

Our ref: DEV2019/1073

20 October 2022

Brookfield Portside East Pty Ltd  
C/- Saunders Havill Group  
Att: Ms Anna Havill  
9 Thompson Street  
BOWEN HILLS QLD 4006

Email address: annahavill@saundershavill.com



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

Dear Ms Havill

**Section 99 Approval - application to change PDA development approval**

**Material Change of Use for mixed use development (multiple residential, office, food premises, shop, indoor entertainment, indoor sport and recreation) and incorporating a sub precinct plan amendment at 1A, 15,23 and 221A MacArthur Avenue, Hamilton and including 11,33,and 97 MacArthur Avenue, Hamilton for the purposes of the SPP amendment and described as Lot 951 on SP287536, Lots 703 and 704 on SP287531 and Lot 1 on SP224040 – Building 17 plus wharf site and including additional lot 705 on SP287529, CTS52881 (Scheme land) and Lots 301 and 900 on SP257483 for the purposes of the SPP amendment.**

On 20 October 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 Ms Leila Torrens, A/Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at [Leila.Torrens@dsdilgp.qld.gov.au](mailto:Leila.Torrens@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "B Gomez".

Beatriz Gomez  
**Delegate**  
**Development Assessment**  
**Economic Development Queensland**

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	At 1A, 15, 23 and 221A Macarthur Avenue, Hamilton and including 11, 33 and 97 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	951	SP287536
	703 & 704	SP287531
	1	SP224040
	705	SP287529
	301	SP257483
	900	SP257483
PDA development application details		
DEV reference number	DEV2019/1073	
'Properly made' date	11 April 2022	
Type of application	<input type="checkbox"/> PDA development application for: <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"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Multiple residential, office, food premises, shop, indoor entertainment, indoor sport and recreation	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>Minor amendments to layout of apartments;</li> <li>Amendments to landscape treatment to lower rec deck;</li> <li>Amendments to upper rec deck; and</li> <li>Amendments to basement and podium layout.</li> </ul>	
Original Decision date	22 December 2020	
First change to approval date	12 October 2021	

Second change to approval date	20 October 2022
Currency period	6 years from original decision date

### Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Development Summary	SD1001 Issue 09	26 May 2022
2.	Floor Plan – Lift Pit	SD2001 Issue 4	26 May 2022
3.	Floor Plan – Basement 01	SD2002 Issue 08	26 May 2022
4.	Floor Plan – Ground Floor	SD2003 Issue 07	26 May 2022
5.	Floor Plan – Mezzanine	SD2004 Issue 07	26 May 2022
6.	Floor Plan – Podium	SD2005 Issue 09	26 May 2022
7.	Floor Plan – Podium 2	SD2006 Issue 07	26 May 2022
8.	Floor Plan – Podium 3	SD2007 Issue 07	26 May 2022
9.	Floor Plan – Podium 4	SD2008 Issue 07	26 May 2022
10.	Floor Plan – Level 05 to 13	SD2009 Issue 08	26 May 2022
11.	Floor Plan – Level 14	SD2018 Issue 05	26 May 2022
12.	Floor Plan – Level 15	SD2019 Issue 05	26 May 2022
13.	Floor Plan – Level 16	SD2020 Issue 08	26 May 2022
14.	Floor Plan – Level 17	SD2021 Issue 08	26 May 2022
15.	Floor Plan – Lower rec deck	SD2022 Issue 06	26 May 2022
16.	Floor Plan – Upper rec deck	SD2023 Issue 07	26 May 2022
17.	Floor Plan – Roof	SD2024 Issue 05	26 May 2022
18.	GFA diagram	SD2801 Issue 4	26 May 2022
19.	Elevation North	SD3001 Issue 6	26 May 2022
20.	Elevation East	SD3002 Issue 6	26 May 2022
21.	Elevation South	SD3003 Issue 6	26 May 2022
22.	Elevation West	SD3004 Issue 6	26 May 2022
23.	Sections	SD3101 Issue 6	26 May 2022
24.	Sections	SD3102 Issue 6	26 May 2022
25.	Sections	SD3103 Issue 6	26 May 2022
26.	Sections	SD3104 Issue 6	26 May 2022

