



Our ref: DEV20216/759/3

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

10 March 2022

KordaMentha Pty Ltd
c/- Urbis Pty Ltd
Att: Mr Andrew Kennedy and Mr Steve Buhmann
Level 32, 300 George St
BRISBANE QLD 4000

Email: akeneddy@urbis.com.au; sbuhmann@urbis.com.au

Dear Mr Kennedy and Mr Buhmann

DEV2016/759/3 - S99 and s102 approval to change a PDA development permit and extend the currency period –

Development Permit for Material Change of Use for Multiple Residential (641 Dwelling Units), Business, Food Premises, Indoor Entertainment, Medical Centre, Office, Shop, Community Facility and Outdoor Sport and Recreation at 527 Gregory Terrace, Fortitude Valley described as Lot 22 on RP202547

On 10 March 2022, the Minister for Economic Development Queensland (MEDQ) decided to grant the extension application and all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact Mr Essen Joseph (Principal Planner), Development Assessment, Economic Development Queensland, by telephone on (07) 3452 7196 or via email at essen.joseph@dsdilgp.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	527 Gregory Terrace, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	22	RP202547
PDA development application details		
DEV reference number	DEV2016/759/3	
'Properly made' date	Extension application – 28 January 2021 Amendment application – 24 December 2021	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☒ Application to extend currency period	
Proposed development	Material Change of use for Multiple Residential (641 Dwelling Units), Business, Food Premises, Indoor Entertainment, Medical Centre, Office, Shop, Community Facility and Outdoor Sport and Recreation	
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. The approved changes are summarised as follows: - Extension to the currency period; - Amendments in red to the approved drawings and documents to resolve built form matters, consistent with the Bowen Hills PDA Development Scheme 2019; - Introduction of new conditions or changes to existing conditions in relation to built form, landscaping, protection of a heritage place, construction management, structural monitoring and reporting, and various engineering requirements; - Changes to conditions to reflect current EDQ statutory practice; - Changes to numbering and references.	

Original decision date	25 January 2017		
1 st change to approval	10 March 2022		
Currency period	Seven (7) years from the date of the original decision		
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.	Staging Plan	SK9100	16/01/2017 (amended in red, 15/02/2022)
2.	Staging Section	SK9200	16/01/2017 (amended in red, 15/02/2022)
3.	Perspective	SK1000	16/01/2017 (amended in red, 15/02/2022)
4.	Rear Perspective	SK1010	16/12/2016 (amended in red, 15/02/2022)
5.	Entry	SK1020	16/12/2016 (amended in red, 15/02/2022)
6.	Entry Street Level Views	SK1030	16/12/2016
7.	Basement 05	SK2010	16/12/2016
8.	Basement 04	SK2020	16/12/2016
9.	Basement 02 & 03	SK2030	16/12/2016
10.	Basement 01	SK2050	16/01/2017 (amended in red, 15/02/2022)
11.	Ground	SK2100	16/12/2016 (Amended in Red on 25/01/2017, and 15/02/2022)
12.	Tower 1 – Ground	SK2101	16/12/2016
13.	Tower 2 – Ground	SK2102	16/12/2016
14.	Level 01	SK3010	16/12/2016 (amended in red, 15/02/2022)
15.	Tower 1 – Level 01	SK3011	16/12/2016 (amended in red, 15/02/2022)
16.	Tower 2 – Level 01	SK3012	16/12/2016 (amended in red, 15/02/2022)
17.	Typical Plan Level 02 – 24	SK3100	16/12/2016 (amended in red, 15/02/2022)
18.	Tower 1 – Typical Level	SK3101	16/12/2016 (amended in red, 15/02/2022)
19.	Tower 2 – Typical Level	SK3102	16/12/2016 (amended in red, 15/02/2022)
20.	Typical Plan Level 25 – 29	SK3250	16/12/2016 (amended in red, 15/02/2022)

