



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

Our ref: DEV2014/558/5

21 December 2022

Urban Advisory Pty Ltd  
Att: Mr Anthony Jones, Director  
50 Shirley Street  
ENOGGERA QLD 4051

Email: Anthony@urbanadvisory.com.au

Dear Mr Jones

**DEV2014/558/5 – SECTION 99 APPROVAL – APPROVAL TO CHANGE A PDA  
DEVELOPMENT PERMIT**

**PDA Development Permit for a Material Change of Use for Staged Multiple Residential  
(230 Dwelling Units) and Ground Floor Retail at 15 Anderson Street, Fortitude Valley  
described as Lot 10 on SP208752**

On 21 December 2022, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

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

Yours sincerely

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

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	15 Anderson Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 10	SP208752
PDA development application details		
DEV reference number	DEV2014/558/5	
'Properly made' date	21 December 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 checked="" type="checkbox"/> Application to extend currency period	
Proposed development	Staged Multiple Residential (230 Dwelling Units) and ground floor Retail	
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 notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>— Extension to the currency period by 2 years;</li> <li>— Changes to the building envelope to align the approved development with the Bowen Hills PDA Development Scheme 2019;</li> <li>— Consequential changes to gross floor area and development summary details;</li> <li>— Changes to the preamble, abbreviations, and definitions to reflect current EDQ practice;</li> <li>— Changes to list of approved plans and documents;</li> <li>— Introduction of condition 9A to require amended drawings to be submitted;</li> </ul>	

	<ul style="list-style-type: none"> <li>— Introduction of condition 9B to require the applicant to provide road widenings in accordance with Brisbane City Council Planning;</li> <li>— Renumbering of condition 9 to 9C, and modification of condition to ensure only a person holding AILA qualifications can prepare the required material;</li> <li>— Introduction of condition 9D to specify landscape architecture requirements as per the Bowen Hills PDA Development Scheme 2019 and current statutory practice;</li> <li>— Changes to condition 10 to require a higher standard of sustainability outcomes as per the Bowen Hills PDA Development Scheme 2019;</li> <li>— Introduction of condition 16A to require the development to provide electric vehicle charging and provisioning for further electric vehicle needs into the future;</li> <li>— Changes to condition 27 to reflect current statutory practice in relation to broadband requirements;</li> <li>— Changes to condition 37 to reflect current requirements for the management of contaminated land;</li> <li>— Change to Condition 39 to reflect the new road dedication requirements as per Condition 9B; and</li> <li>— Update to Condition 41 to reflect that the DCOP is now in operation, in place of the IFF.</li> </ul>
Original decision date	27 October 2014
1 <sup>st</sup> change to approval	21 December 2022
Currency period	10 years from original decision date

## PREAMBLE

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

### Preamble, abbreviations, and definitions

#### PREAMBLE

The following definitions and operational provisions apply as part of the development permit.

#### 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.

**BASIC (SLOW) CHARGERS** means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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

## Preamble, abbreviations, and definitions

**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:

- **EXTERNAL AUTHORITY** means a public-sector entity other than the MEDQ;
- **PARKLAND** means carrying out operational work related to the provision of parkland infrastructure;
- **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;
- **SEWER WORKS** means carrying out any operational work related to the provision of wastewater infrastructure;
- **STREETSCAPE WORKS** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- **STORMWATER WORKS** means carrying out any operational work related to the provision of stormwater infrastructure; and
- **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.

**DCOP** means the Bowen Hills PDA Development Charges and Offset Plan, dated 1 July 2022.

**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 Services team.

**ELECTRICAL VEHICLE CHARGING TERMS** included in this development permit have the following meanings:

- **BASIC (SLOW) CHARGERS** means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.
- **DC (FAST) CHARGERS** means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.
- **DESTINATION (FASTER) CHARGERS** means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used

## Preamble, abbreviations, and definitions

for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

- **DESTINATION (REGULAR) CHARGER** means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.
- **ELECTRICAL CAPACITY MEANS:**
  - a. Sufficient capacity at the development's main switchboard, and
  - b. Sufficient number and capacity of distribution boards to serve the relevant number of parking spaces for each area / level and,
  - c. Wiring from the main switchboard to the dedicated distribution boards
- **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)** is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.
- **LOAD MANAGEMENT** means the capacity to control and manage the electrical output per EVSE at a minimum performance of 12kWh available per day per parking space within a minimum 8-hour timeframe, (typically 9am-5pm and or 11pm-7am in residential, and 9am-5pm in workplace/retail).
- **MEDIUM TO LONG-TERM PARKING** for the purposes of electric vehicle charging, means any other parking that is not short term.
- **SHORT-TERM PARKING** for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

**EP Act** means the *Environmental Protection Act 1994*.

**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).

**LTA** means *Land Title Act 1994*.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

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

## Compliance assessment

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

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

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

<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.

