

Department of State Development, Infrastructure, Local Government and Planning

Our ref: DEV2023/1407

2 November 2023

Fluent Projects Australia Ltd C/- Mecone Att: Ms Emma Laing Level 2, 235 Edward Street BRISBANE QLD 4000

elaing@mecone.com.au

Dear Ms Laing

S89(1)(a) Approval of PDA development application

PDA Development Permit for Material Change of Use for Food and Drink Outlet, Health Care Service, Hospital, Office and Shop, in accordance with a Plan of Development and PDA Preliminary Approval for Reconfiguring a Lot for 3 lots into 3 lots and volumetric lot at 14 Wren Stret, 65-67 O'Connell Terrace and part of Walden Lane, Bowen Hills described as Lot 101 on SP321126, Lot 31 on RP208866 and Lot 100 on SP321125

On 2 November 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, 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 <u>www.dsdilgp.qld.gov.au/pda-da-applications</u>.

If you require any further information, please contact Ms Jennifer Sneesby, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6753 or at jennifer.sneesby@dsdilgp.qld.gov.au, who will be pleased to assist.

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	14 Wren Street, 65-67 O'Connell Terrace and part of Walden Lane, Bowen Hills		
Lot on plan description	Lot number	Plan description	
	Lot 101	SP321126	
	Lot 31	RP208866	
	Lot 100	SP321125	
PDA development application details			
DEV reference number	DEV2023/1407		
'Properly made' date	8 June 2023		
Type of application	 PDA development application for: Material change of use Preliminary approval Development permit Reconfiguring a lot Preliminary approval Development permit Operational work Preliminary approval Development permit Application to change PDA development approval Application to extend currency period 		
Proposed development	Development Permit for material change of use for Food and Drink Outlet, Health Care Service, Hospital, Office and Shop, in accordance with a Plan of Development and Preliminary Approval for Reconfiguring a Lot for 3 lots into 3 lots and volumetric lot		
PDA development approval details			
Decision of the MEDQ	 The MEDQ has decided to grant <u>part</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. This approval is for a: a) PDA Development Permit for Material Change of Use for Food and Drink Outlet, Health Care Service, Hospital, Office and Shop, in accordance with a Plan of Development; and 		
	 b) PDA Preliminary Approval for Reconfiguring a Lot for 3 lots into 3 lots and volumetric lot 		
Decision date	2 November 2023		
Currency period	Development Permit – Six (6) Preliminary Approval – Six (6)	Development Permit – Six (6) years from the decision date Preliminary Approval – Six (6) years from the 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.

Appr	oved plans and documents	Number	Date
1.	Ground and Mezzanine Level – Pedestrian Circulation Diagram prepared by Nettleton Tribe	POD_SK001	31 October 2023
2.	'Basement Level Diagram' prepared by Nettleton Tribe	POD_SK002	31 October 2023
3.	<i>'Ground and Mezzanine Level Diagram'</i> prepared by Nettleton Tribe	POD_SK003	31 October 2023
4.	<i>'Podium Level Diagram – Levels 1-4'</i> prepared by Nettleton Tribe	POD_SK004	31 October 2023
5.	'Lower Tower – Levels 5-11' prepared by Nettleton Tribe	POD_SK005	31 October 2023
6.	<i>'Upper Tower – Levels 12-19'</i> prepared by Nettleton Tribe	POD_SK006	31 October 2023
7.	Architectural Plans – Site Boundary Dedications prepared by Nettleton Tribe, Amended in Red 31/10/23	ROL_004	31 October 2023
8.	Architectural Plans – Site Plan prepared by <i>Nettleton</i> Tribe, <i>Amended in Red 31/10/</i> 23	ROL_005	31 October 2023
9.	Master Plan Report prepared by Nettleton Tribe		25 May 2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITONS

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).

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

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

- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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

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 convivence 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 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.

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

EDQ means Economic Development Queensland.

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

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

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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.

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

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

- 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.

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: <u>pdadevelopmentassessment@dsdilgp.qld.gov.au</u>.

b) EDQ IS: <u>EDQ_PrePostConstruction@dsdilgp.qld.gov.au</u>.