21.	Tower 1 – Top Levels	SK3251	16/12/2016 (amended in red, 15/02/2022)
22.	Tower 2 – Roof Level	SK3252	16/12/2016
23.	Roof Terrace Tower 1	SK3350	16/12/2016 (amended in red, 15/02/2022)
24.	Tower 1 – Roof Level	SK3351	16/12/2016 (amended in red, 15/02/2022)
25.	Brunswick St Elevation	SK4010	16/12/2016 (amended in red, 15/02/2022)
26.	Gregory Terrace Elevation	SK4020	16/12/2016 (amended in red, 15/02/2022)
27.	North East Elevation	SK4030	16/12/2016 (amended in red, 15/02/2022)
28.	South East Elevation	SK4040	16/12/2016 (amended in red, 15/02/2022)
29.	Streetscape Elevation	SK4050	16/12/2016 (amended in red, 15/02/2022)
30.	Internal Elevation – Tower 2	SK4150	16/12/2016
31.	Internal Elevation – Tower 1	SK4250	16/12/2016 (amended in red, 15/02/2022)
32.	Sections Tower 2	SK5100	16/12/2016
33.	Sections Tower 1	SK5110	16/12/2016
34.	Additional Perspective – Pedestrian View – Intersection of Brunswick Street & Gregory Terrace	Issue 02, pg. 7	December 2016
35.	Additional Perspective – View from Intersection	Issue 02, pg. 8	December 2016 (amended in red, 15/02/2022)
36.	Building Aesthetic – Tower Distinction – Concept Finishes	Issue 02, pg. 63	December 2016
37.	Apartment Details – Typical Floor Plan – Cross Ventilation	SK5300	16/12/2016
38.	Apartment Details – Typical Floor Plan	Issue 02, pg. 14	December 2016 (amended in red, 15/02/2022)
39.	Apartment Details – Typical Floor Plan	Issue 02, pg. 15	December 2016
40.	Western Façade Details – Operable Façade	Pg. 22	
41.	Western Façade Details – Tower 01 – Western Screens / Sun Shading	Issue 02, pg. 24	December 2016
42.	Eastern Façade Details – Tower 01 – Eastern Screens / Sun Shading	Issue 02, pg. 25	December 2016 (amended in red, 15/02/2022)
43.	North West Façade Details – Tower 02 – North West Screens / Sun Shading	Issue 02, pg. 26	December 2016 (amended in red, 15/02/2022)

44.	South West Façade Details – Tower 02 – South Western Screens / Sun Shading	Issue 02, pg. 27	December 2016
45.	Vertical Gardens – Tower 01 – Green Wall Details	Issue 02, pg. 43	December 2016 (amended in red, 15/02/2022)
46.	Vertical Gardens – Tower 02 – Green Wall Details	Issue 02, pg. 44	December 2016 (amended in red, 15/02/2022)
47.	Vertical Gardens – Detail Plan & Recommended System for Trellis	Issue 02, pg. 45	December 2016 (amended in red, 15/02/2022)
48.	Concept Design – Proposed Roadworks – Brunswick St – Fortitude Valley, prepared by Brisbane City Council – Brisbane Infrastructure	RPN677, Revision C	12-11-14
49.	Landscape Design Intent, prepared by Form	160602, Issue DA07	16/09/2016 (amended in red 25/01/2017 and 15/02/2022)
50.	Engineering Report, prepared by Bornhorst & Ward	14313B, Revision E	September 2016
51.	Noise Impact Assessment, prepared by MWA Environmental	15-182, Version 2	20.09.2016

ADMINISTRATIVE PROVISIONS

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
4. **Council** means Brisbane City Council.
5. **DSDILGP** means The Department of State Development, Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.
9. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Infrastructure, Local Government and Planning (or its predecessors), as at the time of the original decision.

10. **MEDQ** means The Minister of Economic Development Queensland.

11. **PDA** means Priority Development Area.

12. **RPEQ** means Registered Professional Engineer of Queensland.

PREAMBLE

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

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

a) The applicant must:

i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).

ii. submit to MEDQ a duly completed compliance assessment form.

iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.

b) Compliance assessment and endorsement by EDQ DA 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 DA 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 DA 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 DA **within 20 business days** from the date of the notice.

- v. **within 20 business days** – EDQ DA 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 DA 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 DA endorses relevant plans/supporting information.

