



Our ref: DEV2017/891/33

21 March 2022

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

Watpac Construction Pty Ltd  
C/- Mewing Planning Consultants  
Att: Mr Leo Mewing  
GPO Box 1506  
BRISBANE QLD 4001

Email: [leo.mewing@mewing.com.au](mailto:leo.mewing@mewing.com.au)

Dear Ms Tait

**DEV2017/891/33 – Section 99 approval to change a PDA development permit for a Material Change of Use for office, shop, food premises and indoor entertainment; Building Works for partial demolition work and extensions to a heritage place; and Reconfiguring a Lot – 9 lots into 2 lots at 470 St Paul’s Terrace, Bowen Hills described as Lots 30 on RP9713, Lot 31 on SP196762, Lot 32 on SP196761, Lot 33 on SP196760, Lot 34 on SP196759, Lot 35 on SP196758, Lot 36 on SP196757, Lot 37 on SP196756, and Lot 38 on SP192468**

On 21 March 2022, the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [www.dsdilgp.qld.gov.au/pda-da-applications](http://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](mailto:essen.joseph@dsdilgp.qld.gov.au).

Yours sincerely

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

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	470 St Pauls Terrace, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 30	RP9713
	Lot 31	SP196762
	Lot 32	SP196761
	Lot 33	SP196760
	Lot 34	SP196759
	Lot 35	SP196758
	Lot 36	SP196757
	Lot 37	SP196756
	Lot 38	SP192468
PDA development application details		
DEV reference number	DEV2017/891/23	
'Properly made' date	21 March 2022	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Change to a Development Permit for Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place; and Reconfiguring a Lot – 9 lots into 2 lots	

## PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Deletion of condition 3, in lieu of Development Permit 2022/1270, which has superseded the requirements of condition 3; and</li> <li>• Change to the timing of condition 27 (c) for As Constructed drawings for streetscape works, which were previously required to be submitted 'prior to the commencement of the use' and are now required to be submitted 'within 20 business days of the commencement of use.'</li> </ul> <p>Details of prior changes are provided in previously issued development permits.</p>
Original decision date	19 February 2018
1 <sup>st</sup> Change to approval	22 November 2018
2 <sup>nd</sup> Change to approval	4 July 2019
3 <sup>rd</sup> Change to approval	7 January 2020
4 <sup>th</sup> Change to approval	28 May 2021
5 <sup>th</sup> change to approval	26 October 2021
6 <sup>th</sup> change to approval	2 December 2021
7 <sup>th</sup> change to approval	21 March 2022
Currency period	Six (6) years from the original decision date

## Plans and documents

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

Approved plans and documents	Number (if applicable)	Date (if applicable)
<b>Plans and documents approved on 2 December 2021</b>		
1. Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric) – Basement Level 01 and Below	170577_003_PRO, Sheet 1 of 7, Issue E	14.10.2021
2. Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric) – Lower Ground Level	170577_003_PRO, Sheet 2 of 7, Issue E	14.10.2021
3. Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric) – Upper Ground Level	170577_003_PRO, Sheet 3 of 7, Issue E	14.10.2021

<b>Approved plans and documents</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
4.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric) – Level 01	170577_003_PRO, Sheet 4 of 7, Issue E	14.10.2021
5.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric) – Level 02	170577_003_PRO, Sheet 5 of 7, Issue E	14.10.2021
6.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric) – Level 03 and Above	170577_003_PRO, Sheet 6 of 7, Issue E	14.10.2021
7.	Plan of Proposed Volumetric Subdivision of Lots 1 (Remainder) & 2 (Volumetric) – 3D View	170577_003_PRO, Sheet 7 of 7, Issue E	14.10.2021
8.	Plan of Proposed BMS Areas A-D – Lower Ground Level	170577_004_MIS, Sheet 1 of 2, Issue D	14.10.2021
9.	Plan of Proposed BMS Areas A-D – Upper Ground Level	170577_004_MIS, Sheet 2 of 2, Issue D	14.10.2021
<b>Plans and documents approved on 26 October 2021</b>			
10.	Design Development - Lower Ground, prepared by BlightRayner	Page 10	17.08.2021
11.	Design Development - Upper Ground, prepared by BlightRayner	Page 11	17.08.2021
12.	Design Development - Plant Mezzanine, prepared by BlightRayner	Page 12	17.08.2021
13.	Design Development - Level 14, prepared by BlightRayner	Page 13	17.08.2021
14.	Design Development - St Paul's Terrace, prepared by BlightRayner	Page 14	17.08.2021
15.	Design Development - Constance Street, prepared by BlightRayner	Page 15	17.08.2021
16.	Design Development - Brewers Street St, prepared by BlightRayner	Page 16	17.08.2021
17.	Design Development - Brewers Street St, prepared by BlightRayner	Page 17	17.08.2021
<b>Plans and documents approved on 28 May 2021</b>			
18.	Site Plan, prepared by BlightRayner	Un-numbered	26.02.2021
19.	Cellar – Heritage Scope of Works, prepared by BlightRayner	Un-numbered	26.02.2021
20.	Ground Level – Heritage Scope of Works, prepared by BlightRayner	Un-numbered	26.02.2021
21.	Demolition Scope of Work, prepared by BlightRayner	Un-numbered	26.02.2021