PDA d	PDA development conditions			
No.	Condition	Timing		
MATE	RIAL CHANGE OF USE			
1	Carry out the development			
	Carry out and complete the development generally in accordance with the approved documents and the conditions contained in this Decision Notice.	Prior to and during construction and then maintained.		
	Note - Where a condition of approval requires compliance assessment, the development must also comply with the endorsed plans, works, documents, reports, strategies or the like.			
2	Compliance Assessment – Built Form			
	 a) Submit to EDQ DA for Compliance Assessment detailed plans for the building generally in accordance with the following stamped approved: Master Plan Report prepared by Nettleton Tribe, dated 25 May 2023 Ground and Mezzanine Level – Pedestrian Circulation Diagram, Drawing Number SK_001, prepared by Nettleton Tribe, dated 31 October 2023 Basement Level Diagram, Drawing Number POD_SK002, prepared by Nettleton Tribe, dated 31 October 2023 Basement Level Diagram, Drawing Number POD_SK002, prepared by Nettleton Tribe, dated 31 October 2023; and Ground and Mezzanine Level Diagram, Drawing Number POD_SK003, prepared by Nettleton Tribe, dated 31 October 2023; and Podium Level Diagram (Levels 1-4), Drawing Number POD_SK004, prepared by Nettleton Tribe, dated 31 October 2023; and Lower Tower (Levels 5-11), Drawing Number POD_SK005, prepared by Nettleton Tribe, dated 31 October 2023; and Upper Tower (Levels 12-19), Drawing Number POD_SK006, prepared by Nettleton Tribe, dated 31 October 2023; and Upper Tower (Levels 12-19), Drawing Number POD_SK006, prepared by Nettleton Tribe, dated 31 October 2023; and Upper Tower (Levels 1007 plans, basement plans, elevations, sections, roof plans etc ii. Gross floor area (in accordance with the Master Plan Report and Condition 8); iii. Heights in accordance with the Master Plan Report; iv. Setbacks and building form in accordance the approved plans listed in part a) of this condition; v. Details of the proposed podium and any planter vegetation, including but not limited to soil depths, planting schedule and irrigation/maintenance. 	a) Prior to commencement of site works		
	 viii. Publicly accessible spaces and landscape areas including Urban Common; ix. Details of the proposed works within the public streetscape; x. Access and carparking arrangements; 			

PDA d	evelopment conditions	
No.	Condition	Timing
	 xi. Floor levels to allow for integration with future adjoining building; and xii. Specialist assessment reports as required that may include traffic, civil engineering, geotechnical, acoustics and air quality. 	
3	 Note – Where the basement sits under Walden Lane, the basement design must allow for a minimum 1500mm clearance below the road surface; Detail design must allow for all future changes to the road network including but not limited to resumptions and directional changes i.e. left out exit only from carpark b) Construct and maintain the building/s and works in accordance with the endorsed plans. Compliance Assessment – Open space, public realm and landscaped areas 	b) Prior to commencement of use
	 a) Submit for to EDQ DA for compliance assessment, detailed plans, certified by an AILA and in accordance with Brisbane City Council standards, illustrating the works within the public realm, open space, landscape area and street tree plantings for the site are generally in accordance with stamped approved Ground and Mezzanine Level Diagram (Pedestrian Circulation Diagram), Drawing Number POD_SK001 dated 31 October 2023 and Ground and Mezzanine Level Diagram, Drawing Number POD_SK003 dated 31 October 2023. The detailed plans are to identify: Appropriate way finding signage, including to and from the lift, and other key features through the site; The interface relationship with adjoining building/s (planned, future); Proposed finished levels and grades, including sections; Finishes, treatments and landscaping, including species, size and location; Location and details of vehicle barriers/bollards/landscaping proposed to prevent unauthorised vehicular access; Details and locations of any proposed building works, including furniture, seating, shade structures and awnings; Location and AS4282 - Control of the Obtrusive Effects of Outdoor Lighting"; Mii. Any visitor bicycle parking spaces within the "public realm" areas; and The public open space areas are designed to cater for access and mobility in accordance with AS1428.1. b) Construct and maintain the open space, public realm and landscape areas in accordance with the endorsed plans and documents 	 a) Prior to or with the lodgement of the compliance assessment required under condition 2 b) As work is being carried out on site and ongoing