### 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](mailto:pdadevelopmentassessment@dsmip.qld.gov.au).

b) EDQ IS: [EDQ\\_PrePostConstruction@dsmip.qld.gov.au](mailto: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.	Stage 1 Works, prepared by nettletontribe	3400_DA42	5 September 2014 (as amended in red 1 October 2014, and 8 December 2022)
2.	Stage 1 Elevation – North Cast Wall, prepared by nettletontribe	3400_DA43	05/09/14
3.	Development summary, prepared by nettletontribe	3400_DA01	12/06/14 (as amended in red 8 December 2022)
4.	Basement 2, prepared by nettletontribe	3400_DA15	11/06/14
5.	Basement 1, prepared by nettletontribe	3400_DA16	11/06/14
6.	Ground Floor Plan, prepared by nettletontribe	3400_DA17	11/06/14 (as amended in red 1 October 2014, and 8 December 2022)
7.	Level 1, prepared by nettletontribe	3400_DA18	11/06/14
8.	Level 2, prepared by nettletontribe	3400_DA19	11/06/14
9.	Level 3, prepared by nettletontribe	3400_DA20	11/06/14
10.	Level 04 Plan – Podium, prepared by nettletontribe	3400_DA21	11/06/14 (as amended in red 8 December 2022)
11.	Typical Level, prepared by nettletontribe	3400_DA22	11/06/14 (as amended in red 8 December 2022)
12.	Communal Level, prepared by nettletontribe	3400_DA23	11/06/14 (as amended in red 8 December 2022)
13.	Typical Upper Level, prepared by nettletontribe	3400_DA24	11/06/14 (as amended in red 8 December 2022)
14.	Roof Plan, prepared by nettletontribe	3400_DA25	11/06/14 (as amended in red 8 December 2022)
15.	PWD Unit Types, prepared by nettletontribe	3400_DA26	11/06/14
16.	Elevations – Anderson Street, prepared by nettletontribe	3400_DA28	11/06/14
17.	Elevations – Water Street, prepared by nettletontribe	3400_DA29	11/06/14 (as amended in red 8 December 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
18.	Elevations – Costin Street, prepared by nettletontribe	3400_DA30	11/06/14
19.	Elevations – North- West, prepared by nettletontribe	3400_DA31	11/06/14 (as amended in red 8 December 2022)
20.	Site Section, prepared by nettletontribe	3400_DA32	11/06/14 (as amended in red 8 December 2022)
21.	GFA Measurement Plans, prepared by nettletontribe	3400_DA36	12/16/14 (as amended in red 8 December 2022)
22.	Street Sections, prepared by nettletontribe	3400_DA41	11/06/14
23.	Typical level – Unit Areas	Un-numbered	Undated (as amended in red 8 December 2022)
24.	Landscape Intent Ground Floor Plan, prepared by THG	30564-LI-01 Issue A	21 March 2014 (as amended in red 8 December 2022)
25.	Landscape Intent Podium Floor Plan, prepared by THG	30564-LI-02 Issue A	21 March 2014 (as amended in red 8 December 2022)
26.	Landscape Intent Plant Palette, prepared by THG	30564-LI-03 Issue A	21 March 2014 (as amended in red 8 December 2022)
27.	Traffic Report	B13372TR001_RevB	24 March 2014
28.	Noise Impact Assessment	13-089	24 March 2014
29.	Civil Engineering Report	13221 Revision B	May 2014
30.	Road Widening Plan, prepared by Brisbane City Council	Concept Drawing Number RC16257	15 January 2022



