



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

Our ref: DEV2021/1222

12 August 2022

Brookfield Portside East Pty Ltd
C/- Saunders Havill Group
Att: Ms Anna Havill
9 Thompson Street
BOWEN HILLS QLD 4007

Via email: annahavill@saundershavill.com

Dear Ms Havill

DEV2021/1222 – S89(1)(a) Approval of PDA development application

Development Permit for Material Change of Use for Mixed Use – Multiple residential, Office, Shop, Food premises, Indoor entertainment (excluding cinema, nightclub, adult entertainment, and theatre), Indoor sport and recreation, and Tourist facility (excluding ancillary short-term accommodation) at 1B, 11, and 23 MacArthur Avenue, Hamilton described as Lot 705 SP287529, Lot 951 SP287536 and Lot 703 SP287531

On 12 August 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **part** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

If you require any further information, please contact Essen Joseph (Principal Planner, Development Assessment) 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)	Northshore Hamilton Priority Development Area	
Site address	1B, 11 and 23 MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 705	SP287529
	Lot 703	SP287531
	Lot 951	SP287536
PDA development application details		
DEV reference number	DEV2021/1222	
'Properly made' date	23 September 2021	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Type of development	Material Change of Use for Mixed Use – Multiple residential, Office, Shop, Food premises, Indoor entertainment (excluding cinema, nightclub, adult entertainment, and theatre), Indoor sport and recreation, and Tourist facility (excluding ancillary short-term accommodation)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, <u>subject to PDA development conditions</u> forming part of this decision notice	
Decision date	12 August 2022	
Currency period	6 years from the date of the decision	

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following provisions apply.

OPERATIONAL PROVISIONS

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2022 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

OPERATIONAL PROVISIONS

COMPLIANCE ASSESSMENT

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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

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

OPERATIONAL PROVISIONS

SUBMITTING DOCUMENTATION TO EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsmip.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsmip.qld.gov.au.

APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL

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		Reference / revision	Date
1.	Building 19 Development Summary, prepared by Cottee Parker	SK1001, Issue Z	31 May 2022, amended in red 8 Aug 2022
2.	Precinct Site Plan, prepared by Cottee Parker	SK1002, Issue F	31 May 2022
3.	Precinct Basement, prepared by Cottee Parker	SK1004, Issue I	31 May 2022
4.	Precinct Ground Plan, prepared by Cottee Parker	SK1005, Issue I	31 May 2022, amended in red 8 Aug 2022
5.	Floor Plan - Basement 01, prepared by Cottee Parker	SK2002, Issue ZD	31 May 2022, amended in red 8 Aug 2022
6.	Floor Plan - Ground Floor, prepared by Cottee Parker	SK2003, Issue ZD	31 May 2022, amended in red 8 Aug 2022
7.	Floor Plan - Mezz / Ramp, prepared by Cottee Parker	SK2004, Issue X	31 May 2022
8.	Floor Plan - Podium 01, prepared by Cottee Parker	SK2005, Issue ZC	31 May 2022
9.	Floor Plan - Podium 02, prepared by Cottee Parker	SK2005, Issue ZB	31 May 2022
10.	Floor Plan - Podium 03, prepared by Cottee Parker	SK2007, Issue ZD	31 May 2022, amended in red 8 Aug 2022
11.	Floor Plan - Level 04, prepared by Cottee Parker	SK2008, Issue R	31 May 2022
12.	Floor Plan - Level 05 to 14, prepared by Cottee Parker	SK2009, Issue G	31 May 2022
13.	Floor Plan - Rec Deck, prepared by Cottee Parker	SK2020, Issue W	31 May 2022
14.	North Elevation, prepared by Cottee Parker	SK3001, Issue J	31 May 2022
15.	East Elevation, prepared by Cottee Parker	SK3001, Issue J	31 May 2022, amended in red 8 Aug 2022