PDA d	evelopment conditions	
No.	Condition	Timing
4	Sufficient Grounds – Compliance Assessment – Urban Common	
	 a) Submit to EDQ DA for compliance assessment detailed plans certified by an AILA of the Urban Common as illustrated on the approved Ground and Mezzanine Level Diagram, Drawing Number POD_SK001, prepared by Nettleton Tribe, dated 31 October 2023. The Urban Common is to be designed in accordance with the following principles: 	a) Prior to or with the lodgement of the compliance assessment required under condition 2 whichever is the earlier
	 i. Be a minimum 207sqm in size. ii. Is to be publicly accessible 24 hours a day, 7 days a week. iii. Include subtropical planting and vegetation that provides visibility, shade and comfort. iv. Include mature tree planting for immediate shade. v. CPTED principles adopted as part of the design and incorporated to ensure active street interface design. vi. Include public seating and other park furniture as appropriate i.e. bike racks. vii. High quality pavement used throughout. viii. Useability and safety for both day and night. ix. Include a lighting strategy that ensures lighting provides security and is a feature of the area. 	
	b) Carry out the development in accordance with the endorsed plan/s.	 b) Prior to commencement of use
5	Urban Common – Public Access	
	The Urban Common is to provide and maintain unimpeded and safe 24-hour public access and ensure that access ways through the Urban Common are designed to cater for people with disabilities in accordance with Australian Standards.	At all times
6	Sufficient Grounds – Sustainability and Efficiency	
	 a) Submit to EDQ DA for compliance assessment documentation that demonstrates the achievement of the following sustainable outcomes: i) 5 star Green star; and ii) Incorporation of productive planting as part of the design and construction of the Urban Common; and iii) Infrastructure for the development to be designed to appropriately support the need of the development and its Green Star rating; and iv) Thermal design of the building to be efficiently designed as part of the compliance with Green Star requirements; and v) Integration of solar lighting within the built form, public realm and urban common; and vi) Integration of green roof on the podium rooftop; and vii) Integration of smart technology throughout the building (e.g. sensor lighting in carpark and public areas) 	a) Prior to the endorsement of the compliance assessment required under condition 2

PDA d	evelopment conditions	
No.	Condition	Timing
	b) Construct the approved development in accordance with endorsed plans and documents.c) Submit to EDQ DA evidence that the requirements of part a) of this condition have been met	 b) Prior to commencement of use c) Prior to commencement of use
7	Electric Vehicles (EV)	
	Submit documentation to EDQ DA that the development provides facilities to support the charging of EV, including at least 1 Designation AC and the electrical capacity for Basic AC charging on all non-visitor parking.	Prior to commencement of use
8	Compliance Assessment – Whole-of-site plot ratio	
	Submit to EDQ DA for compliance assessment documentation demonstrating the development on site does not exceed the maximum plot ratio of 7.5:1 permitted across whole of the site, being Lot 101 SP321126, Lot 31 RP208866 and Lot 100 SP321125	With the lodgement of the compliance assessment required under condition 2
	Note- The total site has an area of 2,303m2. which equates to a total allowable GFA across the site of 17,277.5m2.	
9	Volumetric Road Closure	
	Submit to EDQ DA the gazettal notice for the volumetric road closure of Walden Lane.	Prior to lodgement of the first compliance assessment application
10	Compliance Assessment – Whole-of-site car parking rate	
	Submit to EDQ DA for compliance assessment documentation demonstrating compliance with the maximum of 1 car parking space per 100m2 gross floor area permitted across the whole of the site, being Lot 101 SP321126, Lot 31 RP208866 and Lot 100 SP321125.	With the lodgement of the compliance assessment required under condition 2
	Note- Car parking applies to whole of site.	
11	Compliance Assessment – Whole-of-site Waste Management Strategy	
	Submit to EDQ IS for compliance assessment a whole-of-site Waste Management Strategy prepared by an appropriately qualified professional.	With the lodgement of the compliance assessment required under condition 2
12	Compliance Assessment – Construction Management Plan	
	 a) Submit to EDQ IS for compliance assessment 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: noise and dust in accordance with the EP Act; stormwater flows around and through the site without increasing the concentration of total suspended solids or 	a) Prior to commencing work

PDA d	evelopment conditions	
No.	Condition	Timing
	 Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: for the provision of safe and functional alternative pedestrian routes, past, through or around the site; to mitigate impacts to public sector entity assets, including street trees, on or external to the site; for safe and functional temporary vehicular access points and frequency of use; for the safe and functional loading and unloading of materials including the location of any remote loading sites; for the location of materials, structures, plant and equipment; of waste generated by construction activities; detailing how materials are to be loaded/unloaded; of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); of employee and visitor parking areas; of anticipated staging and programming; for the provision of safe and functional emergency exit routes; and 	
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
13	Compliance Assessment – Construction noise management plan	
	 a) Submit to EDQ IS for compliance assessment a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors section 4.5 – Control of Noise at Source, including strategies to control noise at source; section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and 	a) Prior to commencing work

PDA d	evelopment conditions	
No.	Condition	Timing
	 section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. 	
	 b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 	b) During construction
	c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	c) As requested by EDQ
14	Compliance Assessment – Traffic management plan	
	 a) Submit to EDQ IS for compliance assessment a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; provision of parking for workers and materials delivery; risk identification, assessment and identification of mitigation measures; ongoing monitoring, management review and certified updates (as required); and traffic control plans and/or traffic control diagrams, prepared in accordance with Austroads Guide to Temporary Traffic Management, for any temporary part or full road closures. 	a) Prior to commencing work
	 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. 	b) During construction
	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.	
15	Erosion and sediment management	
	 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: construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table) 	a) Prior to commencing work
	 A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. 	