PDA development conditions		
No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the approved development</b>  Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use
2.	<b>Certification of Operational Works</b>  All operational works undertaken generally in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and /or documents, and any relevant DSDILGP or other approval required by the conditions.	As indicated
4.	<b>Staging of the approved development</b>  If 3 months following the issue of a Certificate of Classification for Stage 1, the construction associated with Stage 2 has not commenced interim staging works are to be undertaken generally in accordance with the approved plans Stage 1 Works number 3400_DA42 dated 05/09/14, amended in red 8 December 2022 and Stage 1 Elevation – North Cast Wall number 3400_DA43 dated 05/09/14.	As indicated
5.	<b>Affordable Housing</b>  Submit to EDQ DA evidence that the development delivers 11 affordable units in accordance with the EDQ (ULDA) Guideline no. 16 Housing.	Prior to commencement of use for stage 2
6.	<b>Accessible Housing</b>  Submit to EDQ DA evidence that the development delivers 23 accessible units, generally in accordance with approved PWD Unit Types, 3400 DA26 dated 11/06/2014.	Prior to commencement of use for stage 2
7.	<b>24 Hour Public Pedestrian Access</b>  Provide and maintain unimpeded and safe 24-hour public pedestrian access through the site including the 'public plaza' area as identified on the approved <i>Ground Floor Plan</i> , 3400_DA17 dated 11/06/14, amended in red 1 October 2014 and 8 December 2022.  Ensure that the 'public plaza' area is designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	Prior to commencement of use for stage 2 and then to be maintained

PDA development conditions		
No.	Condition	Timing
8.	<p><b>Community Management Statement</b></p> <p>Any Community Management Statements for the development must include the following requirements:</p> <ul style="list-style-type: none"> <li>a) All areas where the public will have 24-hour access ('Public Plaza') as identified on stamped approved <i>Ground Floor Plan, 3400_DA17</i> dated 11/06/14, amended in red 1 October 2014 and 8 December 2022, shall form part of the common property and must provide and maintain unimpeded access to the general public 24 hours a day, 7 days a week.</li> <li>b) Ensure 11 visitor parking spaces remain available for use by all bona-fide visitors, guests or invitees of the developments tenants.</li> <li>c) Maintain clearly visible directional visitor parking signage at the vehicle entrances to the site.</li> </ul>	<p>Prior to building format plan endorsement for stage 2 and then to be maintained.</p>
Compliance Assessment		
9A.	<p><b>Compliance Assessment – Amended Plans and Drawings</b></p> <p>Submit to EDQ DA for compliance assessment updated architectural drawings, which address the matters identified in amendments in red, dated 8 December 2022 on the following approved plans:</p> <ul style="list-style-type: none"> <li>• Stage 1 Works, drawing no. 3400_DA42. Dated 05/09/14, amended in red 8 December 2022</li> <li>• Development Summary, drawing no. 3400_DA01, dated 12/06/14, amended in red 8 December 2022</li> <li>• Ground Floor Plan, drawing no. 3400_DA17, dated 11/06/14, amended in red 8 December 2022</li> <li>• Level 04 Plan – Podium, no. 3400_DA21, dated 11/06/14, amended in red 8 December 2022</li> <li>• Typical Level, drawing no 3400_DA22, dated 11/6/14, amended in red 8 December 2022</li> <li>• Communal Level, drawing no. 2400_DA23, dated 11/6/14, amended in red 8 December 2022</li> <li>• Typical Upper Levels, drawing no. 3400_DA24, dated 11/6/14, amended in red 8 December 2022</li> <li>• Roof Plan, drawing no. 3400_DA25, dated 11/6/14, amended in red 8 December 2022</li> <li>• Elevations – Water Street, drawing no. 3400_DA29, dated 11/6/14, amended in red 8 December 2022</li> <li>• Elevations – Northwest, drawing no. 3400_DA31, dated 11/6/14, amended in red 8 December 2022</li> <li>• Site Section, drawing no. 3400_DA32, dated 11/6/14, amended in red 8 December 2022</li> <li>• GFA Measurement Plan, drawing no. 3400_DA36, dated 11/6/14, amended in red 8 December 2022</li> <li>• Typical Level – Unit areas</li> </ul>	<p>Prior to the commencement of any works</p>