<b>Approved plans and documents</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
22.	Level 1 – Heritage Scope of Works [North Eastern and rear Verandahs], prepared by BlightRayner	Un-numbered	26.02.2021
23.	Proposed Void Details to Level 1 of Heritage Pub, prepared by BlightRayner	Un-numbered	26.02.2021
24.	Demolition Scope of Works [St Paul's Terrace and Constance Street Elevations], prepared by BlightRayner	Un-numbered	26.02.2021
25.	Demolition Scope of Works [Rear and Side Boundary Elevations], prepared by BlightRayner	Un-numbered	26.02.2021
26.	Proposed Ground Floor, prepared by Blight Rayner	Un-numbered	26.02.2021 (As amended in red 25 May 2021)
27.	Proposed Level One, prepared by BlightRayner	Un-numbered	26.02.2021 (As amended in red 25 May 2021)
28.	Proposed Sections, prepared by BlightRayner	Un-numbered	26.02.2021
29.	Proposed Elevations [St Paul's Terrace and Constance Street], prepared by BlightRayner	Un-numbered	26.02.2021
30.	Proposed Elevations [Brewers Street and Side Boundary], prepared by BlightRayner	Un-numbered	26.02.2021
31.	Internal Elevations, prepared by BlightRayner	Un-numbered	26.02.2021
32.	Material Extent & Respect to Heritage Materiality, prepared by BlightRayner	Un-numbered	26.02.2021
33.	Brewers Street Façade, prepared by BlightRayner	Un-numbered	26.02.2021
34.	Constance Street Façade, prepared by BlightRayner	Un-numbered	26.02.2021
35.	Sections through Street Side Planters, prepared by BlightRayner	Un-numbered	26.02.2021
36.	Perspective 1.0, prepared by BlightRayner	Un-numbered	26.02.2021 (As amended in red 25 May 2021)
37.	Perspective 2.0, prepared by BlightRayner	Un-numbered	26.02.2021 (As amended in red 25 May 2021)

<b>Approved plans and documents</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
38.	Perspective 3.0, prepared by BlightRayner	Un-numbered	26.02.2021 (As amended in red 25 May 2021)
39.	BCC Definition Gross Floor Area, prepared by BlightRayner	Un-numbered	26.02.2021
40.	Façade + Benchmark Images, prepared by BlightRayner	Un-numbered	28.10.2020 (As amended in red 25 May 2021)
41.	Detail Plan: Plaza, prepared by BlightRayner	Un-numbered	29.09.2020
42.	View from St Paul's Terrace, prepared by BlightRayner	Un-numbered	29.09.2020
43.	View from Plaza, prepared by BlightRayner	Un-numbered	29.09.2020
44.	View from Plaza [Close-up of Artwork], prepared by BlightRayner	Un-numbered	29.09.2020
45.	The Jubilee Hotel Landscape Concept, prepared by Wild Studio	20146 LC-01, Issue C	19.02.2021 [Submitted as part of application package dated 26.02.2021]
46.	Landscape Concept Plan Ground Level + Streetscape, prepared by Wild Studio	20105 RFI (B)	20/04/2021 (As amended in red 25 May 2021)
47.	Planter Sections – Upper Ground, prepared by Wild Studio	20105 RFI (B)	20/04/2021 (As amended in red 25 May 2021)
48.	Soil Specification, prepared by Wild Studio	20105 RFI (B)	20/04/2021 (As amended in red 25 May 2021)
49.	Review of Air Quality Issues for Proposed Microbrewery at the Jubilee Hotel, prepared by MWA Environmental	L10921/BH/21-038	16/04/2021
<b>Plans and documents previously approved on 7 January 2020</b>			
50.	Staging Plan Basement 3, prepared by BlightRayner	DA.06 Rev C	19.12.2019
51.	Staging Plan Basement 2, prepared by BlightRayner	DA.05 Rev C	19.12.2019
52.	Staging Plan Basement 1, prepared by BlightRayner	DA.04 Rev C	19.12.2019
53.	Staging Plan Lower Ground, prepared by BlightRayner	DA.03 Rev A	19.12.2019
54.	Staging Plan – Ground Level, prepared by BlightRayner	Un-numbered	16.05.2019
55.	Staging Plan Mezzanine, prepared by BlightRayner	DA.07 Rev A	