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:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works Carry out all operational works in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
4.	Community Management Statement Any Community Management Statement for the development must include the following requirements:	At Building Format Plan endorsement for each stage

PDA Development Conditions		
No.	Condition	Timing
	a) All areas of the 'public realm' at Ground Level and Basement 01 shall form part of the common property and must allow unimpeded access by the public 24 hours a day, 7 days a week. These areas must not be designated for the exclusive use of any unit and /or use. These areas are to be maintained by the Body Corporate at all times in accordance with the approved plans; b) Ensure evidence of adequate public liability insurance; c) Schedule of exclusive use allocation for PDA Guideline-compliant accessible car parking spaces to accessible dwelling units; d) Ongoing maintenance of all landscaping internal to the site, including the ground plane, rooftop recreational decks and vertical façade landscaping; e) Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to, or clearly visible from, the vehicle entrance to the site; f) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance; g) Maintain all areas, including the collection of refuse, repair of infrastructure, reinstatement of damaged infrastructure; h) Access for service authorities to enter the site to undertake all necessary work; and i) Maintenance of landscaping, taking into account the approved Landscape Design Intent and the requirements of conditions 40-43.	
Architecture and Design		
5.	Compliance Assessment – Building Design Submit to EDQ DA for compliance assessment updated architectural drawings, which demonstrate that compliance has been achieved with the amendments in red made to the approved drawing, and that the following design considerations have been addressed: a) Components of buildings (e.g. basements and planters) have been amended to retain existing significant vegetation to the extent identified on the approved plans, as amended in red;	Prior to the commencement of any works

PDA Development Conditions		
No.	Condition	Timing
	b) Building separation has been provided between the subject development and the approved development on the south, so as to: i. Provide amenity for future residents in terms of privacy, access to outlook, ventilation, and daylight; ii. Protect the ability for breezes to flow through the site; c. The eastern component of Tower 2 has been amended in the manner outlined in the amendments in red, so as to avoid overlooking / privacy impacts on the future development to the east and avoid prejudicing the development potential of that land; d. The design of Towers 1 and 2 incorporates any changes arising from the compliance assessment conditions in this development permit associated with landscape architecture. The amended drawings are to be accompanied by updated details of dwelling units and gross floor area associated with each land use.	
6.	Compliance Assessment – Terracotta Screen and Banding a) Submit to EDQ DA, for compliance assessment, detailed concept plans for the brick terracotta feature screening and banding of balconies, generally in accordance with the following approved plans: i. Additional Perspective – View from Intersection, pg. 8 Issue 02, December 2016 ii. Entry, drawing reference SK1020, dated 16/12/2016 iii. Entry Street Level Views, drawing reference SK1030, dated 16/12/2016 b) Construct the works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ DA, a Certificate of Compliance by a Registered Architect, certifying that the constructed works comply with part a) of this condition.	a) Prior to the commencement of works for the first stage b) Prior to the commencement of use for the relevant stage and to be maintained c) Prior to the commencement of use for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
7.	Compliance Assessment – Façade Treatment – Materials and Colours a) Submit to EDQ DA, for compliance assessment, detailed perspective and elevation plans, accompanied by a material and colour schedule and samples for façade treatments of Stages 1 and 2, generally in accordance with the following approved plans: i. Brunswick Street Elevation, drawing reference SK4010, dated 16/12/2016 ii. Gregory Terrace Elevation, drawing reference SK4020, dated 16/12/2016 iii. North East Elevation, drawing reference SK4030, 16/12/2016 iv. South East Elevation, drawing reference SK4040, dated 16/12/2016 v. Streetscape Elevation, drawing reference SK4050, dated 16/12/2016 vi. Internal Elevation – Tower 2, drawing reference SK4150, dated 16/12/2016 vii. Internal Elevation – Tower 1, drawing reference SK4250, dated 16/12/2016 viii. Additional Perspective – Pedestrian View – Intersection of Brunswick Street & Gregory Terrace, Issue 02, pg. 7, dated December 2016 ix. Additional Perspective – View from Intersection, Issue 02, pg. 8, dated December 2016 x. Building Aesthetic – Tower Distinction – Concept Finishes, Issue 02, pg. 63, dated December 2016 b) Construct the works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ DA, a Certificate of Compliance by a Registered Architect, certifying that the constructed works comply with part a) of this condition.	a) Prior to the commencement of works for the first stage b) Prior to the commencement of use for the relevant stage and to be maintained c) Prior to the commencement of use for the relevant stage
8.	Compliance Assessment – Ground Level & Level 01 – Pavement Treatment a) Submit to EDQ DA, for compliance assessment, a detailed plan, accompanied by a materials and colours schedule and samples, for the pavement treatment of the Ground Floor and Basement 01, generally in accordance with the approved plans.	a) Prior to the commencement of works for the first stage