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>• Landscape Intent Ground Floor Plan, drawing no. 30564-LI-01, dated 21 March 2014, amended in red 8 December 2022</li> <li>• Landscape Intent Podium Floor Plan, drawing no. 30564-LI-02, dated 21 March 2014, amended in red 8 December 2022</li> <li>• Landscape Intent Plan Pallet, drawing no. 30564-LI-03, dated 21 March 2014, amended in red 8 December 2022</li> </ul>	
9B	<p><b>Compliance Assessment – Road Widening</b></p> <p>a) Submit to EDQ DA for compliance assessment plans/supporting information incorporating the following amendments to all relevant approved plans:</p> <p>i) Road widenings in accordance with plan "<i>Road Widening Plan</i>", prepared by Brisbane City Council (Concept Drawing Number RC16257, dated 15 January 2022)</p> <p>b) Construct works generally in accordance with the plans compliance approved under part a) of this condition.</p> <p>c) Submit to EDQ DA evidence that the requirements of part a) and part b) of this condition have been met.</p>	<p>a) Prior to commencement of site works for Stage 1</p> <p>b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
9C.	<p><b>Compliance Assessment – Detailed Design for ‘Public Open Space’ Areas</b></p> <p>a) Submit for compliance assessment to EDQ DA detailed plans, including landscape plans certified by an AILA, illustrating all areas where the public will have 24-hour unimpeded access as depicted on the stamped approved <i>Ground Floor Plan, 3400_DA17</i> dated 11/06/14, amended in red 1 October 2014 and 8 December 2022. The plans need to clearly delineate between private and public realm areas and detail the following:</p> <p>(i) Finishes and landscaping for the ‘public open space’ areas;</p> <p>(ii) Any proposed deep planting;</p> <p>(iii) Bicycle parking spaces within the ‘public open space’ areas;</p> <p>(iv) The ‘public open space’ areas are designed to cater for disabled persons in accordance with “Australian Standard AS1428.1”.</p>	<p>a) Prior to commencement of works relevant to this condition</p>

PDA development conditions		
No.	Condition	Timing
	<p>b) Construct the works generally in accordance with the certified and endorsed plans required by part (a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDILGP written evidence from an AILA or suitably qualified Landscape Contractor demonstrating that the works have been completed as required by part (a) of this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
9D.	<p><b>Compliance Assessment – Landscape works</b></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><i>Planters</i></p> <p>ii. Provide podium planter details demonstrating the following minimum soil / media depths can be achieved:</p> <p>A. Ground covers with a mature height of 200mm or less – minimum 300mm;</p> <p>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;</p> <p>C. Shrubs with a mature height of 200mm or more – minimum 500mm;</p> <p>D. Trees – 1,200-1,500mm, suited to support the health and longevity the selected tree species, as determined through the compliance assessment</p>	<p>a) Prior to basement construction</p> <p>b) Prior to the approval of documentation required under part a) of this condition</p>

## PDA development conditions

No.	Condition	Timing
	<p>process.</p> <p>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> <p><i>Façade planting</i></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) Structure – details of all elements attached to structure to support plant growth / climbing.</li> <li>ii) Media type – specification of light-weight media suitable for vertical planting on built structures.</li> <li>iii) Media volume – designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</li> <li>iv) Maintenance – specifications of where planters are located within the awning or adjoining structures, as well as arrangements for accessing, maintaining and replacing plants.</li> </ul> <p><i>Irrigation and maintenance details</i></p> <p>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> <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 made by the RPEQ structural engineer responsible for complying with part a) of this condition.</i></p>	
10.	<p><b>Compliance Assessment – Sustainable Design</b></p> <p>a) Submit to EDQ DA for compliance assessment written confirmation from a suitably qualified sustainability professional, certifying that the development will achieve:</p> <ul style="list-style-type: none"> <li>(i) 4-star Green Star Design and As-built certification; or</li> <li>(ii) 6-leaf Enviro Development certification.</li> </ul> <p>b) Undertake the development in accordance with the documentation approved under part a) of this condition.</p>	<p>a) Prior to the commencement of above ground works</p> <p>b) During construction</p>



