



Our ref: DEV2020/1124

Department of  
**State Development, Infrastructure,  
Local Government and Planning**

22 December 2021

Gansons Pty Ltd, Ganboys Pty Ltd and Ganbros Pty Ltd  
C/- Mewing Planning Consultants  
Att: Mr Leo Mewing  
GPO Box 1506  
BRISBANE QLD 4001

Email: leo.mewing@mewing.com.au

Dear Leo

**S89(1)(a) Approval of PDA development application**

**PDA Development Permit for Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Food and Drink Outlet (<250M<sup>2</sup>), Shop (where located at ground level and not exceeding 250M<sup>2</sup> per tenancy), and Park and a Preliminary Approval for a Material Change of Use for a Master Plan for Office, Research and Technology Industry, Health Care Services, Hospital, Food and Drink Outlet (<250M<sup>2</sup>), Shop (where located at ground level and not exceeding 250M<sup>2</sup> per tenancy), Showroom, Warehouse, Indoor Sport and Recreation (Gymnasium), and Park at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4 on SP312302**

On 22 December 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at [www.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Chris Hinton, A/Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7494 or at [chris.hinton@dsdilgp.qld.gov.au](mailto:chris.hinton@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

Beatriz Gomez  
**Director  
Development Assessment  
Economic Development Queensland**

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	12-18 Thompson Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	1	RP121293
	4	SP312302
PDA development application details		
DEV reference number	DEV2020/1124	
'Properly made' date	8 July 2020	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <input checked="" type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	
Proposed development	Development Permit for Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Food and Drink Outlet (<250M <sup>2</sup> ), Shop (where located at ground level and not exceeding 250M <sup>2</sup> per tenancy), and Park and a Preliminary Approval for a Material Change of Use for a Master Plan for Office, Research and Technology Industry, Health Care Services, Hospital, Food and Drink Outlet (<250M <sup>2</sup> ), Shop (where located at ground level and not exceeding 250M <sup>2</sup> per tenancy), Showroom, Warehouse, Indoor Sport and Recreation (Gymnasium), and Park	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.	
Decision date	22 December 2021	
Currency period	Development Permit - Six (6) years from the decision date Preliminary Approval - Fifteen (15) years from the decision date	
Approved plans and documents		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.		
Approved plans and documents	Number	Date
1. '12-16 Thompson St, Bowen Hills 4006 – Tower 1', prepared by Red Door Architecture	N/A	April 2021
2. 'Tower 1 Area Summary', prepared by Red Door Architecture	DA-002, Rev. 10	19 April 2021
3. 'Tower 1 Entry from Thompson Street', prepared by Red Door Architecture	DA-010, Rev. 1	23 November 2020

4.	'Tower 1 Entry from Murray Street', prepared by Red Door Architecture	DA-011, Rev. 1	23 November 2020
5.	'Tower 1 Site Plan Overall', prepared by Red Door Architecture	DA-050, Rev. 3	19 April 2021
6.	'Tower 1 Site Plan – Ultimate Park & Road Reserve', prepared by Red Door Architecture	DA-051, Rev. 3	19 April 2021
7.	'Tower 1 Ground Floor', prepared by Red Door Architecture	DA-100, Rev. 28	24 August 2021 (Amended in Red 14 September 2021)
8.	'Tower 1 Level 2 – Typical Carpark', prepared by Red Door Architecture	DA-102, Rev. 26	19 August 2021 (Amended in Red 14 September 2021)
9.	'Tower 1 Level 3 – Typical Carpark', prepared by Red Door Architecture	DA-103, Rev. 25	19 August 2021 (Amended in Red 13 December 2021)
10.	'Tower 1 Level 4 – Typical Carpark', prepared by Red Door Architecture	DA-104, Rev. 26	19 August 2021 (Amended in Red 14 September 2021)
11.	'Tower 1 Level 5 – Tower (Lower)', prepared by Red Door Architecture	DA-105, Rev. 24	19 August 2021
12.	'Tower 1 Level 6 – Tower (Podium)', prepared by Red Door Architecture	DA-106, Rev. 26	19 August 2021
13.	'Tower 1 Level 7 – Tower Typical (A)', prepared by Red Door Architecture	DA-107, Rev. 13	19 August 2021
14.	'Tower 1 Level 9 – Tower Typical (B)', prepared by Red Door Architecture	DA-108, Rev. 22	19 August 2021
15.	'Tower 1 Level – Roof Terrace', prepared by Red Door Architecture	DA-110, Rev. 24	19 August 2021 (Amended in Red 14 September 2021)
16.	'Tower 1 Level – Roof Plan', prepared by Red Door Architecture	DA-111, Rev. 16	24 August 2021
17.	'Tower 1 Elevation – North', prepared by Red Door Architecture	DA-200, Rev. 23	19 August 2021 (Amended in Red 13 December 2021)
18.	'Tower 1 Elevation – East', prepared by Red Door Architecture	DA-201, Rev. 25	19 August 2021
19.	'Tower 1 Elevation – South', prepared by Red Door Architecture	DA-202, Rev. 23	19 August 2021
20.	'Tower 1 Elevation – West', prepared by Red Door Architecture	DA-203, Rev. 25	19 August 2021
21.	'Tower 1 Section', prepared by Red Door Architecture	DA-300, Rev. 19	19 August 2021
22.	'Tower 1 Section', prepared by Red Door Architecture	DA-301, Rev. 18	19 August 2021
23.	'Tower 1 Section', prepared by Red Door Architecture	DA-302, Rev. 18	19 August 2021