Plans and documents previously approved on 12 October 2021		Number	Date
1.	Lot Plan – Ground prepared by Cottee Parker	SD1005 REV A	16/09/20
2.	Landscape Schematic Design prepared by Dunn and Moran	1700301 SD-01-SD-15 REV H	16/09/20
3.	Sub Precinct 3(d) River Park Precinct Plan Northshore Hamilton PDA prepared by Cottee Parker	190730 SPP (sub precinct plan) REV Z	07/09/20
4.	Sufficient Grounds Package prepared by Cottee Parker	17005352 Portside East Building 17 REV 1	undated

### PDA development conditions

#### PREAMBLE AND ABBREVIATIONS

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

#### ABBREVIATIONS AND DEFINITIONS:

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
  - a. **External Authority** means a public-sector entity other than the MEDQ;
  - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
  - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
  - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
  - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
  - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
  - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
5. **Council** means Brisbane City Council
6. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning

7. **EDQ** means Economic Development Queensland.
8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
9. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions
10. **EP Act** means the *Environmental Protection Act 1994*.
11. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
12. **LTA** means *Land Title Act 1994*.
13. **MEDQ** means the Minister for Economic Development Queensland.
14. **PDA** means Priority Development Area.
15. **RPEQ** means Registered Professional Engineer of Queensland.

**COMPLIANCE ASSESSMENT:**

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

- a) The applicant must:
  - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    1. if satisfied, endorses the documentation; or
    2. if not satisfied, notifies the applicant accordingly.

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

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

- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
  - 1. if satisfied, endorses the revised documentation; or
  - 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

***SUBMITTING DOCUMENTATION TO EDQ:***

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

- a) EDQ DA at: [pdadevelopmentassessment@DSDILGP.qld.gov.au](mailto:pdadevelopmentassessment@DSDILGP.qld.gov.au).
- b) EDQ IS at: [prepostconstruction@DSDILGP.qld.gov.au](mailto:prepostconstruction@DSDILGP.qld.gov.au).

<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
<b>General</b>		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	Prior to commencement of use.
2.	<p><b>Community Management Statement</b></p> <p>Any proposed Community Management Statement for the approved development must:</p> <ul style="list-style-type: none"> <li>a) Include an advice note stating that the building is part of a mixed use residential, retail and commercial development, which includes, if applicable, the Brisbane Cruise Terminal and its associated port facility operations.</li> <li>b) State that refuse and recycling bins are to be stored and collected from the nominated refuse storage/collection points and are the responsibility of the Body Corporate and Tenants.</li> <li>c) Identify exclusive use areas for car park allocations to dwelling units.</li> <li>d) Provide for unrestricted (24 hours, 7 days a week) pedestrian and cyclist access to public areas outside the curtilage of the building.</li> </ul>	Prior to endorsement of a Building Format Plan and to be maintained

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
<b>Construction management</b>		
3.	<p><b>Hours of work - construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
4.	<p><b>Out of hours work - Compliance Assessment</b></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<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development including landscaping, parking, driveways, wharf, revetment wall and other external spaces) generally in accordance with:</p> <p>a) the approved plans and documents; and</p> <p>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use
6.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
7.	<p><b>Construction management plan</b></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> <p>i) noise and dust in accordance with the EP Act;</p> <p>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;</p> <p>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</p> <p>iv) complaints procedures;</p> <p>v) site management:</p> <ol style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> </ol>	a) Prior to commencing site works

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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<ul style="list-style-type: none"> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>8. of employee and visitor parking areas;</li> <li>9. of anticipated staging and programming;</li> <li>10. for the provision of safe and functional emergency exit routes; and</li> <li>11. any out of hours work as endorsed via Compliance Assessment.</li> </ul> <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>
8.	<p><b>Erosion and sediment management</b></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> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) During construction</p>
9.	<p><b>Construction Traffic management plan</b></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> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> </ul>	<p>a) Prior to commencing site works</p>



PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<ul style="list-style-type: none"> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> <li>vii) a haulage management plan (HMP) that provides details on haulage routes. Provide evidence of consultation with Council demonstrating support of the HMP.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	b) During construction
10.	<p><b>Construction noise management plan</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified RPEQ. 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"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> </li> <li>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</li> <li>c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified RPEQ, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing site works</li> <li>b) During construction</li> <li>c) As requested by EDQ</li> </ul>
11.	<p><b>Structural monitoring and vibration report</b></p> <ul style="list-style-type: none"> <li>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: <ul style="list-style-type: none"> <li>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: <ol style="list-style-type: none"> <li>1. excavation of basement and shoring;</li> <li>2. new excavation;</li> </ol> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing site works</li> </ul>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<p>3. installation of new foundations (i.e. piling);</p> <p>4. proposed methods to mitigate and control vibration and ground movement during construction;</p> <p>ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</p> <p>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>iv) Where the RPEQ determines a risk of damage to adjoining public infrastructure (revetment wall (DNRME), wharf (DNRME), roads &amp; drainage (Council), water and sewer (UU)), provide confirmation that the relevant asset owner has received the monitoring procedure for proposed ground anchor works, including:</p> <ol style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> <li>3. consent from affected landowners and/or road managers;</li> </ol> <p>v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p> <p>b) Carry out construction work in accordance with the SMVR certified under part a) of this condition.</p>	<p>b) During construction</p>
12.	<p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no 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>
13.	<p><b>Excavation and basement design</b></p> <p>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a suitably qualified RPEQ, including:</p> <ol style="list-style-type: none"> <li>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</li> <li>ii) consistency with: <ol style="list-style-type: none"> <li>1. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</li> <li>2. the Geotechnical Shoring and Design Report submitted under CONDITION 16 of this approval;</li> </ol> </li> </ol>	<p>a) Prior to commencing site works</p>

**PDA Development Conditions – Material Change of Use**

Ref	Condition	Timing
	<p>3. the Structural Monitoring and Vibration Report submitted under CONDITION 11 of this approval;</p> <p>4. the Ground Anchor Report submitted under CONDITION 17 of this approval:</p> <ul style="list-style-type: none"> <li>iii) locations of cut and fill, and the character of material;</li> <li>iv) quantity of fill to be deposited;</li> <li>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</li> <li>viii) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a suitably qualified RPEQ.</li> </ul> <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"> <li>i) certifications that excavation and basement work has been undertaken in accordance with part b) of this condition; and</li> <li>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</li> </ul> <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>
14.	<p><b>Acid sulfate soils</b></p> <p>a) Where ASS are found on site, Submit to EDQ TS an ASS management plan, certified by a suitably qualified environmental or soil scientist in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the certified 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>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
15.	<p><b>Groundwater management strategy</b></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>	<p>a) Prior to commencing site work</p>

**PDA Development Conditions – Material Change of Use**

Ref	Condition	Timing
	<ul style="list-style-type: none"> <li>i) strategies for managing groundwater during all works phases;</li> <li>ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines</i>, 2012;</li> <li>iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain);</li> <li>iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services);</li> <li>v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with ANZECC Guidelines or other relevant standards for groundwater quality as agreed to by the Principal Engineer, EDQ TS; and</li> <li>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 Condition 13, 16, 17, 29 and 30</li> </ul> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>b) During construction</p>
16.	<p><b>Shoring</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQs. The GSDR must include: <ul style="list-style-type: none"> <li>i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ol style="list-style-type: none"> <li>1. AS1726 <i>Geotechnical Site Investigation</i>;</li> <li>2. AS2159 <i>Piling - Design and Installation</i>;</li> <li>3. AS4678 <i>Earth Retaining Structures</i>;</li> </ol> </li> <li>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ol style="list-style-type: none"> <li>1. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>2. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</li> </ol> </li> <li>iii) analysis of groundwater hydrology, including: <ol style="list-style-type: none"> <li>1. considerations of seasonality, tidal effects, possible fractured ground at depth</li> <li>2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</li> <li>3. temporary decommissioning of basement pumps, all construction phases and the ultimate development;</li> </ol> </li> </ul> </li> </ul>	<p>a) Prior to commencing site works</p>