PDA development conditions		
No.	Condition	Timing
	<p>(vii) traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s)</p> <p>A permit will need to be sought from the Brisbane City Council prior to any temporary road closure or road opening works.</p> <p>b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.</p>	b) At all times during construction
13.	<p><b>Retaining Walls</b></p> <p>a) Submit to the EDQ IS detailed engineering plans, certified by a RPEQ of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition;</p> <p>c) Submit to the EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
14.	<p><b>Filling and Excavation</b></p> <p>a) Submit to the EDQ IS detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>The certified earthworks plans shall</p> <ul style="list-style-type: none"> <li>(i) include a geotechnical soils assessment of the site;</li> <li>(ii) be consistent with the Erosion and Sediment Control plans;</li> <li>(iii) provide full details of any areas where surplus soils are to be stockpiled</li> </ul> <p>b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to the EDQ IS certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
15.	<b>Vehicle Access</b>  Construct a vehicle crossover between the existing kerb & channel and the property boundary located generally in accordance with the approved Ground Floor Plan prepared by Nettletontribe reference number 3400 DA17 dated 11/06/14, amended in red by MEDQ and designed and constructed in accordance with Brisbane City Council adopted standards.	Prior to commencement of use and to be maintained
16.	<b>Off street carparks, signs, and lines</b>  Construct, delineate and sign (as required) the following requirements generally in accordance with the approved plan(s):  a) Delineate and sign the designated vehicle entry point.  b) Provide parking on the site for 234 car spaces to be designed in accordance with AS2890.1-2004.  c) The refuse storage and collection area.  d) The internal vehicular movement system are to be signed and delineated generally in accordance with the approved plans, Manual of Uniform Traffic Control Devices and AS 2890 – Parking Facilities.	Prior to commencement of use and to be maintained for the relevant stage
16A.	<b>Electric vehicle readiness</b>  a) Provide electric vehicle readiness in the development as follows: 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: 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.	Prior to commencement of use



PDA development conditions		
No.	Condition	Timing
17.	<b>Bicycle Spaces</b>  Provide 230 bicycle spaces generally in accordance with the stamped approved plans designed in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i> .	Prior to commencement of use for the relevant stage and to be maintained
18.	<b>Roadworks and Driveway</b>  a) Submit to the EDQ IS, engineering design/construction drawings certified by a RPEQ, detailing the road reserve widening for Water Street, Costin Street & Andersen Street. Driveways, parking bays, traffic devices and pedestrian footpaths are to be designed in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> , <i>Centres Detailing Design Manual</i> (CDDM), Austroads and the Manual of Uniform Traffic Control Devices with the exception of the following: (i) Provide a minimum 3.75 metre unobstructed footpath along the frontages along Water Street, Costin Street & Andersen Street including corner truncations generally according with the Traffic Report prepared by Lambert & Rehbein Revision B dated 24 <sup>th</sup> March 2014.  b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.  c) Submit to the EDQ IS as-constructed drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Brisbane City Council of all road works constructed in accordance with this condition.  d) Provide verification, by a RPEQ, that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for each stage          b) - d) Prior to the building format plan endorsement, or the commencement of use whichever is the earlier for the relevant stage
19.	<b>Water – external</b>  a) Submit to the EDQ IS a water reticulation Precinct Network Plan, endorsed by Queensland Urban Utilities, for the reticulated water upgrade requirements to service the development  b) Submit to the Principal Engineer PDA Development Assessment DSDILGP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan and Queensland Urban Utilities adopted standards as required under part a) of this condition.	a) Prior to the commencement of site works    b) Prior to the commencement of site works

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</li> <li>d) Submit to the EDQ IS 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Queensland Urban Utilities (QUU) current adopted standards.</li> <li>e) Provide verification to the EDQ IS from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.</li> </ul>	c) d) & e) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier for the relevant stage
20.	<p><b>Water - internal</b></p> <p>Connect the development to the existing water reticulation network in accordance with QUU standards.</p>	Prior to commencement of use
21.	<p><b>Sewer - internal</b></p> <ul style="list-style-type: none"> <li>a) Unless otherwise agreed with Principal Engineer, EDQ Development Assessment DSDILGP, submit to the EDQ IS an interim sewer servicing strategy report certified by an RPEQ and endorsed by QUU detailing the interim holding tank arrangement. The report must include maintenance and decommissioning requirements.</li> <li>b) Construct, maintain, connect and operate the interim storage tank generally in accordance with part a) of this condition.</li> <li>c) Once the relevant upgrades to the downstream sewer reticulation network are complete, the interim storage tank is to be decommissioned generally in accordance with the QUU endorsed interim sewer servicing strategy report required under part a) of this condition and a direct connection is to be provided.</li> <li>d) Submit to EDQ Development Assessment, DSDILGP evidence in writing from QUU endorsing that the decommissioning of the interim storage tank works have been carried out generally in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to the commencement of works</li> <li>b) Prior to commencement of use for stage 1</li> <li>c) As indicated.</li> <li>d) Within 2 months of the completion to the upgrade to the downstream network</li> </ul>
22.	<p><b>Flooding</b></p> <p>The proposed development must not increase flood levels so as to cause an 'actionable nuisance' on upstream and downstream private properties without the express and written permission of the owners of those properties.</p> <p>The minimum flood immunity levels are to be in accordance with the Brisbane City Council Development Guidelines and generally in accordance with the Civil Engineering Report prepared by Bornhorst and Ward revision B dated May 2014.</p>	As indicated