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		Reference / revision	Date
16.	South Elevation, prepared by Cottee Parker	SK3003, Issue J	31 May 2022, amended in red 8 Aug 2022
17.	West Elevation, prepared by Cottee Parker	SK3004, Issue I	31 May 2022, amended in red 8 Aug 2022
18.	Section 1, prepared by Cottee Parker	SK3101, Issue T	31 May 2022
19.	Section 2, prepared by Cottee Parker	SK3102, Issue T	31 May 2022
20.	Schematic [Landscape] Design - Portside Building 19	1700303 SD-01, Issue D	17 Dec 2021, amended in red 8 Aug 2022
21.	Portside East – Building 19 Hamilton – DA – Superior Design Outcomes Report, prepared by EMF Griffiths Sustainability Consultants	Project No. S2180106, Issue 1	7 Dec 2021, amended in red 8 Aug 2022
22.	Proposed Service Connection Plan, prepared by Michael Bale & Associates	Project No. G18082, Drawing No. SK02, Revision 02	17 Dec 2021
23.	Preliminary Services Layout Plan, prepared by Michael Bale & Associates	Project No. G18082, Drawing No. SK03, Revision 01	17 Dec 2021
24.	Residential Development Portside Building 19, Hamilton – Civil Engineering Report, prepared by Michael Bale & Associates	R001-G18082B, Revision A	10 Sep 2021

OTHER PLANS AND DOCUMENTS

The following plans and documents are referred to in the PDA development conditions in this PDA decision notice but are not Approved plans and documents.

25.	Traffic Engineering Response to DSDTI Further Issues letter, prepared by TTM	18BRT0003_B19_LT01	21 Dec 2021
26.	Traffic Engineering Report – Portside – Building 19, prepared by TTM	Revision 1	15 Sep 2021
27.	Waste Management – Proposed Mixed-Use Development At Portside East, Hamilton-Building 19, prepared by TTM	Revision 2	15 Sep 2021

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
General		
1.	<p>Carry Out the Approved Development</p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use
2.	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with:</p> <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use
3.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
4.	<p>Certification of Operational Work for Contributed Assets</p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
Planning and design		
5.	<p>Development Timing</p> <p>Development may not commence until access to the basement and visitor car parking is provided via / within Lot 703 on SP287531, in accordance with Development Permit DEV2018/957.</p>	As stated
6.	<p>View Corridor</p> <p>The development is to maintain a view corridor through the site with a minimum width of 6m and minimum height of 9m, as indicated on the approved plans.</p>	At all times
7.	<p>Podium design – Compliance Assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ DA for Compliance Assessment updated architectural drawings for the podium, which address the following matters: <ul style="list-style-type: none"> i) Increased transparency of the podium-top balustrades on the southern, eastern and northern frontages to provide overlooking and direct visibility to / from the top of the podium to the street / ground plane. 	<ul style="list-style-type: none"> a) Prior to the commencement of building works, other than demolition

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
	<ul style="list-style-type: none"> ii) Modification of the southern façade to reduce visual bulk and increase vertical expression to improve human scale. iii) Details of weather protection strategies for the area adjoining the north-eastern tenancy, taking into measures to minimise / avoid impacts on the adjoining fig trees. <p>b) Undertake the development generally in accordance with the drawings endorsed under part a) of this condition.</p>	b) During construction
8.	<p>Public Realm Works – Sufficient Grounds – Compliance Assessment</p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed public realm drawings for the publicly accessible footpath areas adjoining the building and including Laneways D, E and F, and provide a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. At a minimum the public realm works are to:</p> <ul style="list-style-type: none"> i) be designed generally in accordance with the approved plans and documents, and are to be certified by a landscape architect with AILA accreditation; ii) include design measures that addresses the area’s public realm shortfalls and demonstrate how the public realm adjoining the approved development, including Laneways D, E and F as outlined in the approved Landscape Plan, connects with and elevates the constructed and planned public realm works associated with DEV2016/760 (Buildings 16a and 16b), DEV2018/957 (Building 18), DEV2019/1073 (Building 17), and the ‘Portside’ buildings immediately to the west of Buildings 16-19; iii) provide a contribution to the overall amenity of the area and demonstrate the achievement of legible and safe pedestrian connections from the existing Portside development through to Wharf Street; and iv) address and support the principles of Crime Prevention Through Environmental Design. <p>The drawings are to account for the amendments in red to the approved drawings and documents and are to include, where relevant:</p> <ul style="list-style-type: none"> v) location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; vi) footpath treatments; vii) location and specifications of streetscape furniture; viii) location and size of stormwater treatment devices; and 	a) Prior to the commencement of building works, other than demolition