24.	'Tower 1 Section', prepared by Red Door Architecture	DA-303, Rev. 17	19 August 2021 (Amended in Red 13 December 2021)
25.	'Tower 1 Podium Details', prepared by Red Door Architecture	DA-400, Rev. 7	19 August 2021
26.	'Tower 1 Podium Details', prepared by Red Door Architecture	DA-401, Rev. 7	19 August 2021 (Amended in Red 13 December 2021)
27.	'Tower 1 Podium Details', prepared by Red Door Architecture	DA-402, Rev. 6	23 November 2020
28.	'Tower 1 Landscape Area Plans', prepared by Red Door Architecture	DA-600, Rev. 8	19 April 2021 (Amended in Red 13 December 2021)
29.	'Tower 1 Landscape Area Plans', prepared by Red Door Architecture	DA-601, Rev. 7	19 April 2021 (Amended in Red 14 September 2021)
30.	'Tower 1 GFA Area Plans', prepared by Red Door Architecture	DA-610, Rev. 3	19 April 2021 (Amended in Red 13 December 2021)
31.	'Tower 1 GFA Area Plans', prepared by Red Door Architecture	DA-611, Rev. 3	19 April 2021
32.	'Tower 1 GFA Area Plans', prepared by Red Door Architecture	DA-612, Rev. 3	19 April 2021 (Amended in Red 14 September 2021)
33.	'Tower 1 NLA Area Plans', prepared by Red Door Architecture	DA-620, Rev. 3	19 April 2021 (Amended in Red 13 December 2021)
34.	'Tower 1 NLA Area Plans', prepared by Red Door Architecture	DA-621, Rev. 3	19 April 2021
35.	'Tower 1 NLA Area Plans', prepared by Red Door Architecture	DA-622, Rev. 3	19 April 2021 (Amended in Red 14 September 2021)
36.	'Tower 1 Landscape Design Report', prepared by RPS	PR145652-1, Issue O	20 April 2021 (Amended in Red 13 December 2021)
37.	'Plan of Development', prepared by Mewing Planning Consultants	N/A	Undated (Amended in Red 13 December 2021)
38.	'Masterplan Basement Diagram', prepared by Red Door Architecture	DA-060, Rev. 9	6 April 2021 (Amended in Red 14 September 2021)
39.	'Masterplan Vehicle Circulation Diagram', prepared by Red Door Architecture	DA-061, Rev. 13	6 April 2021 (Amended in Red 14 September 2021)
40.	'Masterplan Pedestrian & Cyclist Circulation', prepared by Red Door Architecture	DA-062, Rev. 6	6 April 2021 (Amended in Red 14 September 2021)

41.	'Masterplan Ground Level Diagram', prepared by Red Door Architecture	DA-070, Rev. 6	6 April 2021 (Amended in Red 14 September 2021)
42.	'Masterplan Podium Level Diagram', prepared by Red Door Architecture	DA-071, Rev. 6	6 April 2021 (Amended in Red 14 September 2021)
43.	'Masterplan Tower Diagram', prepared by Red Door Architecture	DA-072, Rev. 12	6 April 2021 (Amended in Red 14 September 2021)
44.	'Staging Masterplan – Stage 1', prepared by Red Door Architecture	DA-091, Rev. 9	19 April 2021 (Amended in Red 13 December 2021)
45.	'Staging Masterplan – Stage 2', prepared by Red Door Architecture	DA-092, Rev. 9	19 April 2021 (Amended in Red 13 December 2021)
46.	'Staging Masterplan – Stage 3', prepared by Red Door Architecture	DA-093, Rev. 9	19 April 2021 (Amended in Red 13 December 2021)
47.	'Staging Masterplan – Stage 4', prepared by Red Door Architecture	DA-094, Rev. 9	19 April 2021 (Amended in Red 13 December 2021)
48.	'Masterplan Site Sections', prepared by Red Door Architecture	DA-120, Rev. 11	6 April 2021 (Amended in Red 14 September 2021)
49.	'Masterplan Site Sections', prepared by Red Door Architecture	DA-121, Rev. 11	6 April 2021 (Amended in Red 14 September 2021)
50.	'Tower 1 Lighting Design', prepared by Red Door Architecture	N/A	April 2021
51.	'Ground Floor – Lighting Design Plan', prepared by Red Door Architecture	Ref. DA-810, Rev. 8	19 April 2021
52.	'Podium & Roof – Lighting Design Plan', prepared by Red Door Architecture	Ref. DA-811, Rev. 8	19 April 2021
53.	'Site Layout Plan, Post Development Drainage and Services (Stage 1)', prepared by Inertia	8858, SK002 Rev. C	23 March 2020
54.	'Preliminary External Road Layout Plan (Stage 1)', prepared by Inertia	8858, SK014, Rev. D	16 April 2021 (Amended in Red 17 December 2021)
55.	'Preliminary Earthworks Layout Plan (Stage 1)', prepared by Inertia	Job 8858, SK010, Rev E	19 April 2021
56.	'Air Quality Assessment - Proposed Mixed Use Development, Bowen Hills' report, prepared by Air Noise Environment	207402.0188Report02.odt Rev 01.1	4 Feb 2021
57.	'Covenant Form 31', prepared by McCullough Robertson		20 December 2021 (Amended in Red 20 December 2021)

58.	'Noise Impact Assessment', prepared by Stantec	Ref. 45289, Rev. 002	20 April 2020
59.	'Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects', prepared by Stantec	Project No: 45289	30 September 2020
60.	'Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects', prepared by Stantec	Project No: 45289	16 November 2020

### Supporting plans and documents

To remove any doubt, the following plans and documents are not approved for the purposes of the PDA development approval and are supporting documents only for information purposes

Supporting plans and documents	Number	Date
61. 'Road Widening Plan – 12-18 Thompson Street', prepared by Brisbane City Council	RC16029, Issue 1	18 September 2019
62. 'Sufficient Grounds Package', prepared by Mewing Planning Consultants	N/A	Undated (Amended in Red 21 July 2021)
63. 'Lease No 720666540' on Lot 1 on RP121293	Lease No 720666540	Term: 18/12/2020 to 17/12/2030 Option Nil
64. 'Tech Memo regarding Thompson St, Bowen Hills, Response to EDQ Further Issues Letter', prepared by Cardno,	QTT19083	4 February 2021

### PDA development conditions

For the purpose of interpreting this approval, including the conditions, the following applies:

#### **ABBREVIATIONS AND DEFINITIONS:**

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Contributed Asset** 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 definitions apply:
  - a. **External Authority** means a public-sector entity other than the MEDQ;

- b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
  - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
  - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
  - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
  - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
  - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
5. **Council** means Brisbane City Council.
  6. **DCOP** means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.
  7. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
  8. **EDQ** means Economic Development Queensland.
  9. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
  10. **EDQ TS** means Economic Development Queensland's – Technical Services team.
  11. **EP Act** means the *Environmental Protection Act 1994*.
  12. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
  13. **LTA** means *Land Title Act 1994*.
  14. **MEDQ** means the Minister for Economic Development Queensland.
  15. **PDA** means Priority Development Area.
  16. **RPEQ** means Registered Professional Engineer of Queensland.

**COMPLIANCE ASSESSMENT:**

Where a condition of this 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 EDQ

Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).

- ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    - 1. if satisfied, endorses the revised documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

***SUBMITTING DOCUMENTATION TO EDQ:***

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

EDQ DA at: [pdadevelopmentassessment@dsmip.qld.gov.au](mailto:pdadevelopmentassessment@dsmip.qld.gov.au).

EDQ TS at: [EDQ\\_PrePostConstruction@dsmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsmip.qld.gov.au).

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<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.