PDA d	DA development conditions		
No.	Condition	Timing	
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction	
16	Structural monitoring and vibration report		
	 a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: excavation of basement and shoring; new excavation; installation of new foundations (i.e. piling); proposed methods to mitigate and control vibration and ground movement during construction; 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; confirmation that the vibrations limits have been submitted to adjacent utility providers; proposed anchoring, including: whether anchors are temporary or permanent; anchors' lifespan; consent from affected landowners and/or road managers; dilapidation survey of surrounding assets and details of on- going monitoring of these assets. 	a) Prior to commencing work	
	b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) During construction	
17	Public infrastructure (damage, repairs and relocation)		
	a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to commencement of use	
	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.	b) Prior to commencement of use	
18	Acid sulfate soils (ASS)		
	a) Where on-site ASS are encountered, submit to EDQ IS for compliance assessment an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time.	a) Prior to commencement of or during earthworks	
	 Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. 	 b) Prior to commencement of use 	

PDA d	A development conditions			
No.	Condition	Timing		
	c) Upon completion of the works, 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.	c) Prior to commencement of use		
19	Compliance Assessment – Groundwater management strategy			
	 a) Should ground water be encountered, submit to EDQ IS for compliance assessment a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum: i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing or future infrastructure and structures (i.e. buildings and services); v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current Australian and New Zealand Environment and Conservation Council Guidelines; vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval and; vii) consideration of the basement concept design approved under condition 13. 	a) Prior to commencing work		
	 b) Construct the approved development in accordance with the GMS submitted under part a) of this condition. 	b) During construction		
20	Compliance Assessment - Earthworks			
	 a) Submit to EDQ IS for compliance assessment detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; ii) The certified documents and drawings; 	a) Prior to commencing earthworks		
	 The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by this development permit; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; 			

PDA d	evelopment conditions	
No.	Condition	Timing
	 vi) detail protection measures to: ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vi) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). 	
	 b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. 	b) Prior to commencement of use
	 c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	c) Prior to commencement of use
21	Compliance Assessment – Basement concept design	
	For any basement design, submit to EDQ IS for compliance assessment, a concept design for the excavation and basement design, including the foundation details, piles, retention structures and any ground anchoring. Where the basement sits under Walden Lane, the basement design must allow for a minimum 1500mm clearance below the road surface. The concept design is to be certified by a suitably qualified and experienced RPEQ, specialised in structural and geotechnical engineering.	Prior to the commencement of site works
22	Compliance Assessment – Excavation and basement design	
	 a) Submit to the EDQ DA for compliance assessment an Excavation and Basement Report, certified by both an RPEQ specialising in geotechnical engineering and an RPEQ specialising in structural engineering, including: confirmation of design and performance criteria including standards and supporting documents used for the basis of design; consistency with: Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments; the Geotechnical Shoring and Design Report required by the conditions of this development permit; the Structural Monitoring and Vibration Report required by the conditions of this development permit; The Basement concept design approved under the requirements of this development permit. 	a) Prior to commencing work

PDA d	DA development conditions			
No.	Condition	Timing		
	 iii) Confirmation the basement is designed and will be constructed to accommodate reasonable assumptions of the loading of the future development of the land above it and adjacent to it. This includes but is not limited to the potential loading from shelters, pavements, furniture, mature trees / vegetation, high – quality soil, rain water tanks, maintenance vehicles, construction vehicles and temporary loading during construction. iv) locations of cut and fill, and the character of material; v) quantity of fill to be deposited; vi) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vii) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; viii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; ix) Detailed Design and Construction Plans, including staging, for excavation and basement design in accordance with part a) of this condition and certified by an RPEQ specialised in structural engineering. 			
	b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.	b) During construction		
	 c) Submit to EDQ IS: i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. 	c) Prior to commencement of use		
	d) Submit to EDQ IS certification from a RPEQ specialised in geotechnical engineering confirming that the constructed basement works have achieved a factor of safety of 1.5 against all types of geotechnical (slope stability, sliding and retention) failures, or higher factor as determined necessary by the RPEQ. The relevant calculations determining the factor of safety must be provided with the certification.	d) Immediately after completion of works		
	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. Where this condition refers to consistency / compliance with other documents required by the conditions of this dovelopment permit the 			
	documents are to be identified through the headings and wording in conditions other than this condition.			
23	Compliance Assessment – Geotechnical engineering			
	 a) Submit to EDQ IS for compliance assessment a Geotechnical, Shoring and Design Report (GSDR), certified by an experienced RPEQ. The GSDR must include: 	a) Prior to commencing work		