<b>Approved plans and documents</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
56.	Staging Plan Level 1, prepared by BlightRayner	DA.08 Rev A	19.12.2019
57.	Staging Plan Level 2, prepared by BlightRayner	DA.09 Rev A	19.12.2019
58.	Staging Plan Level 3, prepared by BlightRayner	DA.10 Rev B	19.12.2019
59.	Staging Plan Level 4-13 (Typical), prepared by BlightRayner	DA.15 Rev A	19.12.2019
60.	Staging Plan: Level 14 Roof Terrace, prepared by BlightRayner	DA.16 Rev B	16.05.19 (As amended in red 25 May 2021)
61.	Staging Plan: Level 15 Plant, prepared by BlightRayner	DA.17 Rev A	16.05.19 (As amended in red 25 May 2021)
<b>Plans and documents previously approved on 4 July 2019</b>			
62.	Basement 3, prepared by BlightRayner	DA.06 Rev C	28.05.2019
63.	Basement 2, prepared by BlightRayner	DA.05 Rev C	28.05.2019
64.	Basement 1, prepared by BlightRayner	DA.04 Rev C	28.05.2019
65.	Level 2, prepared by BlightRayner	DA.09 Rev A	16.05.2019
66.	Level 3, prepared by BlightRayner	DA.10 Rev B	16.05.2019
67.	Sectional Perspective through Plaza, prepared by BlightRayner	DA.11 Rev B	16.05.2019 (As amended in red 25 May 2021)
68.	Sectional Perspective through Jubilee, prepared by BlightRayner	DA.12 Rev B	16.05.2019 (As amended in red 25 May 2021)
69.	Side Podium Elevation prepared by BlightRayner	DA.13 Rev B	16.05.2019 (As amended in red 25 May 2021)
70.	Level 4-13 (Typical), prepared by BlightRayner	DA.15 Rev A	16.05.2019
71.	Level 15 Plant, prepared by BlightRayner	DA.17 Rev A	16.05.19 (As amended in red 25 May 2021)
72.	Building Section, prepared by BlightRayner	DA.18 Rev A	16.05.2019 (As amended in red 25 May 2021)
73.	Gross Floor Area – Up to 10, prepared by BlightRayner	DA.24 Rev A	16.05.2019
74.	Gross Floor Area – L11 to L14, prepared by BlightRayner	DA.25 Rev A	16.05.2019
<b>Plans and documents previously approved on 19 February 2018.</b>			
75.	Roof Garden Concept Plan, prepared by Lat 27 [extracted from previously approved Jubilee Hotel Landscape Concept]	Un-numbered [Extracted from drawing package 17057.01, version E]	Undated (Amended in Red 12 February 2018) [Extracted from drawing package dated 16.01.2018]

Approved plans and documents	Number (if applicable)	Date (if applicable)
76. Site Services Report and Site Based Stormwater Management Report, prepared by Robert Bird Group	17206C RPT-SSR-C Issue C	15/11/2017 (Amended in Red 12 February 2018)
77. Overall Floor Plan Basement 2 – Extension Footing Loads, prepared by BlightRayner and Robert Bird Group	17260S 1/2	18/01/2018
78. Overall Floor Plan Basement 02 Footing Loads, prepared by BlightRayner and Robert Bird Group	17260S 2/2	18/01/2018

## **PREAMBLE**

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

### **Compliance assessment**

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

- a) The applicant must:
  - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
  - ii. submit to MEDQ a duly completed compliance assessment form.
  - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
  - i. the applicant liaises with EDQ Development Assessment, DSDILGP to determine the relevant plans/supporting information required to be submitted.
  - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
  - iii. **within 20 business days** – EDQ Development Assessment, DSDILGP assesses the plans/supporting information and:

1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
  2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDILGP within 20 business days from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDILGP assesses the revised plans/supporting information and:
1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
  2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDILGP is not satisfied that compliance has been achieved within 20 business days - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDILGP endorses relevant plans/supporting information.

## **ABBREVIATIONS**

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by the Department of Infrastructure, Local Government and Planning, effective 16 October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DES** means The Department of Environment and Science, or a superseding State agency responsible for the assessment of Queensland Heritage matters.
5. **DSDILGP** means The Department of State Development, Infrastructure, Local Government and Planning, or its relevant successor(s).
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b>  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
3.	<b>Deleted</b>	
<b>Engineering</b>		
4.	<b>Construction Management Plan</b>  a) Submit to EDQ Technical Services, DSDILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:  i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i> ), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.  b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works  b) At all times during construction
5.	<b>Traffic Management Plan</b>  a) Submit to EDQ Technical Services, DSDILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of	a) Prior to commencement of site works

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<p>construction work hours;</p> <ul style="list-style-type: none"><li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work;</li><li>iii. planning including risk identification and assessment, staging, etc.;</li><li>iv. ongoing monitoring, management review and certified updates (as required); and</li><li>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li></ul> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times</p>	<p>b) At all times during construction</p>
6.	<p><b>Vehicle Crossovers</b></p> <ul style="list-style-type: none"><li>a) Construct a vehicle crossover in Symes Street located generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</li><li>b) Remove vehicle crossover to St Pauls Terrace and reinstate the area in accordance with Council's standards.</li></ul>	<ul style="list-style-type: none"><li>a) Prior to commencement of use and to be maintained</li><li>b) Prior to commencement of use and to be maintained</li></ul>
7.	<p><b>Car Parking – Internal</b></p> <p>Provide car parking spaces designed, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans.</p>	<p>Prior to commencement of use and to be maintained</p>
8.	<p><b>Compliance Assessment – Car Parking Bays – Symes Street</b></p> <ul style="list-style-type: none"><li>a) Submit to EDQ Development Assessment, DSDILGP, for compliance assessment, a signs and line marking plan for the removal of three (3) car parking bays and installation of no standing signs on the western side of Symes Street adjoining the development generally in accordance with the approved plan Ground Level, drawing reference DA.02 Rev A, dated 16.05.2019.</li><li>b) Undertake all works generally in accordance with endorsed documents required by part a) of this condition</li></ul>	<ul style="list-style-type: none"><li>a) Prior to the commencement of signs and lines work</li><li>b) Prior to the commencement of use</li></ul>