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.	b) Prior to the commencement of use for the first stage and to be maintained
9.	Compliance Assessment – Cross Ventilation System a) Submit to EDQ DA, for compliance assessment, detailed engineering drawings for a cross ventilation system utilizing both passive and mechanical systems to be implemented in all residential components of the development, generally in accordance with the following approved plans: i. Apartment Details – Typical Floor Plan – Cross Ventilation, drawing reference SK5300, dated 16/12/2016 ii. Apartment Details – Typical Floor Plan, Issue 02, pg. 14, dated December 2016 iii. Apartment Details – Typical Floor Plan, Issue 02, pg. 15, dated December 2016 The system is to provide the opportunity for cross ventilation through all habitable residential spaces to create a comfortable indoor environment. b) Carry out the works in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ DA, either written evidence from a RPEQ or ‘as-constructed’ drawings, certified by a RPEQ, demonstrating that the constructed works comply with part a) of this condition.	a) Prior to commencement of site works for the first stage b) Prior to the commencement of use for the relevant stage c) Prior to the commencement of use for the relevant stage
Engineering		
10.	Hours of Work - Construction 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.	During construction unless otherwise endorsed
11.	Compliance Assessment – Out of Hours Work Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form¹.	Minimum of 10 business days prior to proposed out of hours work commencement date

¹ The out of hours work request form is available at EDQ’s website.

PDA Development Conditions		
No.	Condition	Timing
12.	Construction Management Plan 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: i) noise and dust in accordance with the EP Act; 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; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, 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; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of employee and visitor parking areas; 9. of anticipated staging and programming; 10. for the provision of safe and functional emergency exit routes; and 11. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction c) During construction

PDA Development Conditions		
No.	Condition	Timing
13.	Construction Noise Management Plan a) Submit to EDQ TS 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: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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.	a) Prior to commencing work b) During construction c) As requested by EDQ
14.	Compliance Assessment – Hoarding and Placing of Advertising Devices a) Submit to the MEDQ for Compliance Assessment detailed plans of any proposed Hoarding, certified by a suitably qualified and experienced RPEQ, and any advertising devices to be placed on the proposed hoarding. b) Erect the approved Hoarding in accordance with the plans approved under part a) of this condition.	a) As required, prior to commencing Works in the relevant Precinct or Sub-precinct b) As required, prior to commencing Works in the relevant Precinct or Sub-precinct

PDA Development Conditions		
No.	Condition	Timing
15.	Traffic Management Plan 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: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision of parking for workers and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc.; - ongoing monitoring, management review and certified updates (as required); - traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
16.	Haulage Management Plan a) Submit to the MEDQ a Haulage Management Plan (HMP) prepared by a suitably qualified and experienced person holding current Traffic Management Design qualifications. The HMP is to include at a minimum: - Heavy vehicle size and load limits; - 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; - Designated haulage route(s) including contingency haulage for all stages of the Works, both inside and outside of the CBD; - Haulage times; - An auditable process to manage, monitor and report on the compliance with the 42.5 tonne total GML (General Mass Limit) of vehicles unless otherwise permitted by DTMR; - Monitoring arrangements, daily metric reporting and monthly reporting to manage load limit compliance;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	vii) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded; viii) Contingency planning for non-standard operations and unpredicted impacts, including a safety management protocol; ix) A communication strategy (including a community engagement plan) for routes and corridors that are being utilised for the transportation of material(s), with provision for a complaints register, and the ability to identify relevant trucks or drivers in relation to a complaint received; and x) Evidence of consultation with Council which demonstrates their support of the HMP. b) Undertake all haulage in accordance with the relevant HMP, which must be current and available on site at all times.	b) At all times
17.	Erosion and Sediment Management 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, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
18.	Acid Sulfate Soils a) Where on-site ASS are 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). 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. 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 b) of this condition.	a) If encountered on site during earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
19.	Filling and Excavation a) Submit to the EDQ TS an Excavation Design Report, certified by a RPEQ, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted under condition 18 of this approval; 3. the Structural Monitoring and Vibration Report submitted under condition 19 of this approval; 4. the Rock and Ground Anchor Report submitted under condition 20 of this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater and; viii) Detailed Design and Construction Plans, including staging where proposed, for excavation design, certified by a RPEQ. b) Carry out excavation work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification that excavation work has been undertaken in accordance with part b) of this condition.	a) Prior to commencing work b) During construction c) Prior to commencement of use
20.	Shoring a) Submit to EDQ TS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include: i) confirmation works are designed to meet the following <i>Australian Standards</i>:	a) Prior to commencing Work