No.	Condition	Timing
<b>THE FOLLOWING APPLY TO THE MCU DEVELOPMENT PERMIT (STAGES 1A TO 1C)</b>		
<b>General</b>		
1	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>i. the approved plans and documents; and</li> <li>ii. any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	Prior to commencement of use, or endorsement of the BFP, whichever occurs first
2	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	At all times following commencement of use
<b>Planning and Urban Design</b>		
3	<p><b>Sufficient Grounds - Creative Lighting – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment a detailed creative lighting strategy prepared by a suitably qualified consultant which demonstrates the building has been designed to incorporate creative lighting generally in accordance with: <ul style="list-style-type: none"> <li>i. Council's <i>'City of Lights Strategy 2017'</i>;</li> <li>ii. <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>; and</li> <li>iii. The following approved plans: <ul style="list-style-type: none"> <li>1. <i>'Tower 1 Lighting Design'</i>, prepared by Red Door Architecture (April 2021)</li> <li>2. <i>'Ground Floor – Lighting Design Plan'</i>, prepared by Red Door Architecture (Ref. DA-810, Rev. 8, dated 19 April 2021)</li> <li>3. <i>'Podium &amp; Roof – Lighting Design Plan'</i>, prepared by Red Door Architecture (Ref. DA-811, Rev. 8, dated 19 April 2021)</li> </ul> </li> </ul> </li> <li>b) Construct the approved development generally in accordance the creative lighting strategy endorsed under part a) of this condition.</li> <li>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the development has been constructed generally in accordance the creative lighting strategy endorsed under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of building works</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>c) Prior to commencement of use</li> </ul>

<b>Environmentally Sustainable Design</b>		
4	<p><b>Sufficient Grounds - Energy Efficiency – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment a detailed energy efficiency report prepared by a suitably qualified consultant which demonstrates that the building has been designed to incorporate <u>all</u> the following:</p> <ul style="list-style-type: none"> <li>i. integration of solar generation technology within the built form or public realm.</li> <li>ii. integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm.</li> <li>iii. integration of smart technology which passively controls the use of electricity.</li> </ul> <p>b) Construct the approved development generally in accordance the energy efficiency report endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the development has been constructed generally in accordance the energy efficiency report endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use</p>
5	<p><b>Sufficient Grounds - Electric Vehicle Charging Station</b></p> <p>a) Install a minimum three (3) Destination chargers (three phase 22kW AC charger or 25kW DC) in a visitor car park on the Level 2 Carpark. These car parks are to be reserved for short term parking, with a 1 to 3-hour time limit.</p> <p>b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use, or endorsement of the BFP, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
6	<p><b>Electric Vehicle Charging Station Capacity</b></p> <p>a) Install the following:</p> <ul style="list-style-type: none"> <li>i) Electrical capacity for Basic AC charging on all non-visitor (i.e. employee) parking spaces. The Basic AC charging must be installed such that it can be readily replaced with a dedicated electric vehicle charger at a later date.</li> <li>ii) Electrical load control to manage development peak demand for electronic vehicle charging.</li> </ul> <p>b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use, or endorsement of the BFP, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

7	<p><b>Sustainability – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment a sustainability report prepared by a suitably qualified consultant which demonstrates how the building has been designed to satisfy Section 2.5.4.1 of the Bowen Hills Priority Development Scheme.</p> <p>b) Construct the approved development generally in accordance the report endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the the development has been constructed generally in accordance the sustainability report endorsed under part a) of this condition and satisfies Section 2.5.4.1 of the Bowen Hills Priority Development Scheme.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use, unless otherwise agreed in writing by the MEDQ</p>
<b>Landscaping</b>		
8	<p><b>Sufficient Grounds - Landscape works Interim Park (Stage 1B) – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed landscape plans, certified by an AILA Registered Landscape Architect, for the proposed landscape works within the interim park area as outlined on approved plan <i>Tower 1 Site Plan – Ultimate Park &amp; Road Reserve</i>, prepared by Red Door Architecture (DA-051, Rev. 3, 19 April 2021). The certified plans must include a schedule of proposed standard and non-standard Contributed Assets and landscape works designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) Council Standards; and</li> <li>ii) the following approved plans: <ul style="list-style-type: none"> <li>1. <i>'Tower 1 Site Plan Overall'</i>, prepared by Red Door Architecture (DA-051, Rev. 3, 19 April 2021)</li> <li>2. <i>'Tower 1 Site Plan – Ultimate Park &amp; Road Reserve'</i>, prepared by Red Door Architecture (DA-051, Rev. 3, 19 April 2021)</li> <li>3. <i>'Tower 1 Landscape Design Report'</i>, prepared by RPS (PR145652-1, Issue O, 20 April 2021 (Amended in Red 13 December 2021)</li> </ul> </li> </ul> <p>The certified plans are to include, where relevant:</p> <ul style="list-style-type: none"> <li>1. existing contours or site levels, services and features;</li> <li>2. clear delineation between park and streetscape;</li> <li>3. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads);</li> </ul>	<p>a) Prior to commencement of site works for Stage 1A</p>

	<ol style="list-style-type: none"> <li>4. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>5. locations of electricity and water connections to parks;</li> <li>6. location and details of any proposed vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;</li> <li>7. details and locations of any proposed building works including park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths;</li> <li>8. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and</li> <li>9. public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>.</li> </ol> <p>b) Provide a bond or bank guarantee to the MEDQ, to the satisfaction of the MEDQ, for the full cost of the works and allowances endorsed in part a) of this condition, to secure its compliance.</p> <p>c) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>d) Submit to EDQ TS, 'as constructed' plans, certified by an AILA Registered Landscape Architect, in accordance with part a) of this condition.</p> <p>e) The interim park must be open and available for the free use of public 24 hours a day 7 days per week.</p> <p>f) Obtain and maintain public liability insurance for the park of at least \$20 Million, and submit a certificate of insurance as evidence of insurance to EDQ DA for Compliance Assessment.</p>	<p>b) Prior to commencement of site works for Stage 1A.</p> <p>c) Within twelve (12) months of commencement of use of Stage 1A</p> <p>d) Within twelve (12) months of commencement of use of Stage 1A</p> <p>e) At all times after completion of the works.</p> <p>f) Prior to the park being made open to the public.</p>
9	<p><b>Sufficient Grounds – Landscape works Ultimate Park (Stage 1C) – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed landscape plans, certified by an AILA Registered Landscape Architect, for proposed landscape works within the ultimate park as identified on approved plan <i>Tower 1 Site Plan – Ultimate Park &amp; Road Reserve</i>, prepared by Red Door Architecture (DA-051, Rev. 3, 19 April 2021, Amended in Green 19 October 2021). The certified plans must include a minimum 800m<sup>2</sup> of unconstrained privately owned land for park and a schedule of proposed standard and non-</p>	<p>a) Prior to commencement of site works for Stage 1A</p>

