and</p> <p>16. dilapidation survey for all existing surrounding public infrastructure.</p> <p>b) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition, which must be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p>
31.	<p>Out of hours work - Compliance Assessment</p> <p>a) Where out of hours work is proposed, submit to EDQ Development Assessment, for Compliance Assessment, an out of hours work request. The out of hours work request must include:</p> <ol style="list-style-type: none"> a duly completed out of hours work request form¹; and all mandatory information stated in the out of hours work request form. <p>b) Carry out the out of hours work endorsed under part a) of this condition.</p>	<p>a) Minimum of 10 business days prior to requested out of hours work commencement date</p> <p>b) As all times</p>
32.	<p>Construction noise management plan</p> <p>a) Submit to EDQ Development Assessment, a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ol style="list-style-type: none"> section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors section 4.5 – Control of Noise at Source, including strategies to control noise at source; section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Upon requested, submit to EDQ Development Assessment, DSDTI a Noise Monitoring Reports, certified by a suitably qualified person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) At all times during construction</p> <p>c) At all times</p>

¹ The out of hours work request form is available at <https://www.dsdmip.qld.gov.au/economic-development-qld/forms-guidelines-practice-notes.html>.

NO	CONDITION	TIMING
33.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDTI an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
34.	<p>Acid Sulfate Soils Management Plan (ASSMP)</p> <p>a) Where on-site Acid Sulfate Soil are encountered, submit to EDQ Development Assessment, DSDTI an ASS management plan prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual.</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the certified ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDTI a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part a) of this condition.</p>	<p>a) Prior to commencement of earthworks</p> <p>b) Prior to commencement of earthworks or during earthworks</p> <p>c) At all times during earthworks</p>
35.	<p>Groundwater management strategy</p> <p>a) Submit to EDQ Development Assessment, DSDTI a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> i. strategies for managing groundwater during all works phases; ii. an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012; iii. strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv. details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); v. strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current Australian and New Zealand Environment and Conservation Council Guidelines; and vi. confirmation that the GMS has been prepared with 	<p>a) Prior to commencement of works</p>

NO	CONDITION	TIMING
	<p>reference to the relevant documentation prepared in accordance with other related conditions of this approval.</p> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>b) At all times during construction</p>
36.	<p>Shoring</p> <p>a) Submit to EDQ Development Assessment, a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified RPEQ [geotechnical]. The GSDR must include:</p> <ol style="list-style-type: none"> i. Certification that the works are designed to meet the following Australian Standards: <ul style="list-style-type: none"> • AS1726 Geotechnical Site Investigation; • AS2159 Piling - Design and Installation; and • AS4678 Earth Retaining Structures. ii. Where appropriate, the GSDR shall address the following concerns: <ol style="list-style-type: none"> 1. Geotechnical considerations for the development site including, but not limited to: <ol style="list-style-type: none"> a) A geotechnical investigation plan and further geotechnical analysis to be undertaken to including full detail on the stratigraphy, groundwater level, excavatability and profiling; b) A table detailing geotechnical design parameters used to undertake detailed design c) Where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; 2. Groundwater Hydrology considerations, for the development site including, but not limited to: <ol style="list-style-type: none"> a) seasonality, tidal effects, possible fractured ground) at depth outlining the impact of dewatering and potential drawdown effects of construction activity and/or changed water table levels during demolition, b) temporary decommissioning of basement pumps, all construction phases and the ultimate development; 3. Impact on existing buildings considerations, for the development site including, but not limited to: <ol style="list-style-type: none"> a) dilapidation survey of each potential impacted buildings located within 20m of works associated with the approved development; b) an assessment detailing: <ul style="list-style-type: none"> ○ potential construction impacts to public utilities located within 20m of works associated with the approved development; and ○ how potential impacts will be avoided and mitigated. 4. Impact of proposed construction methodology, for the development site including, but not limited to: <ol style="list-style-type: none"> a) Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock 	<p>a) Prior to commencement of works</p>

NO	CONDITION	TIMING
	<p>excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</p> <p>b) critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work);</p> <p>c) an assessment of the installation of the retention system on adjacent properties;</p> <p>d) design drawings and technical specifications, including any temporary and permanent structures;</p> <p>e) groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</p> <p>f) basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to); and</p> <p>g) evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</p> <p>b) Undertake all Works in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) At all times during construction</p>
37.	<p>Temporary rock and ground anchors</p> <p>a) Submit to EDQ Development Assessment, a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ [civil/geotechnical], including:</p> <ol style="list-style-type: none"> detailed engineering drawings detailing the locations and specifications of rock and ground anchors; where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road managers and/or landowner(s); RPEQ [geotechnical] certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ [geotechnical] certification must consider the effects of the load imposed pressure bulb: <ol style="list-style-type: none"> prior to the de-stressing of the temporary ground anchors; and upon completion of the building; <p>b) Construct the approved development in accordance with the certified TRGAR required under part a) of this condition.</p> <p>c) Submit to the Submit to EDQ Development Assessment, DSDTI a RPEQ [civil/geotechnical]:</p> <ol style="list-style-type: none"> certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required 	<p>a) Prior to commencement of works</p> <p>b) At all times during construction</p> <p>c) Within 20 business days of completion of works involving</p>