PDA Development Conditions		
No.	Condition	Timing
	1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. 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; iii) analysis and measures to minimise impacts to existing buildings and public utilities, including: 1. a dilapidation survey of buildings located within 50m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; iv) assessments of construction methodology impacts, including: 1. an Excavation, Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections that demonstrate a suitable factor of safety against global instability 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 and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	b) During construction

PDA Development Conditions		
No.	Condition	Timing
21.	Structural Monitoring and Vibration Report a) Submit to the EDQ TS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. any other works that may risk damage to the heritage buildings; 5. 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) In relation to the existing Heritage Places in proximity to the excavation, the report is to provide: A. Existing footing information (i.e. footing construction, footing depth, footing width and founding soil type and consistency); B. Evidence to demonstrate that interim differential settlements (which may be much higher than final differential settlements) have been taken into account in the predictive analysis and that suitable controls / mitigations have been considered and put in place to protect heritage and other sensitive assets or confirmation; C. Evidence that the effects of the high value of lateral retention wall movement arising from the Plaxis modelling has been considered; D. Evidence that the construction methodology has considered the effects of vibrations, arising from retention, excavation; E. Evidence that the limits for vibration, retention wall movements for Heritage Places close to	a) Prior to commencing work

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	the top of the retention structures have been determined; F. Points A) to E) are to be considered in the design of the construction methodology proposed shoring, underpinning and stabilisation methods; G. Evidence to demonstrate that all Heritage Places within the zone of influence (geotechnical and vibrations) are categorised as high risk, and protected accordingly, regardless of the existing condition of the Heritage Place; v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey of 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) During construction
22.	Temporary Rock and Ground Anchors a) Submit to EDQ TS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including: i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii. where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii. RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.	a) Prior to Commencing work b) During construction

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	c) Submit to the EDQ TS RPEQ: i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition. 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: 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: 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 pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ TS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	c) Within 20 business days of completion of work involving rock and ground anchors d) Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Compliance Assessment – Heritage Structure Management a) Submit to EDQ DA and TS for compliance assessment a Heritage Management and Monitoring Plan (HMMP), certified by a RPEQ and a suitably qualified and experienced heritage specialist which addresses, but is not limited to, the following: i. impacts of all works on the PDA significant heritage buildings including the structural protection of Queensland Heritage Place 602797 (Drill Shed, Caretaker's Cottage and Orderly Room (former));	a) Prior to the commencement of works

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	ii. structural engineering assessment including detailed dilapidation reports for all heritage buildings and where required surrounding nonheritage buildings; iii. a Comprehensive Risk Assessment in accordance with the principals in AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; iv. mitigation measures to protect heritage buildings, including the proposed hoarding (ultimate) and structural augmentation and the shoring of adjacent basements; v. comprehensive monitoring strategy and methodology; vi. a Maintenance and Security Plan for each heritage structure during the works; vii. a framework for make good provisions on completion of works, or as otherwise agreed to by EDQ Development Assessment DSDILGP; viii. a post-excavation dilapidation report must be submitted upon completion of the early works program; ix. any proposal to add additional structural bracing, which does not form part of this PDA development approval, must be submitted for approval prior to being installed; x. fixings to restrain steel members where required must be located in mortar joints. Any damage is to be appropriately rectified; and xi. neoprene pads must be installed in all locations where steel bracing will come into contact with building fabric.	
	b) Submit to EDQ TS for a Structural Engineering Report by a RPEQ, accompanied with detailed engineering drawings and a geotechnical report demonstrating that the heritage buildings are adequately protected from damage during the works.	b) Prior to the commencement of works
	c) Undertake survey monitoring generally in accordance with the certified methodology/program required under part a) of this condition.	c) during construction
	d) Submit to EDQ TS on request survey monitoring results and an accompanying report certified by a RPEQ.	d) on request
	e) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.	e) Prior to the commencement of use