	<p>standard Contributed Assets and landscape works designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>a. Council Standards; and</li> <li>b. the following approved plans:</li> <li>c. ‘<i>Tower 1 Site Plan Overall</i>’, prepared by Red Door Architecture (DA-051, Rev. 3, 19 April 2021)</li> <li>d. ‘<i>Tower 1 Site Plan – Ultimate Park &amp; Road Reserve</i>’, prepared by Red Door Architecture (DA-051, Rev. 3, 19 April 2021)</li> <li>e. ‘<i>Tower 1 Landscape Design Report</i>’, prepared by RPS (PR145652-1, Issue O, 20 April 2021 (Amended in Red 13 December 2021))</li> </ul> <p>The certified plans are to include, where relevant:</p> <ul style="list-style-type: none"> <li>a. existing contours or site levels, services and features;</li> <li>b. clear delineation between park and streetscape;</li> <li>c. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads);</li> <li>d. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>e. locations of electricity and water connections to parks;</li> <li>f. location and details of any proposed vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;</li> <li>g. details and locations of any proposed building works including park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths;</li> <li>h. trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines; and</li> <li>i. public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>.</li> </ul> <p>b) Provide a bond or bank guarantee to the MEDQ, to the satisfaction of the MEDQ, for the full cost of the works and allowances endorsed in part a) of this condition, to secure its compliance.</p> <p>c) Submit to EDQ DA, for Compliance Assessment, amended detailed landscape plans, certified by an AILA Registered Landscape Architect, for proposed landscape works within the ultimate park. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscape works designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>a. Council standards at the time of lodgement; and</li> <li>b. The plans endorsed under part a) of this condition.</li> </ul>	<p>b) Prior to commencement of site works for Stage 1A.</p> <p>c) Prior to commencement of site works for Stage 1C.</p>
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	<p>The certified plans are to include, where relevant:</p> <ul style="list-style-type: none"> <li>a. existing contours or site levels, services and features</li> <li>b. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters);</li> <li>c. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>d. locations of electricity and water connections to parks;</li> <li>e. location and details of any proposed vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;</li> <li>f. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths;</li> <li>g. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and</li> <li>h. public lighting in accordance with Australian Standard AS1158 –Lighting for Roads and Public Spaces.</li> </ul> <p>d) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>e) Submit to EDQ TS, 'as constructed' plans, certified by an AILA Registered Landscape Architect, and asset register in a format acceptable to Council.</p>	<p>d) Prior to the commencement of use of any development at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4 on SP312302 other than the construction of Tower 1A and associated Murray Street improvement Works, the Interim Park (Stage 1B) and associated Murray Street improvement Works, or within 12 months of the early ending of 'Lease No 720666540' on Lot 1 on RP121293, or 17 December 2031, whichever occurs first.</p> <p>e) Prior to the commencement of use of any development at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4</p>
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	<p>f) The ultimate park must be open and available for the free use of the public 24 hours per day, 7 days per week.</p> <p>g) Obtain and maintain public liability insurance for the park of at least \$20 Million, and submit a certificate of insurance as evidence of insurance to EDQ DA for Compliance Assessment.</p>	<p>on SP312302 other than the construction of Tower 1A and associated Murray Street improvement Works, the Interim Park (Stage 1B) and associated Murray Street improvement Works, or within 12 months of the early ending of 'Lease No 720666540' on Lot 1 on RP121293, or 17 December 2031, whichever occurs first.</p> <p>f) At all times after completion of the works.</p> <p>g) Prior to the park being made open to the public.</p>
10	<p><b>Sufficient Grounds – Ultimate Park Covenant (Stage 1C) – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, a survey plan, certified by a registered surveyor, to accurately identify the area of the Ultimate Park in accordance with the Ultimate Park Extents Plan in section 2.3 of the approved '<i>Tower 1 Landscape Design Report</i>', prepared by RPS (PR145652-1, Issue O, dated 20 April 2021 (Amended in Red 13 December 2021)) (Covenant Ultimate Park Area).</p> <p>b) Register an instrument of covenant with respect to the use of the Covenant Ultimate Park Area and the protection of those parts of Lot 1 on RP121293 and Lot 4 on SP312302 areas identified as the Ultimate Park Area in Lot 1 on RP121293 and Lot 4 on SP312302 in the approved '<i>Tower 1 Landscape Design Report</i>', prepared by RPS (PR145652-1, Issue O, dated 20 April 2021 (Amended in Red 13 December 2021)) and on the approved Survey Plan endorsed under Condition 10(a).</p> <p>i. The purpose of the covenant is to preserve for delivery the area of the Ultimate Park, and prohibit its use for any purpose other than for Park purposes under section 97A of the Land Title Act 1994, subject to the current building Lease Dealing number 720666540, which is excepted.</p> <p>ii. The covenant precludes the sale or transfer of any part of the Covenant Area and for the retention of the Ultimate Park other than by a transfer to MEDQ or the Council after the</p>	<p>For all parts of this condition, prior to commencement of site works of Stage 1A</p>

	<p>landscaping and embellishment requirements imposed by any applicable approval have been completed.</p> <p>c) The details of the covenant must include:</p> <ol style="list-style-type: none"> <li>i. The extent of the Covenant Ultimate Park Area on the survey plan endorsed by EDQ DA.</li> <li>ii. The restrictions/obligations that apply with respect to the land the subject of the covenant – with reference to section 97A(3)(a)(i) and 97A(3)(c)(i) of the Land Title Act 1994.</li> <li>iii. the covenant terms in approved plan ‘<i>Covenant Form 31</i>’, prepared by McCullough Robertson, dated 20 December 2021 (Amended in Red 20 December).</li> </ol> <p>d) Register the covenant prior to commencement of any works for the use (i.e. before Stage 1A).</p> <p>e) Submit to EDQ DA, for Compliance Assessment, evidence that a covenant complying with the above requirements has been registered to the titles of Lot 1 on RP121293 and Lot 4 on SP312302.</p>	
11	<p><b>Landscape works (Stage 1A) – Compliance Assessment</b></p> <p>Submit to EDQ DA, for Compliance Assessment, detailed landscape plans prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of green facades / walls. The detailed landscape plans shall be generally in accordance with the approved plans and address the following:</p> <p><u>Planting – generally</u></p> <p>Provide details, locations, pot size and all plant species to be utilised in the podium and façade landscape.</p> <p><u>Podium planters</u></p> <p>Provide podium planter details demonstrating the following minimum media depths can be achieved:</p> <ol style="list-style-type: none"> <li>i) Ground covers with a mature height of 200mm or less – minimum 300mm;</li> <li>ii) Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;</li> <li>iii) Shrubs with a mature height of 200mm or more – minimum 600mm;</li> <li>iv) Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater.</li> <li>v) Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</li> </ol> <p><u>Façade planting</u></p> <p>Provide details about the planting and maintenance of any planting on each façade, including:</p> <ol style="list-style-type: none"> <li>i) Structure – details of all elements attached to structure to support plant growth / climbing.</li> </ol>	<p>For all parts of this condition, prior to commencement of site works</p>