**PDA Development Conditions – Material Change of Use**

Ref	Condition	Timing
	<ul style="list-style-type: none"> <li>iv) analysis and measures to minimise impacts to existing buildings and public utilities, wharf and revetment walls, including:                             <ul style="list-style-type: none"> <li>1. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ul> </li> <li>v) assessments of construction methodology impacts, including:                             <ul style="list-style-type: none"> <li>1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</li> <li>2. 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, wharf and revetment walls;</li> <li>3. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</li> <li>5. 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).</li> <li>6. evidence that that groundwater quality has been properly analysed and evidence that it complies with relevant standards for groundwater quality.</li> </ul> </li> <li>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</li> <li>c) Submit to the EDQ IS RPEQ certifications confirming that all excavation and basement has been constructed in accordance with the GSDR required under part a) of this condition</li> </ul>	<ul style="list-style-type: none"> <li>b) During construction</li> <li>c) Prior to commencement of use</li> </ul>
17.	<p><b>Temporary ground anchors</b></p> <ul style="list-style-type: none"> <li>a) Where temporary ground anchors are proposed submit to EDQ IS a Temporary Ground Anchor Report (TGAR), certified by a suitably qualified and experienced RPEQ including:                             <ul style="list-style-type: none"> <li>i. detailed engineering drawings detailing the locations and specifications of ground anchors;</li> <li>ii. where ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s);</li> <li>iii. RPEQ certifications confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQs certification must consider the effects of the load imposed pressure bulb:</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing site works where ground anchors are proposed</li> </ul>

<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
	<ol style="list-style-type: none"> <li>1. prior to the de-stressing of the temporary ground anchors; and</li> <li>2. upon completion of the building.</li> </ol> <p>b) Construct the approved development in accordance with the certified TGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ IS RPEQ certification:</p> <ol style="list-style-type: none"> <li>i) confirming that all rock and ground anchors have been constructed in accordance with the TGAR required under part a) of this condition</li> <li>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: <ol style="list-style-type: none"> <li>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);</li> <li>2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details;</li> <li>3. construction methodology used during installation and the results of any tests;</li> <li>4. surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> <li>A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ol> </li> </ol> </li> </ol> <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>
18.	<p><b>Wharf Retention – Compliance Assessment</b></p> <p>a) Submit to EDQ IS, for compliance assessment, a detailed structural assessment strategy prepared by a suitably qualified and experienced RPEQ, for the area of wharf adjoining the development that is proposed to be retained. The strategy shall include but not necessarily be limited to the following:</p> <ol style="list-style-type: none"> <li>i. The identification of any rectification and/or upgrade works;</li> <li>ii. An ongoing inspection and maintenance regime;</li> <li>iii. Reference to attaining a design life of a minimum 25 years for the relevant structure; and</li> </ol>	<p>a) Prior to commencement of wharf works</p>