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	f) Submit to EDQ TS 'as-constructed' plans certified by a RPEQ or suitably qualified professional, of any mitigation measures, structural augmentation, repairs performed to heritage buildings. g) Complete make good provisions as specified in the endorsed HMMP under part a) of this condition. <i>Advice Note:</i> Any proposal to add additional structural bracing which does not form part of this current approval should be submitted for development approval prior to it being installed.	f) Prior to the commencement of use g) Prior to the commencement of use
24.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council's adopted standards.	Prior to commencement of use and to be maintained
25.	Compliance Assessment – Car Parking Numbers Provide updated traffic assessment documentation to demonstrate the appropriateness of any parking reductions required as a result of amendments in red to the approved architectural and landscape architecture drawings.	Prior to commencement of site works for the first stage
26.	Car Parking a) Provide car parking spaces, designed in accordance with AS2890 – <i>Parking Facilities</i> delineated and signed* generally in accordance with the approved plans. b) On completion, submit to EDQ TS written evidence from a RPEQ demonstrating that the constructed works comply with part a) of this condition. Note: Accessible car parking spaces must meet the requirements of PDA Guideline no. 2 Accessible Housing; however, do not need to be signed as such, with the exception of those required by other relevant legislation.	a) Prior to the commencement of use for the first stage b) Prior to the commencement of use for the first stage
27.	Bicycle Parking a) Provide 763 bicycle parking spaces designed in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> delineated and signed generally in accordance with the approved plans. b) Submit to EDQ TS written evidence from a RPEQ demonstrating that the constructed works comply with part a) of this condition.	a) Prior to the commencement of use for the first stage b) Prior to the commencement of use for the first stage

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No.	Condition	Timing
28.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor for the proposed development b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
29.	Water Connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards and Service Advisory Notice (SAN).	Prior to commencement of use for each stage
30.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards and SAN.	Prior to commencement of use for each stage
31.	Compliance Assessment – Stormwater Management – Consequential Changes Submit updated stormwater documentation to EDQ TS for compliance assessment, commensurate with changes to the design of the development as required by amendments in red to the approved drawings.	Prior to the commencement of site works, excluding demolition
32.	Stormwater Connection a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, for the stormwater pipe connection to the intersection of Brunswick and Water Streets generally in accordance with the approved Site Based Stormwater Management Plan and Council standards. b) Construct the works to Council standards generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of use for the first stage b) Prior to commencement of use for the first stage c) Prior to commencement of use for the first stage.

PDA Development Conditions		
No.	Condition	Timing
33.	Stormwater Quality a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with the approved Site Based Stormwater Management Plan. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide written evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the first stage b) Prior to commencement of use for each stage and to be maintained c) Prior to commencement of use for each stage
34.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use for each stage and to be maintained
35.	Electricity Submit to EDQ TS either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement to provide underground or overhead electricity services where agreed to by the local authority electricity services.	Prior to commencement of use for the first stage
36.	Telecommunications 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 proposed development.	Prior to commencement of use for the first stage
37.	Broadband a) Submit to EDQ TS a written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:	a) Prior to commencement of use, BFP endorsement, or classification of use

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	(i) The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and (ii) Federal government and telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.	for each stage of the development b) During construction
38.	Gas If required, submit to EDQ TS documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of use for the first stage
39.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurs 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 for each stage
Landscape and Environment		
40.	Compliance Assessment – Landscape Works a) Submit to EDQ DA, for compliance assessment, detailed landscape plans, certified by an AILA Registered Landscape Architect, for landscape works within the development generally in accordance with the approved plans. The Landscape plans are to include, at a minimum: - planting plan, including species, size, spacing and location, with all trees nominated on the approved landscape concept plan being advanced species (minimum 200L pot size, except where minimum 400L pot size is noted on approved plans); - details of media and soil volumes, specified in accordance with the relevant plant species; - details of planters for trees, with a minimum depth of 1,500mm and diameter of 3.5m; - location and types of public realm furniture; - paving treatments generally in accordance with endorsed plans required under Condition 7a) of this approval;	a) Prior to commencement of site works for the first stage

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	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DA, written evidence from an AILA registered Landscape Architect, demonstrating that the works comply with part a) of this condition.	b) Prior to commencement of use for each stage and to be maintained c) Prior to the commencement of use for the relevant stage
41.	Compliance Assessment – Vertical Garden Landscaping a) Submit detailed landscape plans to EDQ DA for compliance assessment, generally in accordance with the approved Landscape Design Intent. The plans are to be certified by an AILA Registered Landscape Architect and are to demonstrate that the intended species can be established and maintained in good health, having regard for planter depths, soil/media volumes, irrigation and maintenance systems, access to light, and choice of appropriate species. Inter alia, the plans are to include details of irrigation and trellis systems and media type. The detailed landscape drawings are to be supported by a management and maintenance plan for the façade landscaping, prepared or supported by documentation from a suitably qualified Registered Landscape Architect (certified by AILA), with experience in the design of green facades/walls and their associated maintenance systems. b) Carry out the works in accordance with the endorsed plans required under part a) of this condition. c) 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. d) Submit to EDQ DA, written evidence from an AILA registered Landscape Architect, demonstrating that the works comply with part a) of this condition.	a) Prior to commencement of site works for the first stage b) During construction for each relevant stage c) During construction for each relevant stage d) Prior to the commencement of use for the relevant stage