	<p>ii) Media type – specification of light-weight media suitable for vertical planting on built structures.</p> <p>iii) Media volume – upper levels:</p> <ul style="list-style-type: none"> <li>a) Minimum planting depth 400mm minimum media volume.</li> <li>b) 100L media for every 1m<sup>2</sup> foliage at 100mm of thickness.</li> <li>c) The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</li> </ul> <p><u>Rooftop planting</u></p> <p>Approved plan ‘<i>Tower 1 Level – Roof Terrace</i>’, prepared by Red Door Architecture (DA-110, Rev. 24, dated 19 August 2021 (Amended in Red 14 September 2021)) to achieve a minimum 9m wide landscape buffer on the southern edge to the boundary of the adjoining site and provide details demonstrating the following minimum media depths can be achieved:</p> <ul style="list-style-type: none"> <li>i) Ground covers with a mature height of 200mm or less – minimum 300mm;</li> <li>ii) Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;</li> <li>iii) Shrubs with a mature height of 200mm or more – minimum 600mm;</li> <li>iv) Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater.</li> <li>v) Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</li> </ul> <p><u>Irrigation and maintenance</u></p> <p>Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</p>	
12	<p><b>Landscape works (Stage 1A) – construction</b></p> <ul style="list-style-type: none"> <li>a) Construct landscape works generally in accordance with the certified plans submitted under condition 11 of this condition.</li> <li>b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</li> <li>c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement whichever occurs first</li> <li>b) During construction</li> <li>c) Prior to commencement of use or BFP endorsement whichever occurs first</li> </ul>

<b>Construction Management &amp; Engineering</b>		
13	<p><b>Hours of work - Construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
14	<p><b>Out of hours construction work - Compliance Assessment</b></p> <p>Where out of hours construction work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include the applicable fee and a duly completed out of hours work request form<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
15	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
16	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ TS 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, to manage construction impacts, including:</p> <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and 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;</li> <li>iii) complaints procedures;</li> <li>iv) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities, including efficiently sort and minimise waste and maximise recycling opportunities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> </ul> </li> </ul>	a) Prior to commencement of site works

<sup>3</sup> The out of hours work request form is available at EDQ's website.

	<p>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</p> <p>9. of employee and visitor parking areas and strategies to limit on street parking;</p> <p>10. of anticipated staging and programming;</p> <p>11. Any services or other authority's assets within and external to the site to be affected by the different phases of the Works, (assets include water, sewer, stormwater, street trees, kerb-side allocation signs, line marking, bus stops, loading zones, parking meters and ticket dispensers) the proposed management. and responsible entity for the required approvals to undertake adjustments to the identified asset and the approximate timing of the required adjustment</p> <p>12. A site layout plan superimposed on the Road plan identifying the areas to be affected by the construction and access activities; and</p> <p>13. for the provision of safe and functional emergency exit routes.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
17	<p><b>Erosion and Sediment Control Plan</b></p> <p>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, generally in accordance with the following documents:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p>
18	<p><b>Traffic management plan</b></p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> </ul>	<p>a) Prior to commencement of site works</p>

	<ul style="list-style-type: none"> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>b) Carry out all construction work 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 manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	b) During construction
19	<p><b>Construction noise management plan</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must be prepared in accordance with the EP ACT and address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> </li> <li>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</li> <li>c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of site works</li> <li>b) During construction</li> <li>c) As requested by EDQ</li> </ul>
20	<p><b>Structural monitoring and vibration report</b></p> <ul style="list-style-type: none"> <li>a) Submit to the EDQ TS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: <ul style="list-style-type: none"> <li>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite</li> </ul> </li> </ul>	a) Prior to commencement of site works

	<p>geotechnical conditions, to forecast expected vibration during all works, detailing:</p> <ol style="list-style-type: none"> <li>1. new excavation;</li> <li>2. installation of new foundations (i.e. piling);</li> <li>3. proposed methods to mitigate and control vibration and ground movement during construction;</li> </ol> <p>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;</p> <p>iii) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p> <p>iv) confirmation that BCC and UU have reviewed the monitoring procedure for works adjacent to the road and drainage and water and sewer infrastructure;</p> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>b) During construction</p>
<p>21</p>	<p><b>Earthworks</b></p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; and</li> <li>ii) the approved '<i>Preliminary Earthworks Layout Plan (Stage 1)</i>', prepared by Inertia (Job 8858, DWG No. SK010, Rev E, dated 19 April 2021).</li> </ol> <p>The certified detailed earthworks plans shall:</p> <ol style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by conditions of this approval;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to: <ol style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ol> </li> <li>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ol>	<p>a) Prior to commencement of site works</p>

	<p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>	<p>b) Prior to commencement of use or BFP endorsement whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
22	<p><b>Acid sulfate soils</b></p> <p>a) Where on-site ASS is encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS 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 or during site works</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
23	<p><b>Retaining walls</b></p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures);</li> <li>iii) located and designed generally in accordance with the approved '<i>Preliminary Earthworks Layout Plan (Stage 1)</i>', prepared by Inertia (Job 8858, DWG No. SK010, Rev E, dated 19 April 2021).</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