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Ref	Condition	Timing
	<p>iv. Reference to compliance with the Building Code of Australia 2016 performance requirements for structural adequacy BP1.1 (a) as below.</p> <p><i>A building or structure, during construction and use, with appropriate degrees of reliability, must—</i></p> <ul style="list-style-type: none"> <li><i>i. perform adequately under all reasonably expected design actions; and</i></li> <li><i>ii. withstand extreme or frequently repeated design actions; and</i></li> <li><i>iii. be designed to sustain local damage, with the structural system as a whole remaining stable and not being damaged to an extent disproportionate to the original local damage; and</i></li> <li><i>iv. avoid causing damage to other properties, by resisting the actions to which it may reasonably expect to be subjected;</i></li> </ul> <p>b) Submit to EDQ IS, detailed engineering plans, certified by an RPEQ for the detailed wharf upgrade works, generally in accordance with the endorsed strategy required under part a) of this condition.</p> <p>c) Carry out and implement demolition and shoring works in accordance with the strategy endorsed under part a) of this condition and in accordance with the certified plans required under part c) of this condition.</p> <p>d) Submit to EDQ IS, ‘as-constructed’ plans certified by a RPEQ in a format acceptable to EDQ of the works undertaken under part c) of this condition.</p> <p>e) Submit to EDQ IS, DSDILGP, ‘a maintenance strategy for the retained wharf certified by a RPEQ that outlines the ongoing maintenance strategies and inspections for the retained wharf.</p> <p>f) Maintain the retained wharf structure in accordance with part e) of this condition</p>	<p>b) Prior to commencement of wharf works</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use.</p> <p>e) Prior to commencement of use.</p> <p>f) To be maintained</p>
19.	<p><b>Wharf Demolition – Compliance Assessment</b></p> <p>a) Submit to EDQ IS, for compliance assessment, a demolition and shoring strategy, prepared by a RPEQ, for the area of wharf adjoining the development. The strategy shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> <li>i. pre and post construction hydrographic surveys compliant with the Port of Brisbane requirements;</li> <li>ii. removal and disposal of any inadvertent in-situ demolition related and/or dredged material;</li> <li>iii. a stability analysis of the existing revetment wall certified by a suitably qualified RPEQ and preliminary identification of any rectification and/or upgrade works required during or post-demolition and the basement and piling works;</li> </ul>	<p>a) Prior to commencement of wharf works</p>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<ul style="list-style-type: none"> <li>iv. stability analysis of the adjoining wharf sections and preliminary identification of any rectification and/or upgrade works required during or post-demolition;</li> <li>v. identification of any existing infrastructure services;</li> <li>vi. extent of pylon removal as required by the Regional Harbour Master (RHM); and</li> <li>vii. any other reasonable and relevant requirements of the RHM</li> <li>viii. evidence of consultation with the RHM with their support of the proposed demolition and strategy</li> </ul> <p>b) Submit to EDQ IS, detailed engineering plans, certified by an RPEQ for the demolition and shoring works, generally in accordance with the endorsed strategy required under part a) of this condition.</p> <p>c) Carry out and implement demolition and shoring works in accordance with the strategy endorsed under part a) of this condition and in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ IS, 'as-constructed' plans including completed side scan surveys, certified by a RPEQ in a format acceptable to the Regional Harbour Master, Maritime Safety Queensland of the works undertaken under part c) of this condition</p>	<p>b) Prior to commencement of wharf works</p> <p>c) Prior to commencement of use</p> <p>d) No later than 2 weeks after practical completion of the wharf works.</p>
20.	<p><b>Wharf Demolition and Water Space Construction Management Plan</b></p> <p>a) Submit to EDQ IS, a Demolition and Water Space Construction Management Plan (DWSCMP) prepared by the principal site contractor that addresses 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. removal and disposal of any obstructions and debris encountered during demolition as required by the Regional Harbour Master;</li> <li>iv. maintaining uninhibited access to the adjacent Swing Basin by ensuring berths Hamilton 1, 2 and 3 are unoccupied when a vessel is scheduled to be arriving/departing alongside Brisbane Cruise Terminal/Hamilton 1, Hamilton 4 or Maritime 1;</li> <li>v. works interfering with vessels approaching and departing Brisbane Cruise Terminals, Hamilton 4 or Maritime 1;</li> <li>vi. barge anchors remaining inside the 35m berth pocket when conducting demolition works. Preference would be to use a 'spudded' barge secured to the shore;</li> </ul>	<p>a) Prior to commencement of the relevant stage of the wharf works.</p>



<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"> <li>vii. allowance for a high degree of turbulence produced in the area by passing vessels including tugs, ships and ferries;</li> <li>viii. publishing of any notices required by the Regional Harbour Master; and</li> <li>ix. supply, installation and maintenance of any navigation lights, buoys, marks or signs deemed necessary by the Regional Harbour Master, in accordance with Maritime Safety Queensland's requirements.</li> <li>x. Provide evidence of consultation with the RHM that demonstrates support for the proposed DWSCMP</li> </ul> <p>b) Undertake all works generally in accordance with the DWSCMP which must be current and available on site at all times during the construction period</p>	<p>b) At all times during construction</p>
21.	<p><b>Private Roadworks – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) all intersection details;</li> <li>ii) any proposed shared zone(s);</li> <li>iii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing;</li> <li>iv) the function of shared zone(s) for pedestrians, cyclists and vehicles;</li> <li>v) clear sight lines to ensure legibility and visibility for all users;</li> <li>vi) Signage and line marking</li> <li>vii) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles;</li> </ul> </li> <li>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.</li> <li>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</li> <li>d) Submit to EDQ IS the following: <ul style="list-style-type: none"> <li>i) RPEQ certification that all private roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Certification Procedures Manual.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing private road works</li> <li>b) Prior to commencing private road works</li> <li>c) Prior to commencement of use</li> <li>d) Prior to commencement of use</li> </ul>
22.	<p><b>Riverfront Shared Path – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS, for Compliance Assessment, riverfront shared path Functional Layout Plans, certified by a RPEQ, for any works within proposed wharf and riverfront shared</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing relevant works</li> </ul>