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
	<p>ix) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</p> <p>b) Construct the public realm works generally in accordance with the drawings endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA documentation prepared by an AILA certified landscape architect which includes Drawings and certification of the completed works required under part a) of this condition.</p> <p>d) Where assets are to be handed over to Council for ownership and maintenance, submit to EDQ IS an asset register and 'as constructed' plans, certified by an AILA registered landscape architect, prepared in a format acceptable to Council.</p> <p><i>Note: The term 'public realm works' refers to works (such as footpath and landscaping) outside the red boundary in which the building is located, as illustrated in the Ground Floor Plan, Drawing Number SK2003. EDQ may seek Council comment on works within the road reserve to the north of the site.</i></p>	<p>b) – d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
9.	<p>Landscape Works – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment a statement from a structural engineer holding RPEQ certification that the building has been designed to accommodate the weight of podium and rooftop planting, including a consideration of the volume of all planters when containing wet media. The statement is to be prepared in consultation with an AILA Registered Landscape Architect and is to take into account the minimum specifications identified in part b) of this condition.</p> <p>b) Submit to EDQ DA detailed landscape plans for Compliance Assessment, prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of landscaping on buildings. The detailed landscape plans are to be generally in accordance with the approved plans, show all materials and finishes for the development, and address the following:</p> <p><i>Planting – generally</i></p> <p>i. Provide details, locations, pot size and all plant species to be utilised in the podium and façade landscape.</p>	<p>a) Prior to basement construction</p> <p>b) Prior to commencement of above ground works</p>

PDA DEVELOPMENT CONDITIONS

No	Condition	Timing
	<p><i>Planters</i></p> <ul style="list-style-type: none"> ii. Provide podium planter details demonstrating the following minimum soil / media depths can be achieved: <ul style="list-style-type: none"> A. ground covers with a mature height of 200mm or less – minimum 300mm; B. ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; C. shrubs with a mature height of 200mm or more – minimum 500mm; D. trees – 1,200-1,500mm, suited to support the health and longevity the selected tree species, as determined through the Compliance Assessment process. iii. Provide specifications of planter design, including media types (including Horizon A and B) that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements. <p><i>Façade planting</i></p> <ul style="list-style-type: none"> iv. Where any planting is proposed to grow on facades, provide details about the planting and maintenance of the plants to be planted on top of the awning, as well as any arrangements for climbers to grow over the façade, including: <ul style="list-style-type: none"> a. Structure – details of all elements attached to structure to support plant growth / climbing. b. Media type – specification of light-weight media suitable for vertical planting on built structures. c. Media volume – designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. d. Maintenance – specifications of where planters are located within the awning or adjoining structures, as well as arrangements for accessing, maintaining and replacing plants. <p><i>Irrigation and maintenance details</i></p> <ul style="list-style-type: none"> v. Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrients and water balance to establish and sustain vegetation. <p><i>Note: EDQ may seek specialist landscape architectural input to review the development’s compliance with the above requirements. To remove any doubt, this includes but is not limited to a review of the assumptions</i></p>	