**PDA Development Conditions**  
**Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
9.	<p><b>Bicycle Parking</b></p> <p>Provide bicycle parking facilities within the commercial building end of trip facility that are delineated and signed generally in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i> and the approved plans.</p>	<p>Prior to commencement of use and to be maintained</p>
10.	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use</p>
11.	<p><b>Sewer Connection</b></p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use</p>
12.	<p><b>Stormwater Connection</b></p> <p>Connect the development to the existing stormwater drainage network legal point of discharge generally in accordance with Council current adopted standards.</p>	<p>Prior to commencement of use</p>
13.	<p><b>Stormwater Quality Management</b></p> <p>Install stormwater quality treatment devices certified by a RPEQ generally in accordance with the approved Site Based Stormwater Management Report.</p>	<p>Prior to commencement of use and to be maintained</p>
14.	<p><b>Electricity</b></p> <p>Connect the development to the existing electrical reticulation network generally in accordance with Energex current adopted standards.</p>	<p>Prior to commencement of use</p>
15.	<p><b>Telecommunications</b></p> <p>Submit to EDQ Development Assessment, DSDILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	<p>Prior to commencement of use</p>
16.	<p><b>Broadband</b></p> <p>Submit to EDQ Development Assessment, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's</p>	<p>Prior to commencement of use</p>

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
	National Broadband Network policy.	
17.	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to commencement of use
18.	<p><b>Compliance Assessment Out-of-Hours Works</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP for compliance assessment, all requests for Out-of-Hours construction works. Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information:</p> <ul style="list-style-type: none"> <li>i. reason for the request;</li> <li>ii. site plan(s), where applicable;</li> <li>iii. demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours;</li> <li>iv. potential adverse impacts and proposed mitigation strategies/measures; and</li> <li>v. a community engagement strategy and outcomes therefrom.</li> </ul> <p>Requests for Out-of-Hours construction works may incorporate multiple occasions of Out-of-Hours works per request.</p> <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition.</p>	<p>a) At all times</p> <p>b) As nominated</p>
<b>Clem7 Tunnel</b>		
19.	<p><b>Clem7 Tunnel</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP, and Council/Tunnel Operator, a Tunnel Impact Assessment Report, certified by a RPEQ (Structural). This report must also address the impact of temporary support structures for the proposed basement excavation.</p> <p>b) The Principal Contractor or Supervising Engineer must advise EDQ Technical Services, DSDILGP and Council/Tunnel Operator, the date foundation works are scheduled to commence.</p>	<p>a) Prior to commencement of foundation works</p> <p>b) Prior to the commencement of foundation works</p>

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
	<p>c) The Principal Contractor or Supervising Engineer must notify EDQ Technical Services, DSDILGP, and Council/Tunnel Operator upon commencement of foundation works.</p> <p>d) Submit to EDQ Technical Services, DSDILGP, and Council/Tunnel Operator, the following plans/documents:</p> <ul style="list-style-type: none"><li>i. advice from Principal Contractor or Supervising Engineer that the work has been carried out in accordance with the approved plans and specifications;</li><li>ii. as-built documents (PDF format) illustrating finished foundation levels;</li><li>iii. electronic copies (AutoCAD format) of finished foundation levels; and</li><li>iv. Any subsequent amended design information that may impact the tunnel.</li></ul> <p><b>Note:</b> Any amendments to the foundation details as proposed at the time of this development approval will require re- assessment by Council/Tunnel Operator.</p>	<p>c) Upon commencement of the relevant works</p> <p>d) Within 20 business days of completing the relevant works</p>
20.	<p><b>Road Dedication – St Pauls Terrace/Symes Street</b></p> <p>Dedicate as public road (volumetric), at no cost to the MEDQ or Council, a standard 3 chord truncation at the corner of St Pauls Terrace and Symes Street, at and below ground level, generally in accordance with the approved plan Ground Level, drawing reference DA.02 Rev A, dated 16.05.2019.</p>	<p>Prior to commencement of use</p>
21.	<p><b>Easements over Infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to commencement of use</p>
<b>Heritage – Jubilee Hotel</b>		
22.	<p><b>Compliance Assessment – Construction Methodology Statement</b></p> <p>Prepare and submit to EDQ Technical Services, DSDILGP, for compliance assessment: a detailed method statement detailing the extent and proximity of the approved basement excavation in the vicinity of the Jubilee Hotel, including the process for monitoring any vibration or settlement impacts on the</p>	<p>Prior to commencement of site works</p>