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Ref	Condition	Timing
	<p>path within 10m ground floor setback from the property boundary generally in accordance with PDA Guideline 13 Engineering Standards including:</p> <ul style="list-style-type: none"> <li>i) Provide 5m of unobstructed shared zone for the entire river frontage;</li> <li>ii) horizontal and vertical alignment, pavement depth, service corridors, light poles, access points, cross sections, signage, line marking and servicing;</li> <li>iii) the function of shared zone(s) for pedestrians, cyclists and vehicles;</li> <li>iv) clear sight lines to ensure legibility and visibility for all users for design speed of 15km/hr;</li> <li>v) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles;</li> <li>vi) details paving, tactiles, planting, bollards and edge treatment and handrails, column location;</li> <li>viii) Conformance of surface treatments for both pedestrian and cyclist paths with the applicable Council specifications, and the recommendations in Standards Australia HB198:2014;</li> <li>ix) the following supporting information: <ul style="list-style-type: none"> <li>1. referenced design and performance criteria;</li> <li>2. referenced supporting documentation used to inform designs;</li> </ul> </li> </ul> <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 riverfront shared path generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS the following: <ul style="list-style-type: none"> <li>i) RPEQ certification that all riverfront shared path has been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Certification Procedures Manual;</li> </ul> </p>	<p>b) Prior to commencing relevant works.</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
23.	<p><b>Car parking</b></p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities, Councils’ SC6.31 Transport, access, parking and servicing planning scheme policy</i> and the approved plans.</p> <p>b) 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 commencement of use</p> <p>b) Prior to commencement of use</p>
24.	<p><b>Bicycle parking</b></p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p>	<p>a) Prior to commencement of use</p>

<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
	b) Submit to EDQ IS RPEQ certification demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
25.	<b>Water connection</b>  Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
26.	<b>Sewer connection</b>  Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
27.	<b>Stormwater connection</b>  a) Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and  b) generally in accordance with Council's current adopted standards.	Prior to commencement of use
28.	<b>Private Stormwater Drainage Infrastructure</b>  a) Submit to EDQ IS, for detailed engineering drawings, certified by a RPEQ, for the proposed private stormwater reticulation infrastructure designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> .  The design is to demonstrate a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.  b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.  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.	a) Prior to commencement of site works  b) Prior to commencement of use  c) Prior to commencement of use
29.	<b>Stormwater management (quality)</b>  a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ [civil], for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Sections 4.2 and 6.8 of the Civil Engineering Report prepared by Michael Bale and Associates, Report Number R001-G18043 Revision G dated 09.09.2020	a) Prior to commencement of site works

<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
	<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>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
30.	<p><b>Electricity</b></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>
31.	<p><b>Telecommunications</b></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>
32.	<p><b>Broadband</b></p> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
33.	<p><b>Gas</b></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>
34.	<p><b>Refuse collection</b></p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p>	<p>a) Prior to commencement of use.</p>