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
	<i>made by the RPEQ structural engineer responsible for complying with part a) of this condition.</i>	
10.	<p>Landscape Works – Construction and Maintenance</p> <p>Construct and maintain the landscape works in accordance with the drawings and documents endorsed under condition 9.</p>	During construction and ongoing
11.	<p>Vegetation Management – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment a Tree Protection and Management Plan (TPMP) for the retained and protected significant vegetation located to the north of the development. The TPMP is to be certified by a suitably qualified arborist (AQF Level 5) and prepared in accordance with <i>Australian Standard 4970-2009 Protection of Trees on Development Sites</i>. The TPMP is to specify at minimum:</p> <ul style="list-style-type: none"> i) a schedule for supervision by a Project Arborist to monitor tree health; ii) a Tree Protection Zone (TPZ); iii) activities to be excluded from the TPZ; iv) protocols for excavation, basement, and shoring works to protect tree roots and protect the health and longevity of the trees; v) root and canopy trimming restrictions / requirements; vi) watering and care during construction works, taking into account site conditions; vii) 'stop works' requirements in the event unexpected roots are identified or potential for damage to trees is identified; viii) mitigation and remediation requirements in the event unexpected damage occurs. <p>b) Should pruning works or ground disturbance works be required within the TPZ or an area that is otherwise identified in the TPMP, ensure:</p> <ul style="list-style-type: none"> i) a suitably qualified and experienced arborist (AQF Level 5) supervises and/or undertakes the works and takes all reasonable steps to ensure no irreversible harm occurs to the trees; and ii) works are carried out in accordance with the requirements of <i>Australian Standard 4373 – Pruning of Amenity Trees</i>. <p>c) Undertake any remedial actions required pursuant to the report required under part a) of this condition to recover or maintain tree health.</p> 	<p>a) Prior to commencement of any works</p> <p>b) During construction</p> <p>c) At the time specified in the report</p>
12.	<p>Vegetation Management – Works Supervision and Reporting</p> <p>a) Carry out works in accordance with the requirements specified in condition 11, and ensure that:</p> <ul style="list-style-type: none"> i) works and tree health are routinely monitored by the Project Arborist; and 	a) During construction

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
	<ul style="list-style-type: none"> ii) the onsite foreman/supervisor supervises works to ensure they are carried out in accordance with the TPMP at times when the Project Arborist is absent. b) Submit to EDQ DA a report that provides a record of tree health as recorded at the time of scheduled inspections by the Project Arborist and, at the completion of the project, identifies any actions required to restore or maintain tree health. 	<ul style="list-style-type: none"> b) Within 20 business days of site works and building works being completed
13.	<p>Sustainability</p> <ul style="list-style-type: none"> a) Provide evidence to EDQ DA: <ul style="list-style-type: none"> i. That 4-star green star certification is able to be achieved under the Green Star Buildings tool (v1-4) administered by the Green Building Council of Australia (GBCA). The evidence must be prepared by a green star accredited professional. ii. To demonstrate compliance with any aspects of sections 2.0 and 3.0 of the 'Portside East – Building 19 Hamilton DA – Superior Design Outcomes Report,' which provide additional requirements to the green star accreditation. b) Construct the approved development in accordance with the evidence endorsed under part a) of this condition. c) Submit to EDQ TS: <ul style="list-style-type: none"> i. Certification from the GBCA to demonstrate that the development is Green Star Certified to a 4-star rating under the Green Star Buildings tool (v1-4). ii. Evidence that the requirements of part a) ii of this condition have been met. 	<ul style="list-style-type: none"> a) Prior to the commencement of the use b) During construction c) Within 12 months of the commencement of use
14.	<p>Electric Vehicle Readiness</p> <ul style="list-style-type: none"> a) Provide electric vehicle readiness in the development as follows: <ul style="list-style-type: none"> i. provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays; and ii. provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation. b) Electric vehicle charging is to be: <ul style="list-style-type: none"> i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii. designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided. 	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
15.	<p>Affordable Housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 5% of the total number of dwelling units as affordable units in accordance with the <i>PDA Guideline no. 16 Housing</i>.</p> <p><i>Note: For the purposes of this condition, copies of sale prices and an accompanying statement outlining compliance with PDA Guideline no. 16 – Housing are considered evidence.</i></p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
16.	<p>Accessible Housing – Compliance Assessment</p> <p>a) Submit to EDQ DA evidence that the approved development delivers a minimum of 10% of the total number of dwelling units as accessible units, generally in accordance with the approved plans and <i>EDQ Guideline No. 2 – Accessible Housing</i>. The dwelling units on Podium Levels 01-02 are to be excluded from the calculation, and all accessible units are required to meet the following minimum requirements.</p> <ul style="list-style-type: none"> i) Doorways – minimum 920mm wide. ii) Entry thresholds to all rooms – no more than a 10mm change in entry threshold levels. iii) Passageways and corridors – minimum 1,200mm wide, with a 1,200mm diameter turning circle where turning movements are required. iv) Kitchen – central area to have a minimum horizontal dimension of 1,550mm that is clear of benches, storage cabinets, and fixtures. v) Living area – inclusive of: <ul style="list-style-type: none"> - An overall horizontal dimension in one direction of at least 3700mm; and - A central area with minimum horizontal dimension of 2250mm that is clear of seating, tables, and other furnishings. vi) Bedroom – <ul style="list-style-type: none"> At least one bedroom with minimum internal horizontal dimensions of 3,700mm by 3,550mm, and sufficient space to provide: <ul style="list-style-type: none"> - Minimum horizontal dimension of 1,550mm at the foot of a double bed (1,500 x 2,000mm), to be maintained clear of wardrobes, cupboards and other furnishings; and - Minimum 1,200mm clearance on one side of the bed and 1,000mm clearance on the other side of the bed, using a double bed (1,500 x 2,000mm) to measure the dimensions. vii) Bathroom dimensions – <ul style="list-style-type: none"> <i>Where involving a combined shower and toilet:</i> <ul style="list-style-type: none"> - Minimum internal dimensions of 2,250mm by 2,300mm; and - Minimum horizontal dimension of 1,550mm that is clear of basins, toilet, cabinets and cupboards; <i>Where a separate toilet is provided:</i> <ul style="list-style-type: none"> - Minimum internal dimensions of 1,800mm by 1,550mm 	<p>a) Prior to the commencement of building works, other than demolition works</p>