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No.	Condition	Timing
42.	Landscape works – Maintenance a) Maintain all landscape works shown on the approved plans to the satisfaction of EDQ, replacing any dead, diseased, or damaged plants. b) Provide evidence to EDQ DA that maintenance requirements associated with the requirements of conditions 40-42 are incorporated into the Building Management Statement for each relevant stage.	a) At all times b) Prior to the commencement of the use for each stage
43.	Compliance Assessment – Interim Treatment of Stage 2 Building Envelope a) Unless otherwise agreed to in writing by EDQ DA, submit for compliance assessment, detailed plans certified by an AILA Registered Landscape Architect, illustrating the proposed interim landscaping treatment of the Stage 2 building envelope, as illustrated on the approved Staging Plan, prepared by NRA-Co-Lab, drawing no. SK4010, dated 16/01/2017. b) Unless otherwise agreed to in writing by the MEDQ, construct the works in accordance with the endorsed plans required by part a) of this condition. c) Provide ongoing maintenance to temporary landscaping until such time that it is decommissioned for the commencement of site works for Stage 2.	a) Prior to survey plan endorsement or commencement of use for the first stage, whichever is earlier b) Within 3 months of the commencement of use for Stage 1 c) As indicated
44.	Compliance Assessment – Public Streetscape Improvements a) Submit to EDQ TS and DA, for compliance assessment, 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: 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, including tactile paver treatments; iv. location and types of streetscape furniture;	a) Prior to commencement of streetscape works

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	v. location and size of stormwater treatment devices; vi. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council's adopted planting schedules and guidelines; and vii. reflect the ultimate Brunswick Street alignment. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ TS 'As Constructed' plans and asset register, in a format acceptable to Council, certified by an AILA registered landscape architect.	b) Prior to survey plan endorsement or commencement of use for the relevant stage, whichever is the earlier c) Prior to commencement of use for the relevant stage
Surveying, Land Transfers and Easements		
45.	Easements over Infrastructure Public utility easements must be provided, in favour of, and at no cost, to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
46.	Road Dedication – Brunswick Street & Gregory Terrace Truncation Dedicate as public road, at no cost to Brisbane City Council, the road widening of Brunswick Street, including the Gregory Terrace truncation, generally in accordance with the approved Concept Design Proposed Roadworks Brunswick St – Fortitude Valley, Drawing Number RPN677 Rev C, prepared by Brisbane City Council, dated 12-11-14.	Prior to commencement of use or endorsement of a Building Format Plan for the first stage, whichever occurs first
Affordable and Accessible Housing		
47.	Affordable Housing Submit to EDQ DA, evidence that the approved development delivers 22 affordable units in Stage 1 and 10 affordable units in Stage 2 in accordance with the <i>PDA Guideline no. 16 Housing</i>.	Prior to commencement of use for the relevant stage

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No.	Condition	Timing
48.	Accessible Housing – Stage 1 Submit to EDQ DA, certification that the approved development delivers 82 accessible units, generally in accordance with the approved plans and in accordance with the provisions of <i>PDA Guideline no. 2 Accessible Housing</i> : • 24 x 1-Bedroom Dwelling Units • 53 x 2-Bedroom Dwelling Units • 5 x 3-Bedroom Dwelling Units	Prior to commencement of use for Stage 1
49.	Accessible Housing – Stage 2 Submit to EDQ DA, certification that the approved development delivers the 46 accessible units, generally in accordance with the approved plans and in accordance with the provisions of <i>PDA Guideline no. 2 Accessible Housing</i> : • 23 x 1-Bedroom Dwelling Units • 23 x 2-Bedroom Dwelling Units	Prior to commencement of use for Stage 2
Infrastructure Contributions		
50.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), July 2016, indexed to the date of payment.	In accordance with the IFF

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.

**** End of Package ****