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

<b>No</b>	<b>Condition</b>	<b>Timing</b>
	structure resulting from those works.	
23.	<p><b>Dilapidation Monitoring Procedures</b></p> <p>Prepare and submit to EDQ Technical Services, DSDILGP, a detailed dilapidation report of the Jubilee Hotel building prior to the commencement of any building works on the subject site.</p> <p>The detailed dilapidation report should at a minimum, include the following requirements:</p> <ol style="list-style-type: none"><li>i. Periodic dilapidation inspections of the culturally significant structure should be regularly undertaken throughout the construction process in combination with operation of appropriate vibration monitoring procedures.</li><li>ii. Any incidents of excessive vibration from adjacent excavation works resulting in the temporary cessation of site works must be immediately reported to the Building Certifier and EDQ Development Assessment, DSDILGP, prior to the recommencement of the excavation work.</li><li>iii. The design of the temporary shoring system to be used during the adjacent excavation must be approved by the certifying engineer prior to the commencement of any building works on the site.</li></ol>	Prior to site and building work commencing and ongoing while site and building works are occurring and to be maintained
24.	<p><b>Office Building Setbacks to Jubilee Hotel</b></p> <p>The office development, and all related structures, must be setback generally in accordance with the dimensions stated on the approved plan St Paul's Elevations drawing reference DA.19 Rev A, dated 16.05.2019.</p> <p>The raked pylons must have a diameter of no greater than 800mm and the 1.8m setback to the Jubilee Hotel is to be measured from the outermost edge of the pylon.</p>	At all times
<b>Landscape and Environment</b>		
25.	<p><b>Compliance Assessment – Green Roof</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP, for compliance assessment, the following:</p> <ul style="list-style-type: none"><li>• a revised Roof Garden Concept Plan, generally in accordance with the approved Jubilee Hotel Landscape Concept, (prepared by Lat27), that provides the following:<ol style="list-style-type: none"><li>(i) a minimum 50% cover over the Green Roof area, being the area shown on the above-</li></ol></li></ul>	a) Prior to commencement of rooftop landscape works

**PDA Development Conditions**

**Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
	<p>mentioned plan that is located external to the building; and</p> <p>(ii) as part of the overall Green Roof area, deep planting within a minimum planter area of 170 square metres (measured from the internal wall of the planters), a minimum planter depth of approximately 600mm, and mounding to achieve approximately 1,000mm minimum depth for trees.</p> <ul style="list-style-type: none"> <li>• a management plan for the maintenance of the Green Roof vegetation.</li> </ul> <p>b) Carry out the landscape works in accordance with the endorsed plans required under part a) of this condition.</p> <p><i>Note: All works associated with the construction of the green roof are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for ecologically sustainable design.</i></p>	<p>b) Prior to commencement of use and to be maintained</p>
26.	<p><b>Landscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed landscape plans, certified by an AILA, for landscape works within the development generally in accordance with the approved Landscape Concept plans and the endorsed Roof Garden Concept Plan, required under Condition 25 of this approval.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use and to be maintained</p>
27.	<p><b>Compliance Assessment – Streetscape Works</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP for compliance assessment, detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans and Council standards.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ul style="list-style-type: none"> <li>i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’;</li> <li>ii. footpath treatments;</li> <li>iii. location and types of streetscape furniture;</li> </ul>	<p>a) Prior to commencement of streetscape works</p>

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"><li>iv. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li><li>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</li><li>c) Submit to EDQ Technical Services, DSDILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</li></ul>	<ul style="list-style-type: none"><li>b) Prior to commencement of use</li><li>c) Within 20 business days of the commencement of use</li></ul>
28.	<b>Erosion and Sediment Management</b> <ul style="list-style-type: none"><li>a) Submit to EDQ Technical Services, DSDILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:<ul style="list-style-type: none"><li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li><li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li></ul></li><li>b) Implement the certified ESCP as 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) At all times during construction</li></ul>
29.	<b>Refuse Collection</b> <p>Submit to EDQ Technical Services, DSDILGP refuse collection approval from Council or a private waste contractor.</p>	Prior to commencement of use
<b>Public Art</b>		
30.	<b>Compliance Assessment – Public Art</b> <ul style="list-style-type: none"><li>a) Submit to EDQ Development Assessment, DSDILGP, for compliance assessment, a detailed Public Art Plan for public art by a recognised artist or craftsman (such artworks or sculptures) to the minimum value of not less than 0.25% of the total estimated construction cost as certified by a suitably qualified Quantity Surveyor (including design, fabrication and installation).<p>The Public Art Plan must include the following:</p><ul style="list-style-type: none"><li>i. Design Concept (description of the theme / story / inspiration for the public artwork);</li><li>ii. Imagery / sketches / drawings of the public artwork;</li><li>iii. Materials and colours palette;</li></ul></li></ul>	<ul style="list-style-type: none"><li>a) Prior to commencement of landscape works</li></ul>