PDA development conditions		
No.	Condition	Timing
23.	<b>Stormwater Management (Quality)</b> <ul style="list-style-type: none"> <li>a) Submit to the EDQ IS detailed engineering design and construction drawings certified by a RPEQ for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents; <ul style="list-style-type: none"> <li>(i) Civil Engineering Report prepared by Bornhorst and Ward revision B dated May 2014.</li> </ul> </li> <li>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</li> <li>c) Provide verification to the EDQ IS from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of works for the relevant stage</li> <li>b) Prior to commencement of use for the relevant stage</li> <li>c) Prior to commencement of use for the relevant stage</li> </ul>
24.	<b>Outdoor Lighting</b> <p>Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use and to be maintained for the relevant stage</p>
25.	<b>Electricity</b> <p>Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's <i>Subdivision and Development Guidelines</i>.</p>	<p>Prior to commencement of use for the relevant stage</p>
26.	<b>Telecommunications</b> <p>Submit to the EDQ IS documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.</p>	<p>Prior to commencement of use for the relevant stage</p>
27.	<b>Broadband</b> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and</li> <li>ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>

PDA development conditions		
No.	Condition	Timing
	b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
28.	<b>Damage and Repairs</b>  Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use for the relevant stage
29.	<b>Service Conduits &amp; Mains</b>  Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use for the relevant stage
30.	<b>Gas connection</b>  Connect the development to the existing gas reticulation network in accordance with Australian Pipeline Association's (APA) current adopted standards.	Prior to commencement of use for the relevant stage
31.	<b>Refuse collection</b>  Submit to the Principal Engineer PDA Development Assessment, DSDILGP refuse collection approval from Brisbane City Council or a private waste contractor.	Prior to commencement of use for the relevant stage
Landscape and Environment		
32.	<b>Streetscape Works</b>  a) Submit to the EDQ IS detailed streetscape works drawings certified by an AILA registered Landscape Architect generally in accordance with the following: <ul style="list-style-type: none"> <li>(i) Brisbane City Council's <i>Subdivision and Development Guidelines and Centres Detailing Design Manual</i> (CDDM) and shall include where applicable: <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i> and AS4282 – <i>'Control of the Obtrusive Effects of Outdoor Lighting'</i>.</li> <li>2. footpath treatments</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location</li> </ol> </li> </ul>	a) Prior to commencement of works for the relevant stage

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</li> <li>c) Submit to the EDQ IS 'As Constructed' plans and asset register in a format acceptable to the Brisbane City Council.</li> <li>d) Provide verification to the EDQ IS from an AILA registered landscape architect that the works have been inspected and completed generally in accordance with the endorsed plans required by part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> <li>d) Prior to survey plan endorsement for the relevant stage</li> </ul>
33.	<p><b>Acoustic treatment</b></p> <p>Submit written confirmation to EDQ Development Assessment, DSDILGP from a RPEQ that the development has been constructed to meet the recommendations as outlined in Noise Impact Assessment Report, reference 13-089 dated 24 March 2014 prepared by MWA Environmental.</p>	<p>Prior to the commencement of use the relevant stage</p>
34.	<p><b>Private landscape areas</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDILGP a detailed landscape plan, prepared by an ALIA registered landscape architect.</li> <li>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</li> <li>c) On completion, provide written certification to EDQ Development Assessment, DSDILGP from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to landscape works for the relevant stage</li> <li>b) Prior to commencement of use for the relevant stage</li> <li>c) Prior to commencement of use for the relevant stage</li> </ul>
35.	<p><b>Acid Sulfate Soils (ASS)</b></p> <ul style="list-style-type: none"> <li>a) If acid sulfate soils are found on the site, submit to the Principal Engineer, EDQ Development Assessment, DSDILGP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the State Planning Policy, December 2013 and relevant guidelines.</li> <li>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of works</li> <li>b) During site works</li> </ul>