<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
35.	<p><b>View Corridor</b></p> <p>The development is to maintain a view corridor through the site as indicated on approved plan SD2003 Revision Z</p> <ul style="list-style-type: none"> <li>• The view corridor is to have a minimum dimension of 6m wide and 8.5m high.</li> </ul>	At all times
36.	<p><b>Sufficient Grounds – Landscape and public realm</b></p> <p>a) Submit to EDQ DA for compliance assessment, detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:</p> <p>i) Portside Building 17 Schematic Design prepared by Dunn and Moran Issue H dated 16/09/2020.</p> <p>The detailed plans are to include:</p> <p>ii) Detailed landscape schedule for the:</p> <ol style="list-style-type: none"> <li>a. Plaza level</li> <li>b. Podium levels</li> <li>c. Lower rec deck</li> <li>d. Upper rec deck</li> </ol> <p>iii) Details relating to the proposed green walls as indicated on the approved plans SD-08 rev H and SD-12 rev H prepared by Dunn and Moore and other green structures including:</p> <ol style="list-style-type: none"> <li>a. Details of installation method;</li> <li>b. Details of proposed method of Irrigation;</li> <li>c. Details of proposed maintenance;</li> </ol> <p>iv) Design and materials for furniture in the public realm. This is to include:</p> <ol style="list-style-type: none"> <li>a. Palette of designs, materials, colour scheme for all furniture;</li> </ol> <p>b) Statement of design intent for the public realm on all four sides of the building including how the building and public realm relate, and especially the central east-west link and the new plaza in the north east.</p> <p>c) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of above ground works</p> <p>b) Prior to commencement of above ground works</p> <p>c) Prior to commencement of use</p>
37.	<p><b>Sufficient Grounds - Public Art</b></p> <p>a) Submit to EDQ DA for compliance assessment an artwork strategy, prepared in association with an AILA and a Registered Architect, that clearly articulate;</p>	a) Prior commencement of above ground works

<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
	<p>I. A strategy for the expression of art that takes advantage of the locality of the building and its setting to create a special place;</p> <p>II. A design intent that details how the proposed artworks contribute to the amenity and functionality of the public realm and the precinct. This is to:</p> <ol style="list-style-type: none"> <li>a. include description of the theme and inspiration for the artworks;</li> <li>b. Imagery and sketches</li> <li>c. Material and colours palette;</li> <li>d. Include an assessment demonstrating artwork is consistent with Schedule 6 Planning Scheme Policies, SC6.16 Infrastructure Design Planning Scheme Policy, Chapter 6 Public Art, Clause 6.3 Design Standards</li> </ol> <p>III. An explanation of how artistic elements will be integrated within the landscape design setting approved under condition 35 – Landscape and Public Realm works.</p> <p>b) Construct the artworks generally in accordance with the strategy approved under part (a) of this condition.</p>	<p>b) Prior to commencement of use</p>
38.	<p><b>Sufficient Grounds - Sustainability and efficiency</b></p> <p>a) Provide evidence to EDQ DA of certified 4 Star Green Star Design Review submission.</p> <p>b) Submit to EDQ TS a copy of certified 4 Star Green Star As-built rating within 12 months of commencement of occupancy</p>	<p>a) Prior to commencement of use</p> <p>b) Within 12 months of occupancy.</p>
39.	<p><b>External Materials and Colours – Compliance assessment</b></p> <p>a) Submit to EDQ DA for compliance assessment a schedule of materials and accompanying plans illustrating the external materials, colours and finishes of the building, generally in accordance with the approved plans.</p> <p>b) Carry out the works in accordance with the endorsed plans submitted for part (a) of this condition.</p>	<p>a) Prior to commencement of above ground works</p> <p>b) Prior to commencement of use</p>
40.	<p><b>Acoustic treatments</b></p> <p>a) Submit to EDQ IS an Acoustic Report prepared and certified by a suitably qualified RPEQ.</p> <p>b) Construct the development in accordance with the recommendations of the Acoustic Report prepared under part (a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use.</p>
41.	<p><b>Outdoor lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use.</p>

<b>PDA Development Conditions – Material Change of Use</b>		
<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
42.	<p><b>Easements over infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
43.	<p><b>Affordable housing</b></p> <p>Submit to EDQ DA evidence that the approved development delivers 5% 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>	Prior to commencement of use.
44.	<p><b>Accessible housing</b></p> <p>Submit to EDQ DA evidence that the approved development delivers 30 accessible units, generally in accordance with the approved plans and in accordance with the requirements of PDA Guideline no.2 Accessible Housing.</p>	Prior to commencement of use.
<b>Infrastructure contributions</b>		
45.	<p><b>Infrastructure Contributions</b></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> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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 IFF in force at the time of payment.</li> <li>• Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</li> </ul>	In accordance with the IFF

### **STANDARD ADVICE**

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

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