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
	<p>b) Undertake the development in accordance with the evidence submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> - For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence. - For interpretive diagrams associated with the dimensions specified in part a) of this condition, refer to EDQ Guideline No. 2 – Accessible Housing. - Alternative, innovative solutions may be considered where these exceed or are equivalent to the minimum requirements set out in part a) of this condition. These requirements are set within the context of the design innovation provisions outlined in EDQ Guideline No. 2 – Accessible Housing, which states that “the elements [identified in the guideline are] considered to represent the most basic accessible housing outcome.” Any alternative solutions are therefore expected to achieve superior or equivalent outcomes to those that would be achieved by the complying with the standards set out in part a) of this condition. 	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
Construction management		
17.	<p>Hours of Work – Construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work (Condition 18), construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	<p>During construction unless otherwise endorsed</p>
18.	<p>Out of Hours Work – Compliance Assessment</p> <p>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 form.</p> <p><i>Note: The out of hours work request form is available at EDQ’s website.</i></p>	<p>Minimum of 10 business days prior to proposed out of hours work commencement date</p>
19.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> 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) complaints procedures; iv) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 	<p>a) Prior to commencing work</p>

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
	<ol style="list-style-type: none"> 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 proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
20.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS 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:</p> <ol style="list-style-type: none"> 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> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
21.	<p>Construction Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ol style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; 	<p>a) Prior to commencing work</p>

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No	Condition	Timing
	<ul style="list-style-type: none"> iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	b) During construction
22.	<p>Construction Noise Management Plan</p> <ul style="list-style-type: none"> a) Submit to EDQ IS 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: <ul style="list-style-type: none"> 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 IS 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. 	<ul style="list-style-type: none"> a) Prior to commencing work b) During construction c) As requested by EDQ

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23.	<p>Structural Monitoring and Vibration Report</p> <p>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: <ul style="list-style-type: none"> 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) proposed anchoring, including: <ul style="list-style-type: none"> 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers, where required; v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
24.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

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25.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) the approved plans and documents. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 20 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
26.	<p>Acid Sulfate Soils</p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p>	<p>a) Prior to commencement of or during earthworks</p>