24	<p><b>Sufficient Grounds - Murray Street Streetscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ TS, for Compliance Assessment, detailed streetscape works drawings demonstrating the works to be delivered in Stage 1A and Stage 1B, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council.</p> <p>The certified drawings must be designed generally in accordance with the following, where relevant:</p> <ol style="list-style-type: none"> <li>i. approved plans;</li> <li>ii. Council's standards;</li> <li>iii. location and type of street lighting in accordance with AS1158 '<i>Lighting for Roads and Public Spaces</i>';</li> <li>iv. footpath treatments</li> <li>v. Driveways cross overs treatment including tactile paver treatments;</li> <li>vi. location and specifications of streetscape furniture;</li> <li>vii. location and size of stormwater treatment devices; and</li> <li>viii. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines;</li> </ol> <p>b) Provide a bond or bank guarantee to the MEDQ, to the satisfaction of the MEDQ, for the full cost of the Stage 1B works and allowances endorsed in part a) of this condition, to secure its compliance.</p> <p>c) Construct Stage 1A streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>d) Submit to EDQ TS 'as constructed' plans for the Stage 1A streetscape works, certified by an AILA, and asset register in a format acceptable to Council.</p> <p>e) Maintain the works constructed in Stage 1A.</p> <p>f) Construct Stage 1B streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>g) Submit to EDQ TS 'as constructed' plans for the Stage 1B streetscape works, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of Stage 1A works</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>e) Until completion of on-maintenance for Stage 1B</p> <p>f) Within twelve (12) months of commencement of use of Stage 1A</p> <p>g) Within twelve (12) months of commencement of use of Stage 1A</p>
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	h) Maintain the works constructed in Stage 1B.	h) Twelve (12) months after on-maintenance for Stage 1B and agreed with Council
25	<p><b>Sufficient Grounds - Murray Street Roadworks – Compliance Assessment</b></p> <p>a) Submit to EDQ TS, for Compliance Assessment, amended Murray St Roadworks Functional Layout Plans demonstrating the works to be delivered in Stage 1A and Stage 1B, certified by a RPEQ, in accordance with Council requirements, PDA Guideline No. 13 Engineering standards, and approved plan '<i>Preliminary External Road Layout Plan (Stage 1)</i>', prepared by Inertia (8858, SK014, Rev. D, dated 16 April 2021)</p> <p>The amended functional layout plan must:</p> <ul style="list-style-type: none"> <li>i) demonstrate and label kerb returns are in accordance with <a href="#">BCC Ch3 Road Corridor Design</a> or provide justifications for any departure;</li> <li>ii) detail the length of the indented car parking bays to be 6.3m to comply with BCC TAPS, Figure I – Parallel parking</li> <li>iii) remove the proposed pedestrian crossing, shown as <ul style="list-style-type: none"> <li>a. a raised pedestrian crossing shown in the '<i>Tower 1 Landscape Design Report</i>', prepared by RPS (PR145652-1, Issue O, dated 20 April 2021 (Amended in Red 13 December 2021)); and</li> <li>b. a zebra crossing on '<i>Preliminary External Road Layout Plan (Stage 1)</i>', prepared by Inertia (8858, SK014, Rev. D, dated 16 April 2021) (Amended in Red 17 December 2021)</li> </ul> </li> <li>iv) extend the northern kerb buildout in line with the existing kerb return;</li> <li>v) provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions at all crossing points;</li> <li>vi) provide details of line-marking and signage;</li> <li>vii) provide details of stormwater upgrades required to service the site;</li> <li>viii) provide street lighting pole location(s);</li> <li>ix) must be coordinated with the streetscape plans;</li> <li>x) must provide dimensions to for on-street car parking, carriageways, lane and verge widths; and</li> <li>xi) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles</li> </ul> <p>b) Submit to EDQ TS detailed engineering design, certified by an RPEQ, that all works are generally in accordance with the endorsed Functional Layout Plans under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p>



	<p>c) Provide a bond or bank guarantee to the MEDQ, to the satisfaction of the MEDQ, for the full cost of the Stage 1B works and allowances endorsed in part a) of this condition, to secure its compliance</p> <p>d) Carry out Stage 1A roadworks and drainage works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>e) Maintain the works constructed in Stage 1A.</p> <p>f) Submit to EDQ TS the following for Stage 1A:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadwork and drainage has been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Construction Procedures Manual; and</li> <li>iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council for all works constructed in accordance with this condition.</li> </ul> <p>g) Carry out Stage 1B roadworks and drainage works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>h) Submit to EDQ TS the following for Stage 1B:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadwork and drainage has been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Construction Procedures Manual; and</li> <li>iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council for all works constructed in accordance with this condition.</li> </ul> <p>i) Maintain the works constructed in Stage 1B.</p>	<p>c) Prior to commencement of Stage 1A works</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>e) Until completion of on-maintenance for Stage 1B</p> <p>f) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>g) Within twelve (12) months of commencement of use of Stage 1A</p> <p>h) Within twelve (12) months of commencement of use of Stage 1A</p> <p>i) Twelve (12) months after on-maintenance for Stage 1B and agreed with Council</p>
26	<p><b>Street lighting</b></p> <p>Street lighting shall comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a Rate 2 street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> </ul>	<p>For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>

	<ul style="list-style-type: none"> <li>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii) be endorsed by Council as the Energex 'billable customer';</li> <li>iv) be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces.</li> </ul> <p>b) Design and install a Rate 3 street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) be in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</li> <li>ii) meet the requirements of AS3000 – 'SAA Wiring Rules'.</li> <li>iii) meet the requirements of Energex for unmetered supply be endorsed by the relevant ownership authority.</li> </ul> <p>c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	
27	<p><b>Vehicle access – Murray Street</b></p> <ul style="list-style-type: none"> <li>a) Construct vehicle crossovers: <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with Council's adopted standards for a Type B2 (7m) for the western access and Type B2 (3.7m) for the eastern access.</li> </ul> </li> <li>b) Submit to EDQ TS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</li> </ul>	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
28	<p><b>Compliance Assessment – Car parking and service bays</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS an updated traffic report, certified by a RPEQ for Compliance Assessment. The update report must: <ul style="list-style-type: none"> <li>i) Ensure GFAs listed in Tables 1-1 and 1-2 of the Tech Memo regarding '<i>Thompson St, Bowen Hills, Response to EDQ Further Issues Letter</i>', prepared by Cardno, dated 4 Feb 2021, are consistent with the approved architectural plans.</li> <li>ii) includes retail GFA as part of the car park calculation and service bay requirement</li> <li>iii) clearly demonstrates, in accordance with Table 1 in the '<i>Tech Memo, regarding Thompson St, Bowen Hills, Response to EDQ FI Letter</i>', prepared by Cardno, dated 4 Feb 2021: <ul style="list-style-type: none"> <li>a. the service bay required by BCC TAPS Table 2. It should be noted that Table 1 shows the minimum number of on-site</li> </ul> </li> </ul> </li> </ul>	a) Prior to commencement of site works