**PDA Development Conditions**

**Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
	<ul style="list-style-type: none"> <li>iv. An assessment demonstrating the public artwork as generally in accordance with Section 6.3 (excluding subsections 6.3.7) of Chapter 6 – Public Art, Infrastructure Design Planning Scheme Policy, Brisbane City Plan 2014;</li> <li>v. Evidence that the public art is suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and</li> <li>vi. A schedule of project costs, certified by a suitably qualified Quantity Surveyor identifying as a minimum design, fabrication, installation and artist costs.</li> </ul> <p>b) Submit to EDQ Development Assessment, DSDILGP, evidence demonstrating that the public artwork has been installed in accordance with endorsed documents required by part a) of this condition.</p>	<p>b) Prior to commencement of use and to be maintained</p>
<b>Electric Vehicle</b>		
31.	<p><b>Electric Vehicle Chargers</b></p> <p>Submit to EDQ Development Assessment, DSDILGP, certification from a suitably qualified professional that two (2) Level 2 universal chargers have been installed in shared parking bays.</p> <p><i>Note: All works associated with the construction and installation of Level 2 universal chargers are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for ecologically sustainable design.</i></p>	<p>Prior to the commencement of use</p>
32.	<p><b>Parking Level Circuit Board Capacity</b></p> <p>Submit to EDQ Development Assessment, DSDILGP, certification from a suitably qualified professional that parking level circuit board capacity is adequate for all car parking bays to have trickle feed (Level 1 or 2) chargers installed in future.</p> <p><i>Note: All works associated with the construction and installation of Parking Level Circuit Board Capacity are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for ecologically sustainable design.</i></p>	<p>Prior to the commencement of use</p>

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
<b>WELL Rating</b>		
33.	<p><b>WELL Rating</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP, certification from a WELL Accredited Professional that the development is designed and constructed to achieve a minimum Silver WELL Building Standard.</p> <p>The applicant shall take all reasonable actions to secure a tenant that agrees to achieving Gold WELL building standard and in this case, submit certification from a WELL Accredited Professional that the development is designed and constructed to achieve a Gold WELL Building Standard.</p> <p>b) Maintain a minimum WELL Building Standard in accordance with certification required under part a) of this condition.</p> <p><i>Note: All works associated with the delivery of a Silver or Gold WELL Rating are not eligible for offsets in accordance with the IFF and Practice Note 17: Calculation of offsets for ecologically sustainable design.</i></p>	<p>a) Within 12 months from the commencement of use</p> <p>b) At all times following commencement of use</p>
<b>Construction Innovation</b>		
34.	<p><b>Compliance Assessment – Construction Process and Methodology</b></p> <p>a) Prepare and submit to EDQ Development Assessment, DSDILGP, for compliance assessment, a case study paper outlining the innovative construction process and methodology used in the development.</p> <p>b) Prepare and deliver a presentation on the construction innovation and methodology employed in the development to a suitable tertiary education institution (eg university), an internal Economic Development Queensland (EDQ) forum and at a minimum of two (2) interested construction groups.</p>	<p>a) Within six months of the completion of construction</p> <p>b) Within six months of the completion of construction</p>
<b>Building Automation and Technology</b>		
35.	<p><b>Compliance Assessment – Building Automation and Technology</b></p> <p>a) Prepare and submit to EDQ Development Assessment, DSDILGP, for compliance assessment, a brief case study paper outlining the innovative building automation and technology used in the development.</p>	<p>a) Within six months of the commencement of use</p>

**PDA Development Conditions****Stage 1 – Commercial Tower: Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment**

No	Condition	Timing
	b) Prepare and deliver a presentation on the building automation and technology employed in the development to a suitable tertiary education institution (e.g. university), an internal Economic Development Queensland (EDQ) forum and at a minimum, two (2) interested construction groups.	b) Within six months of the commencement of use

**Infrastructure Charges**

36.	<b>Infrastructure Contributions</b>  Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment.	In accordance with the IFF
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**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
<b>General</b>		
37.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
38.	<b>Maintain the Approved Development</b>  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
39.	<b>Ancillary micro-brewery – limitations of use</b>  a) Limit and maintain the micro-brewery as an ancillary use that is subordinate to and serves the purposes of the primary use(s) of the premises, as approved under this development permit. Should the primary use(s) cease, cease the use of the premises as a micro-brewery, unless a development permit for Material Change of Use is issued for the lawful use as a micro-brewery to resume / continue.  Restrict the sale of goods, such that the goods produced on site are not made available for sale off-site.	At all times
40.	<b>Ancillary microbrewery – hours of operation</b>  Limit brew preparation to 7am to 6pm, Monday to Sunday.	At all times

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
<b>Engineering</b>		
41.	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</li> </ul> <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
42.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work;</li> <li>iii. planning including risk identification and assessment, staging, etc.;</li> <li>iv. ongoing monitoring, management review and certified updates (as required); and</li> <li>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li> </ul>	<p>a) Prior to commencement of site works</p>

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
	b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
43.	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
44.	<p><b>Sewer Connection</b></p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
45.	<p><b>Stormwater Connection</b></p> <p>Connect the development to the existing stormwater drainage network legal point of discharge generally in accordance with Council current adopted standards.</p>	Prior to commencement of use
46.	<p><b>Stormwater Quality Management</b></p> <p>Install stormwater quality treatment devices certified by a RPEQ generally in accordance with the approved Site Based Stormwater Management Report.</p>	Prior to commencement of use and to be maintained
47.	<p><b>Electricity</b></p> <p>Connect the development to the existing electrical reticulation network generally in accordance with Energex current adopted standards.</p>	Prior to commencement of use
48.	<p><b>Telecommunications</b></p> <p>Submit to EDQ Technical Services, DSDILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	Prior to commencement of use
49.	<p><b>Broadband</b></p> <p>Submit to EDQ Technical Services, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of use