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	<p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 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.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
27.	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of any retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
28.	<p>Groundwater Management Strategy</p> <p>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines, 2012</i>; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation 	<p>a) Prior to commencing work</p>

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	<p>measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services);</p> <p>v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and</p> <p>vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval including.</p> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>b) During construction</p>
29.	<p>Shoring</p> <p>a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <p>i) confirmation works are designed to meet the following <i>Australian Standards</i>:</p> <p>A. <i>AS1726 Geotechnical Site Investigation</i>;</p> <p>B. <i>AS2159 Piling - Design and Installation</i>;</p> <p>C. <i>AS4678 Earth Retaining Structures</i>;</p> <p>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:</p> <p>A. details on the stratigraphy, groundwater level, excavatability and profiling;</p> <p>B. a table detailing geotechnical design parameters used to undertake detailed design;</p> <p>C. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</p> <p>iii) analysis of groundwater hydrology, including:</p> <p>A. considerations of seasonality, tidal effects, possible fractured ground at depth</p> <p>B. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</p> <p>C. temporary decommissioning of basement pumps, all construction phases and the ultimate development;</p> <p>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:</p> <p>A. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works;</p>	<p>a) Prior to commencing work</p>

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	<p>B. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</p> <p>v) assessments of construction methodology impacts, including:</p> <p>A. a Basement 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);</p> <p>B. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</p> <p>C. design drawings and technical specifications, including any temporary and permanent structures;</p> <p>D. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</p> <p>E. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).</p> <p>F. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</p> <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
30.	<p>Excavation and Basement Design</p> <p>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including:</p> <p>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</p>	<p>a) Prior to commencing work</p>

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	<ul style="list-style-type: none"> ii) consistency with: <ol style="list-style-type: none"> 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted under other condition/s forming part of this approval; 3. the Structural Monitoring and Vibration Report submitted under other condition/s forming part this approval; 4. the Rock and Ground Anchor Report submitted under other condition/s forming part 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; viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of appropriate mitigation to support the approved land uses in accordance with Queensland legislated requirements; and ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ IS RPEQ:</p> <ul style="list-style-type: none"> i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
31.	<p>Temporary Rock and Ground Anchors</p> <p>a) Submit to EDQ IS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ul style="list-style-type: none"> i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors; 	<p>a) Prior to Commencing work</p>

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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ IS RPEQ:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: <ul style="list-style-type: none"> A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. <p>d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

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No	Condition	Timing
32.	<p>Private Roadworks – Compliance Assessment</p> <p>a) Submit to EDQ IS, for Compliance Assessment, Private Roadworks Functional Layout Plans, certified by a RPEQ, for any private roadworks generally in accordance with PDA Guideline 13 Engineering Standards, including:</p> <ul style="list-style-type: none"> i) all intersection details; ii) any proposed shared zone(s); iii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; iv) the function of shared zone(s) for pedestrians, cyclists and vehicles; v) clear sight lines to ensure legibility and visibility for all users; vi) Signage and line marking vii) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; viii) controls to address interactions and conflict points with adjacent building access and vehicle movements ix) Address design requirements to facilitate the implementation of the Servicing and Refuse Collection strategy endorsed under condition 46. <p>b) Submit to EDQ IS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS the following:</p> <ul style="list-style-type: none"> i) RPEQ certification that all private roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Certification Procedures Manual. 	<p>a) Prior to commencing private road works</p> <p>b) Prior to commencing private road works</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
33.	<p>Vehicle Access – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment, detailed design for the site access driveway and associated infrastructure prepared by an RPEQ.</p> <p>Cycle path crossings at the intersection of MacArthur Avenue with Laneways D and F must be designed in accordance with DTMR Selection & Design of Cycle Tracks Guideline, Oct 2019, relevant Austroads Guides and Australian Standards</p>	<p>a) Prior to commencing access or cycle path crossings works</p>