	<p>service bays;</p> <p>b. articulate any reduction lower than the TAPS minimum requirements; and</p> <p>c. show van bays near main building entrance in accordance with BCC TAPS Ch 3.3.1, Item 1. The porte cochère cannot be consider a loading zone for commercial vehicles, as it is reserved for passenger drop off and pick up zone.</p> <p>iv) provide a car parking and service bay layout plan, certified by a RPEQ, that meets the above requirements.</p> <p>v) clearly detail any reduction or non-compliance. The report must be amended to demonstrate using similar and relevant examples to the subject development that the reduction of service bays operates satisfactory.</p> <p>vi) provide a layout that demonstrates access and on-site standing for an LRV in accordance with BCC TAPS Ch 3.3.1 Item 3, or otherwise provide RPEQ justification for why an LRV is not required.</p> <p>b) Submit to EDQ TS detailed engineering design, certified by an RPEQ, for car parking and service bay layout plan generally in accordance with the endorsed report under part a) of this condition.</p> <p>c) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans</p> <p>d) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part b) of this condition.</p>	<p>b) Prior to commencement of site works</p> <p>c) During construction</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
29	<p><b>Bicycle parking</b></p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>
30	<p><b>Water connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
31	<p><b>Sewer connection</b></p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>

32	<p><b>Stormwater connection (lawful point of discharge)</b></p> <p>Connect the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</p> <p>b) generally in accordance with Council's current adopted standards.</p>	<p>For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>
33	<p><b>Stormwater management – quality</b></p> <p>a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <p>i) PDA Guideline No. 13 Engineering standards – Stormwater quality and:</p> <p>ii) '<i>Site Layout Plan, Post Development Drainage and Services (Stage 1)</i>', drawing number, 8858, SK002 rev C, prepared by Inertia, dated 23 March 2020</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>For parts b) and c) of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>
34	<p><b>Stormwater management – quantity</b></p> <p>a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <p>i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</p> <p>ii) '<i>Site Layout Plan, Post Development Drainage and Services (Stage 1)</i>', drawing number, 8858, SK002 rev C, prepared by Inertia, dated 23 March 2020</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

35	<p><b>Underground Electrical and Telecommunication Reticulation</b></p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication for the full frontage of Murray Street designed generally in accordance with Council's (or Energex) adopted standard.</p> <p>b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
36	<p><b>Electricity</b></p> <p>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>
37	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ TS 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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>
38	<p><b>Broadband</b></p> <p>a) Submit to EDQ TS 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 <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>
39	<p><b>Refuse collection</b></p> <p>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times following commencement of use</p>

40	<p><b>Acoustic treatments</b></p> <p>a) Submit to EDQ TS an updated acoustic report, certified by a RPEQ, that includes impacts and mitigations strategy from mechanical services, and in addition to the recommendations specified in:</p> <ol style="list-style-type: none"> <li>a. Section 7.1, dot points 2, 3 and 4 of the '<i>Noise Impact Assessment</i>', prepared by Stantec, dated 20 April 2020.</li> <li>b. Section 2.1 of the '<i>Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects</i>', prepared by Stantec, (Project No: 45289, dated 30 September 2020).</li> <li>c. Item 1.g of the '<i>Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects</i>', prepared by Stantec, (Project No: 45289, dated 16 November 2020).</li> </ol> <p>b) Construct the development to include the acoustic treatments specified in the acoustic report endorsed under part (a) of this condition.</p> <p>c) Submit to EDQ TS an RPEQ certification that the requirements of parts a) and b) of this condition have been satisfied.</p>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
41	<p><b>Air quality treatments</b></p> <p>a) Construct the development in accordance with the approved '<i>Air Quality Assessment - Proposed Mixed Use Development, Bowen Hills</i>' report, prepared by Air Noise Environment, dated 4 February 2021</p> <p>b) Submit to EDQ TS an RPEQ certification that the requirements of parts a) of this condition have been satisfied.</p>	<p>a) During construction</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
42	<p><b>Outdoor lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
43	<p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

	<p>cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	
<b>Surveying, land transfers and easements</b>		
44	<p><b>Land transfers – park and open space</b></p> <p>Where the ultimate park is to be transferred to Council, transfer, in fee simple, to Council as trustee the subject land and undertake any required Reconfiguration of Lot.</p>	At registration of survey plan for the ultimate park lot
45	<p><b>Public Access 24/7</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, plans identifying all areas to be provided 24/7 public access</p> <p>b) Provide 24/7 public access to all locations identified in the plans endorsed under part a) of this condition</p> <p>c) Obtain and maintain appropriate public liability insurance for all public access areas identified in part a) of this condition</p> <p><i>Note: public access may be closed for reasonable maintenance purposes.</i></p>	<p>a) Prior to commencement of use</p> <p>b) At all times</p> <p>c) Prior to commencement of use and maintain at all times thereafter.</p>
46	<p><b>Road dedication</b></p> <p>Dedicate as new road, land identified on supporting plan 'Road Widening Plan – 12-18 Thompson Street', prepared by Brisbane City Council (RC16029, Issue 1, dated 18 September 2019), except for a 2 x 2m chord corner truncation to be dedicated on the southern corner of Thompson and Murray Streets.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
47	<p><b>Easements over infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements shall be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
<b>INFRASTRUCTURE CONTRIBUTIONS</b>		
48	<p><b>Infrastructure Contributions</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment</p> <p>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.</p>	In accordance with the DCOP

**THE FOLLOWING APPLY TO THE PRELIMINARY APPROVAL  
(STAGES 2 TO 4)**

49	<p><b>Future development to be in accordance with the approved Preliminary Approval</b></p>	<p>At all times.</p>
	<p>Any future development at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4 on SP312302 must be designed and developed generally in accordance with the following approved documents:</p> <ul style="list-style-type: none"> <li>i. <i>'Plan of Development'</i>, prepared by Mewing Planning Consultants (undated (Amended in Red 13 December 2021))</li> <li>ii. <i>'Masterplan Basement Diagram'</i>, prepared by Red Door Architecture (DA-060, Rev. 9, 6 April 2021 (Amended in Red 14 September 2021))</li> <li>iii. <i>'Masterplan Vehicle Circulation Diagram'</i>, prepared by Red Door Architecture (DA-061, Rev. 13, 6 April 2021 (Amended in Red 14 September 2021))</li> <li>iv. <i>'Masterplan Pedestrian &amp; Cyclist Circulation'</i>, prepared by Red Door Architecture (DA-062, Rev. 6, 6 April 2021 (Amended in Red 14 September 2021))</li> <li>v. <i>'Masterplan Ground Level Diagram'</i>, prepared by Red Door Architecture (DA-070, Rev. 6, 6 April 2021 (Amended in Red 14 September 2021))</li> <li>vi. <i>'Masterplan Podium Level Diagram'</i>, prepared by Red Door Architecture (DA-071, Rev. 6, 6 April 2021 (Amended in Red 14 September 2021))</li> <li>vii. <i>'Masterplan Tower Diagram'</i>, prepared by Red Door Architecture (DA-072, Rev. 12, 6 April 2021 (Amended in Red 14 September 2021))</li> <li>viii. <i>'Staging Masterplan – Stage 1'</i>, prepared by Red Door Architecture (DA-091, Rev. 9, 19 April 2021 (Amended in Red 13 December 2021))</li> <li>ix. <i>'Staging Masterplan – Stage 2'</i>, prepared by Red Door Architecture (DA-092, Rev. 9, 19 April 2021 (Amended in Red 13 December 2021))</li> <li>x. <i>'Staging Masterplan – Stage 3'</i>, prepared by Red Door Architecture (DA-093, Rev. 9, 19 April 2021 (Amended in Red 13 December 2021))</li> <li>xi. <i>'Staging Masterplan – Stage 4'</i>, prepared by Red Door Architecture (DA-094, Rev. 9, 19 April 2021 (Amended in Red 13 December 2021))</li> <li>xii. <i>'Masterplan Site Sections'</i>, prepared by Red Door Architecture (DA-120, Rev. 11, 6 April 2021 (Amended in Red 14 September 2021))</li> <li>xiii. <i>'Masterplan Site Sections'</i>, prepared by Red Door Architecture (DA-121, Rev. 11, 6 April 2021 (Amended in Red 14 September 2021))</li> </ul>	