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
50.	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	<p>Prior to commencement of use</p>
51.	<p><b>Compliance Assessment Out-of-Hours Works</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP, all requests for Out-of-Hours construction works. Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information:</p> <ul style="list-style-type: none"> <li>i. reason for the request;</li> <li>ii. site plan(s), where applicable;</li> <li>iii. demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours;</li> <li>iv. potential adverse impacts and proposed mitigation strategies/measures; and</li> <li>v. a community engagement strategy and outcomes therefrom.</li> </ul> <p>Requests for Out-of-Hours construction works may incorporate multiple occasions of Out-of-Hours works per request.</p> <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition.</p>	<p>a) At all times</p> <p>b) As nominated</p>
<b>Heritage – Jubilee Hotel</b>		
52.	<p><b>Best Practice Standards</b></p> <p>Carry out all conservation, restoration and adaptation work to the existing culturally significant structure consistent with <i>The Burra Charter (Australia ICOMOS Charter for the Conservation of Places of Cultural Significance)</i></p>	<p>While site and building works is occurring and to be maintained</p>
53.	<p><b>Archival Recording</b></p> <p>a) Prepare and submit to DES, a record prepared by a suitably qualified and experienced heritage professional of the elements of the existing culturally significant structure approved for partial demolition as part of this development approval (i.e. details of the elements to be demolished).</p>	<p>a) Prior to commencement of partial demolition works</p>

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
	<p>This archival record must include:</p> <ul style="list-style-type: none"> <li>i. High resolution colour photographs to an archival recording standard of all parts of the building's exterior and interior for each building component to ensure that the whole building form is recorded including awnings, external projections, soffits, roof forms, columns, stairs, walls, openings, decorative details and entire facades, internal wall elevations, stairs, ceilings, floors, openings, decorative details and any other significant fabric.</li> <li>b) Submit to EDQ DA written evidence that confirms the archival documentation required under part a) of this condition has been submitted to DES.</li> </ul>	<ul style="list-style-type: none"> <li>b) Within 5 business days of the documentation being submitted to DES</li> </ul>
54.	<p><b>Compliance Assessment – Construction Methodology Statement</b></p> <p>Prepare and submit to EDQ Technical Services, DSDILGP, for compliance assessment:</p> <ul style="list-style-type: none"> <li>i. method statement detailing the process for demolishing the rear kitchen wing and removing rear verandah enclosures while minimising potential impact of adjacent retained building fabric;</li> <li>ii. detailed drawings and associated schedules / specifications for all proposed building work within the Jubilee Hotel building, including restoration of existing internal finishes and detailing of the approved opening in the first-floor structure to create an entrance void – including the salvage and reuse of the existing ceiling rose in that location. The drawings and schedules must be reviewed and certified as by a suitably qualified and experienced heritage professional as being consistent with <i>Burra Charter – Best Practice Standards</i>.</li> </ul>	<p>Prior to the commencement of building work on the heritage fabric</p>
55.	<p><b>Partial Demolition of Building</b></p> <p>Carry out partial demolition works strictly in accordance with the approved plans and documents and the requirements and documents required under parts a) to c) of this condition:</p> <ul style="list-style-type: none"> <li>a) Provide adequate bracing from the commencement of any demolition work and throughout the demolition and construction phases of the development, to ensure that all parts of the building not specifically designated for demolition on the</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to site and building work commencing on the heritage fabric, and while site and building</li> </ul>

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
	<p>approved drawings and documents are retained and appropriately protected.</p> <p>b) Retain all existing external original fabric in the sections of the Jubilee Hotel building which are not being demolished. This will include, but is not limited to, existing decorative detailing, balustrading, wall finishes, windows, doors, stairs and roof sheeting.</p> <p>c) Submit to EDQ Development Assessment, DSDILGP, certification by a suitably qualified and experienced heritage professional confirming that the approved extent of partial demolition has been carried out in accordance with the requirements of this condition.</p>	<p>works is occurring and to be maintained</p> <p>b) Prior to site and building work commencing on the heritage fabric, and while site and building works is occurring and to be maintained</p> <p>c) Prior to the commencement of use</p>
56.	<p><b>Compliance Assessment – Historical Paint Colour Investigation</b></p> <p>a) Prepare and submit to EDQ Development Assessment, DSDILGP, for compliance assessment, a historical paint colour investigation of the Jubilee Hotel building to determine earlier paint schemes. The historical paint colour investigation is to be undertaken and certified by a suitably qualified and experienced heritage professional.</p> <p>b) Prepare and submit to EDQ Development Assessment, DSDILGP, for compliance assessment, revised architectural plans illustrating the proposed colour scheme for the refinishing of the side and rear walls of the Jubilee Hotel building in accordance with the endorsed historical paint colour investigation required under part a) of this condition.</p> <p>c) Carry out the painting of the side and rear walls of the Jubilee Hotel in accordance with the historical paint colour scheme recommended by the suitably qualified and experienced heritage professional and the endorsed plans required under parts a) and b) of this condition.</p>	<p>a) Prior to the commencement of the relevant works to the heritage place</p> <p>b) Prior to the commencement of the relevant works to the heritage place</p> <p>c) Prior to the commencement of use</p>
57.	<p><b>Compliance Assessment - Internal Works to Jubilee Hotel</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP, for compliance assessment, detailed design plans for all internal building work to the heritage place. This documentation must be prepared by suitably qualified and experienced heritage professional consistent with</p>	<p>a) Prior to the commencement of internal works to the heritage place</p>