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No	Condition	Timing
	<p>The design is required to specifically address the following</p> <ul style="list-style-type: none"> - Clear designation of give way priority (cyclist / pedestrian) - Appropriate signage, line marking and surface treatments (at the point of crossing and as required on vehicle/pedestrian/cycle approaches) - Appropriate horizontal and vertical geometry and landscape interface design to maximise sight distances and minimise vehicle turning speeds - Consistency with Council's adopted standards and incorporating Council's feedback on treatment suitability and performance <p>b) Construct the access, cycle path crossings and associated infrastructure in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
34.	<p>Car Parking</p> <p>a) Submit detailed car park design prepared by an RPEQ generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i>, Councils' SC6.31 Transport, access, parking and servicing planning scheme policy, and the approved plans. Address pedestrian safety, including incorporation of appropriate controls to create prioritised pedestrian paths and enhance safety around lift operations; including signage, line-marking, bollards and wheel stops as appropriate.</p> <p>b) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and part a).</p> <p>c) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

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No	Condition	Timing
35.	<p>Bicycle Parking</p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
36.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities' current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
37.	<p>Sewer Connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities' current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
38.	<p>Private Stormwater Drainage Infrastructure</p> <p>a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed private stormwater reticulation infrastructure designed generally in accordance with PDA Guideline No. 13 Engineering standards.</p> <p>The design is to demonstrate a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to and including the 1% Annual Exceedance Probability event, in accordance with Council's current adopted standards.</p> <p>b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the asset owner of all private stormwater works constructed in accordance with this condition.</p>	<p>a) Prior to the commencement of site works</p> <p>b) and c) Prior to commencement of use</p>

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
39.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; and ii) the approved Civil Engineering Report <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
40.	<p>Acoustic Treatments</p> <p>a) Construct the approved development in accordance with the recommendations of the approved Portside East – Building 19 Report for Acoustic Services, prepared by EMF Griffiths, dated 15 September 2021.</p> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) During construction</p> <p>b) Prior to commencement of use</p>
41.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
42.	<p>Telecommunications</p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
43.	<p>Broadband</p> <p>a) Submit to EDQ IS, written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:</p> <ol style="list-style-type: none"> i. The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and ii. Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
44.	<p>Gas</p> <p>a) Submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development.</p> <p>b) Connect the approved development to underground gas services in accordance with the agreement mentioned in part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
45.	<p>Outdoor Lighting</p> <p>a) Design, construct, and maintain outdoor lighting in accordance with the following Australian Standards:</p> <ol style="list-style-type: none"> i. AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and ii. AS1158.1.1 Lighting for Roads and Public Spaces <p>b) Submit to EDQ IS evidence to demonstrate that the design and construction requirements of part a) of this condition have been satisfied.</p>	<p>a) Design and construction – prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>Maintenance – ongoing</p> <p>b) Prior to commencement of use</p>
46.	<p>Servicing and Refuse Collection – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment detailed servicing and refuse collection strategy to optimise the safety and efficiency of the servicing arrangement for Building 19 and address interactions with all vehicles and pedestrians, including interim/ultimate servicing arrangements for the relevant design vehicles to be used in adjoining developments / land uses.</p>	<p>a) Prior to the commencement of building works, other than demolition works</p>

PDA DEVELOPMENT CONDITIONS		
No	Condition	Timing
	<p>b) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development as endorsed under Part a)</p> <p>c) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) At all times following commencement of use</p>
47.	<p>Contaminated Land – Compliance Assessment</p> <p>Should contamination be encountered on site, submit to EDQ DA for compliance assessment evidence prepared by a suitably qualified person (SQP) to demonstrate that the contamination can be managed as per legislated requirements and that the approved uses are appropriate to be established on site.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined under the Environmental Protection Act 1994.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i></p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
48.	<p>Easements Over Infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
Infrastructure Contributions		
49.	<p>Charges Payable</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the applicable infrastructure charges under the IFF calculated as follows:</p> <p>a) Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</p> <p>b) Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more 6 years from the original decision date – in accordance with the charging instrument in force at the time of payment.</p> <p>Certified construction plans detailing the GFA are to be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	<p>In accordance with the IFF</p>

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 ****