50	<p><b>Abbotsford Road Access – Site investigation area</b></p> <p>Access to the proposed development from Abbotsford Road is not permitted. All access to the development to be via Murray Street unless otherwise approved by the MEDQ.</p> <p><i>Note: For the avoidance of doubt, the existing access to Abbotsford Road as approved under interim use DEV2019/1025 can be maintained until the duration of lawful interim uses approved under PDA Development Approval DEV2019/1025 ceases on 3 June 2033.</i></p> <p><i>Note: Access from the indicated ‘Investigation area (access to Abbotsford Rd)’ subject to approval by the MEDQ and to involve consultation with Brisbane City Council.</i></p>	<p>From commencement of use of subsequent development at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4 on SP312302 and then ongoing, unless otherwise agreed in writing by the MEDQ</p>
51	<p><b>Whole-of-site Waste Management Strategy</b></p> <p>Submit a whole-of-site Waste Management Strategy for approval prepared by an appropriately qualified professional.</p>	<p>With the Stage 2 MCU Application and each subsequent MCU approval</p>
52	<p><b>Whole-of-site plot ratio</b></p> <p>Submit documentation demonstrating compliance with the maximum plot ratio of 3:1 permitted across whole of the site, being Lot 1 on RP121293 and Lot 4 on SP312302.</p> <p><i>Note: The total site has an area of 12,611m<sup>2</sup>. which equates to a total allowable GFA across the site of 37,833m<sup>2</sup>. The Stage 1 Development Permit (DEV2020/1124) approves a total GFA of 12,675m<sup>2</sup> or a plot ratio of 4.76:1 (including approved sub-Stages 1A-1C). Stages 2, 3 &amp; 4 are required to have reduced plot ratios to account for the additional plot ratio approved with the Stage 1 Development Permit (DEV2020/1124). The total remaining developable GFA for Stages 2, 3 &amp; 4 is 25,158m<sup>2</sup>. All development for Stages 2 – 4 is to provide documentation demonstrating compliance with the total allowable GFA across the site of 37,833m<sup>2</sup>.</i></p>	<p>With the Stage 2 MCU Application and each subsequent MCU approval</p>
53	<p><b>Whole-of-site car parking rate</b></p> <p>Submit documentation demonstrating compliance with the maximum of 1 car parking space per 100m<sup>2</sup> gross floor area permitted across the whole of the site, being Lot 1 on RP121293 and Lot 4 on SP312302.</p> <p><i>Note: car parking applies to whole of site, and not to individual towers (i.e. higher rate of car parking can be provided in some buildings, where balanced across other buildings). It is noted that a carparking provision greater this rate was approved in Stage 1 via DEV2020/1124. Stages 2, 3 &amp; 4 are required to have reduced carparking ratios to account for the additional car parks approved with the Stage 1 Development Permit (DEV2020/1124). All development for Stages 2 – 4 must provide documentation demonstrating achievement of this.</i></p>	<p>With the Stage 2 MCU Application and each subsequent MCU approval</p>

54	<p><b>Universally accessible communal open space</b></p> <p>Submit documentation demonstrating compliance with the requirement that a minimum 30% of site be universally accessible communal open space.</p> <p><i>Note: landscaping can be located at ground level and in levels above ground, but must be universally accessible and comply with the communal open space and facilities section of the Mixed Industry and Business Zone</i></p> <p><i>Note: the minimum 30% of site requirement must be delivered across the whole of the site and does not need to be achieved by individual stages equally. All development for Stages 2 – 4 must provide documentation demonstrating achievement of this.</i></p> <p><i>Note: the design of universally accessible communal open space for individual stages must still comply with the relevant provisions of the Development Scheme.</i></p>	With the Stage 2 MCU Application and each subsequent MCU approval
55	<p><b>Energy Efficiency</b></p> <p>Submit documentation prepared by a suitably qualified consultant which demonstrates that each building has been designed to incorporate <u>all</u> the following:</p> <ol style="list-style-type: none"> <li>i. integration of solar generation technology within the built form or public realm.</li> <li>ii. integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm.</li> <li>iii. integration of smart technology which passively controls the use of electricity.</li> </ol>	With the Stage 2 MCU Application and each subsequent MCU approval
56	<p><b>Electric Vehicle Charging Stations</b></p> <p>Submit documentation prepared by a suitably qualified consultant which demonstrates that each building has been designed to incorporate a minimum two (2) Destination chargers (three phase 22kW AC charger or 25kW DC) and electrical capacity for Basic AC charging on all non-visitor (i.e. employee) parking spaces.</p>	With the Stage 2 MCU Application and each subsequent MCU approval
57	<p><b>Staging of Development</b></p> <p>The staging and plan sealing of the development must occur sequentially in the following order, unless otherwise agreed in writing by the MEDQ:</p> <ul style="list-style-type: none"> <li>• Stages 1A-1C, 2, 3, 4</li> </ul> <p><i>Note: For the avoidance of doubt, Stages 2-4 must occur after Stage 1A-1C.</i></p>	As indicated

**STANDARD ADVICE**

Please note that 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.

**SUFFICIENT GROUNDS PACKAGE ADVICE**

Please note that the sufficient grounds package accepted by the MEDQ as satisfying Section 2.2.3 of the Bowen Hills PDA Development Scheme, comprises compliance with all following conditions in full:

1. Condition 3;
2. Condition 4;
3. Condition 5;
4. Condition 8
5. Condition 9;
6. Condition 10;
7. Condition 24; and
8. Condition 25.

**\*\* End of Package \*\***