NO	CONDITION	TIMING
	<p>under part a) of this condition</p> <p>ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include:</p> <ol style="list-style-type: none"> 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipe lines and maintenance holes including depths of maintenance holes and clearances to anchors. <p>d) Submit to EDQ Development Assessment, a RPEQ [civil/geotechnical] certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>rock and ground anchors</p> <p>d) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p>
38.	<p>Excavation and basement design</p> <p>a) Submit to the EDQ Development Assessment, an Excavation and Basement Report, certified by a RPEQ [civil], including:</p> <ol style="list-style-type: none"> i. confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii. consistency with: <ol style="list-style-type: none"> 1. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments; 2. the Geotechnical Shoring and Design Report submitted as part of this condition package; 3. the Structural Monitoring and Vibration Report submitted as part of this condition package; 4. the Rock and Ground Anchor Report submitted as part of this condition package: <ol style="list-style-type: none"> A. locations of cut and fill, and the character of material; B. quantity of fill to be deposited; C. a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; D. existing and proposed finished levels in reference to 	<p>a) Prior to commencement of works</p>

NO	CONDITION	TIMING
	<p>the Australian Height Datum and extending into the adjoining properties;</p> <p>E. mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</p> <p>F. where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted as part of this condition package; and</p> <p>G. Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ [civil].</p> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ Development Assessment, certification from a RPEQ [civil] of the following:</p> <ol style="list-style-type: none"> i. excavation and basement work have been undertaken in accordance with part b) of this condition; and ii. 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p><i>Note: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) At all times during construction</p> <p>c) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p>
39.	<p>Structural monitoring and vibration report (SMVR)</p> <p>a) Submit to EDQ Development Assessment, a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ [structural and vibration], including:</p> <ol style="list-style-type: none"> i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, including: <ol style="list-style-type: none"> 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that UU and Council have reviewed the monitoring procedure for works adjacent to their assets; v) proposed anchoring, including: <ol style="list-style-type: none"> 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners; 	<p>a) Prior to commencement of works</p>

NO	CONDITION	TIMING
	vi) dilapidation survey for all surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) At all times during construction
40.	<p>Traffic management plan</p> <p>a) Submit to EDQ Development Assessment, Traffic Management Plan (TMPs) or Traffic Guidance Scheme (TGSs), certified by a person holding a current Traffic Management Design qualification. The TMP and TGSs must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian and cyclists, including alternative pedestrian and cycle routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Manual of Uniform Traffic Control Devices</i>, for any temporary part or full road closures. <p>b) Carry out all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>Note: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road operators. It is recommended that applicants engage directly with the applicable road authorities.</i></p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
41.	<p>Haulage Management Plan (HMP)</p> <p>a) Submit to EDQ Development Assessment, DSDTI a Haulage Management Plan prepared and certified by a suitably qualified and experienced person holding current Traffic Management Design qualifications. The HMP is to include at a minimum:</p> <ul style="list-style-type: none"> i) Heavy vehicle size and load limits; ii) An estimate of the quantity of excavated/demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads; iii) Load in/out facility location, operation and access/ egress; iv) Designated haulage route including contingency haulage for all stages of the Works, both inside and outside of the CBD; v) Haulage times vi) An auditable process to manage, monitor and report. <p>b) Undertake all haulage in accordance with the relevant HMP, which must be current and available on site at all times</p> <p>c) Upon request, submit to EDQ Development Assessment, a HMP Reports, certified by a suitably qualified person, and evidence of</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> <p>c) As indicated</p>

NO	CONDITION	TIMING
	compliance with the HMP as required under part a) of this condition.	
42.	Retaining walls a) Submit to EDQ Development Assessment, detailed engineering plans, certified by a RPEQ [civil], of all retaining walls 1m or greater in height. Retaining walls are to be designed generally in accordance with PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ DA. b) Carry out the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment RPEQ [civil] certification confirming that all retaining walls 1m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
43.	Acoustic treatments a) Submit to EDQ Development Assessment, for Compliance Assessment, Acoustic report, certified by a RPEQ, acoustic treatments required for the subject development. b) Construct the approved development to include the acoustic treatments specified endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, a RPEQ [civil] certification that all acoustic treatments have been constructed generally in accordance with the endorsed plans submitted under part a) of this condition;	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
44.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
45.	Public Infrastructure – Damage, Repairs and Relocation 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.	Prior to commencement of use
CONNECTION TO INFRASTRUCTURE		
46.	Water connection a) Submit to EDQ Development Assessment, a water reticulation Precinct Network Plan, endorsed by UU. b) Submit to EDQ Development Assessment, detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, ‘as constructed’ plans, asset register, pressure and bacterial test results in accordance with UU current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of use

NO	CONDITION	TIMING
	e) Connect the approved development to the existing water reticulation network generally in accordance with UU current adopted standards.	e) Prior to commencement of use
47.	Sewer connection a) Submit to EDQ Development Assessment, a sewer reticulation Precinct Network Plan, endorsed by UU. b) Submit to EDQ Development Assessment, detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, 'as constructed' plans, asset register, pressure and CCTV results in accordance with UU current adopted standards, of all sewer reticulation works constructed in accordance with this condition. e) Connect the approved development to the existing water reticulation network generally in accordance with UU current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of use e) Prior to commencement of use
48.	Stormwater connection Connect the approved development to a lawful point of discharge: <ol style="list-style-type: none"> with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and generally in accordance with Council's current adopted standards. 	Prior to commencement of use
49.	Electricity a) Submit to EDQ Development Assessment, a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement site works b) Prior to commencement of use
50.	Telecommunications a) Submit to EDQ Development Assessment, documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	Prior to commencement of use
51.	Broadband a) Submit to EDQ Development Assessment, written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects.	a) Prior to commencement of site works

NO	CONDITION	TIMING
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use
52.	Gas a) Submit to EDQ Development Assessment, written agreement, from an authorised gas service provider, confirming that it has been entered for the provision of underground gas services to the proposed development. b) Connect the development to underground gas services in accordance with the agreement mentioned in part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
Infrastructure Charges		
53.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

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 ****