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
	<p><i>The Burra Charter (Australia ICOMOS Charter for the Conservation of Places of Cultural Significance).</i></p> <p>b) Carry out the works generally in accordance with the endorsed plans required under part a) of this condition.</p>	<p>b) Prior to the commencement of use</p>
<b>Landscape and Environment</b>		
58.	<p><b>Landscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed landscape plans, certified by an AILA, for landscape works within the development generally in accordance with the approved Landscape Concept plans.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use and to be maintained</p>
59.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DES)</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
60.	<p><b>Refuse Collection</b></p> <p>Submit to EDQ Technical Services, DSDILGP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use</p>
61.	<p><b>Compliance Assessment – Acoustics</b></p> <p>a) Submit to EDQ Technical Services, DSDILGP, for compliance assessment, an acoustic report demonstrating that the redeveloped Indoor Entertainment and Food Premises (“beer garden”) use has been designed to achieve an amplified music noise level that complies with the current Amplified Music Venue Permit in existence, or if no Amplified Music</p>	<p>a) Prior to the commencement of the relevant works</p>

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
	<p>Venue Permit exists then designed to achieve an amplified music noise level at 1m external to any point of the premises of not greater than L<sub>Ceq,T</sub> 88dB for approved activities before 11.30pm on Sundays to Thursdays, or to midnight on Fridays and Saturdays, and L<sub>Ceq,T</sub> 65dB and L<sub>Leq,T</sub> 55dB in any one-third octave band between and including 31.5Hz and 125Hz, for approved activities after 11.30pm on Sundays to Thursdays, or after midnight on Fridays and Saturdays.</p> <p>b) Restrict disposal of glass bottles into external bins within 7am to 6pm to minimize noise emissions impacts on sensitive uses.</p> <p>c) Carry out the development and manage the use in accordance with the endorsed document required under parts a) and b) of this condition.</p>	<p>b) At all times</p> <p>c) During construction and at all times</p>
62.	<p><b>Air quality</b></p> <p>a) Limit the brewing equipment to ‘nano-craft’ brewing systems, as outlined in the report entitled ‘Review of Air Quality Issues for Proposed Microbrewery at the Jubilee Hotel,’ prepared by MWA Environmental, or an alternative system that manages emissions so that they do not exceed any criteria for emissions into environments containing sensitive uses, in accordance with the <i>Queensland Environmental Protection (Air) Policy 2019</i> and Brisbane City Plan 2014.</p> <p>b) Install and maintain emissions management system(s) (including vapour recovery systems) to meet the requirements of part a) of this condition.</p> <p>c) Submit to EDQ DA evidence prepared by a suitably qualified air emissions expert to demonstrate that emissions management systems will ensure emissions do not exceed any criteria for emissions into environments containing sensitive uses, in accordance with the <i>Queensland Environmental Protection (Air) Policy 2019</i> and Brisbane City Plan 2014.</p>	<p>a) At all times</p> <p>b) Prior to the commencement of the ancillary use as a micro-brewery</p> <p>c) Prior to the commencement of the ancillary use as a micro-brewery</p>

**Stage 2 – Jubilee Hotel (Heritage Building) Material Change of Use for Office, Shop, Food Premises and Indoor Entertainment; and Building Works for Partial Demolition Work and Extensions to a Heritage Place**

No	Condition	Timing
<b>Infrastructure Charges</b>		
63.	<p><b>Infrastructure Contributions</b></p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment.</p>	In accordance with the IFF

**Reconfiguration of Lot (Volumetric Subdivision): Reconfiguring a Lot – 9 lots into 2 lots**

No	Condition	Timing
<b>Volumetric Subdivision</b>		
64.	<p><b>Volumetric Subdivision</b></p> <p>a) Carry out the approved reconfiguration of a lot (volumetric subdivision) generally in accordance with the approved plans, with the ultimate lot boundaries to reflect the development generally as approved and constructed.</p> <p>b) Ensure a Building Management Statement is registered on title for each proposed lot.</p>	<p>a) Prior to Survey Plan endorsement</p> <p>b) At registration of title and to be maintained</p>

**STANDARD ADVICE**

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**CLEM7 TUNNEL**

For correspondence and submitted documentation required by this development approval in connection with the CLEM7 Tunnel, please utilise the following contacts:

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

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