PDA development conditions		
No.	Condition	Timing
36.	<b>Erosion and Sediment Management</b> <p>a) Submit to the EDQ IS an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>(i) Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>(ii) Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction</p>
37.	<b>Environmental Management</b> <p>a) Submit to EDQ IS evidence that that the site has been removed from the Environmental Management Register; or</p> <p>b) Submit to EDQ DA evidence that a Contaminated Land Investigation Report and Contamination Management Plan for the approved land uses has been approved by the Department of Environment and Science (DES) in accordance with Chapter 7, Part A of the <i>Environmental Protection Act 1994</i>. The following components are to be included in the reports:</p> <ul style="list-style-type: none"> <li>i. Thresholds set by a Suitably Qualified Person (SQP) to stop works or undertake other remedial actions (as appropriate) when the set thresholds are met / exceeded.</li> <li>ii. A Construction Phase Environmental Management Plan (CEMP) that addresses land contamination management measures and triggers for reporting environmental impacts to the relevant authorities.</li> <li>iii. A monitoring schedule by the SQP, as well as triggers for when the SQP is required to undertake additional inspections (e.g. when unexpected contamination is encountered or if vapour emissions are detected above the prescribed threshold/s).</li> </ul> <p>The above-mentioned reports are required to:</p> <ul style="list-style-type: none"> <li>• be prepared by a Suitably Qualified Person (SQP) as per Chapter 12, Part 3 of the <i>Environmental Protection Act 1994</i>;</li> <li>• be accompanied by a Contaminated Land Auditor's (CLA) Third Party Certification, as per any requirements set by DES or the SQP; and</li> <li>• include a Site Suitability Statement relating to the current condition of the land).</li> </ul>	<p>a) Prior to the commencement of any site or building works</p> <p>b) Prior to the commencement of any site or building works</p>

PDA development conditions		
No.	Condition	Timing
	<p>c) Monitor and undertake all site and building works in accordance with the requirements of the abovementioned DES Approved report/s submitted under part (a) of this condition.</p> <p>d) Submit to EDQ DA certification by a SQP and Third Party Certification by a CLA that the site has been developed in accordance with the requirements of this condition, and confirm that contaminants are suitably contained /remediated/ removed to enable the approved land uses to establish and continue to safely occupy the site.</p> <p><i>Notes –</i></p> <ul style="list-style-type: none"> <li>- <i>It is the responsibility of the applicant to ensure any contaminated materials or soils encountered during siteworks are handled, stored and disposed of in accordance with the requirements of the Administering Authority. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the relevant authority of the Queensland Government. These requirements apply during and after construction (including any operational and building works).</i></li> <li>- <i>For the purpose of this condition a suitably qualified person (SQP) and contaminated land auditor (CLA) are persons defined in the EP Act.</i></li> <li>- <i>A list of SQP and CLA qualified persons is available from the Department of environment and Science website.</i></li> </ul>	<p>c) During construction or soil disturbing activities.</p> <p>d) Prior to the issuance of building certification / classification</p>
Surveying, land dedication and easements		
38.	<p><b>Land Dedication</b></p> <p>Demonstrate to the EDQ IS that land to be dedicated as public land is not registered on either the Environmental Management Register or the Contaminated Land Register.</p>	<p>Prior to building format plan endorsement, or the commencement of use whichever is the earlier for the relevant stage</p>
39.	<p><b>Land Dedication – Road Reserve Widening Water Street, Costin Street &amp; Andersen Street</b></p> <p>Dedicate as public road, at no cost to Brisbane City Council, the road widenings as required under Condition 9b – Compliance Assessment – Road Widening.</p>	<p>Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
40.	<b>Easements over Infrastructure</b>  Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets.  The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use for the relevant stage or endorsement of a Building Format Plan for the relevant stage, whichever occurs first
Monetary Contribution		
41.	<b>Infrastructure Contributions</b>  Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is a Material Change of Use, certified construction plans detailing the Gross Floor Area must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

## ADVICE

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

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

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