PDA development conditions			
No. Cond	ition Timing		
i)	confirmation works are designed to meet the following <i>Australian Standards</i> : 1. AS1726 Geotechnical Site Investigation; 2. AS2159 Piling - Design and Installation; 3. AS4678 Farth Retaining Structures;		
ii)	 a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to 		
	 avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure (existing and future); 4. recommended measures for the proposed site-based earthworks, including basement excavation that ensures a factor of safety 1.5 against all types of geotechnical stabilities; 5. recommend suitable option for basement retention works; 		
ii)	 analysis of groundwater hydrology, including: considerations of seasonality, tidal effects, possible fractured ground at depth impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition temporary decommissioning of basement pumps, all 		
	 4. identification of measures to maintain the water quality discharged by basement pumps, in accordance with the relevant standard(s); 		
iv)	 analysis and measures to minimise impacts to existing buildings and public utilities, including: 1. a dilapidation survey of buildings located within 20m of works; 2. an assessment of potential impacts to public utilities 		
∨)	 located within 20m of works and how potential impacts will be avoided and/or mitigated; assessments of construction methodology impacts, including: a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 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). Include reasonable assumptions on ultimate future development within the remaining part of the subject lot;		

PDA d	evelopment conditions	
No.	Condition	Timing
	 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 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). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development. vii) analysis and measures to minimise impacts associated with the approved development of adjoining buildings/lots, including consideration of soil/structure interaction, loading and short-term/long-term displacement and settlement. viii) consideration of the basement concept design approved under condition 30. 	
	b) Submit to EDQ IS a statement prepared by a suitably qualified and experienced structural engineer to endorse part a) vii) of the GSDR.c) Construct the approved development in accordance with the	 b) Prior to commencing work c) During construction
	GSDR certified under parts a) and b) of this condition.	
24	Compliance Assessment – Temporary rock and ground anchors and basement support	
	 a) Submit to EDQ DA for compliance assessment a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including: (i) Detailed engineering drawings detailing the locations and specifications of rock and ground anchors; (ii) Where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); (iii) Confirmation that no temporary or permanent rock and ground anchors (or other structural elements) are located beyond the extent of the entire north-eastern basement wall and that no support elements are reliant upon the contribution of ground for support beyond this basement wall in the permanent case (i.e. post de-tensioning if relevant) unless otherwise agreed in writing by EDQ. (iv) Details of the proposed basement support solution along all walls, including the full extent of the north-eastern basement wall. (v) RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and 	a) Prior to Commencing work

PDA d	evelopment conditions	
No.	Condition	Timing
	 infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: prior to the de-stressing of the temporary ground anchors; and upon completion of the building. (vi) Consideration of the basement concept design approved under the requirements of this development permit. 	ε r
	b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.	 b) During construction
	 c) Submit to the EDQ IS RPEQ: (i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition. (ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. 	c) Within 20 business days of completion of work involving rock and ground anchors
	d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	II d) Prior to n commencement of use
25	Retaining walls	
	 a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of any retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); iii) located and designed generally in accordance with the approved documents and drawings. 	 a) Prior to commencing building works relating to the construction of the retaining wall a) Prior to commencing building works relating to the construction of the retaining wall

No. Condition T	Timing
b) Construct retaining walls generally in accordance with the b certified plans required under part a) of this condition.	b) Prior to commencement of use
c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	 c) Prior to commencement of use
26 Compliance Assessment – Traffic Impact Assessment	
 Submit to EDQ IS a Traffic Impact Assessment prepared and, certified W by a suitably qualified and experienced RPEQ for compliance or assessment, addressing the following requirements: Suitably scaled and dimensioned car parking layout plan including gradients, spot levels (for height clearance) for the access and demonstrate in compliance with the Australian Standard AS 2890 Series; Clearly identify the swept paths of the largest anticipated vehicle to access the site including entry manoeuvres, service access areas, and exit manoeuvres from the site. All vehicles are required to enter and exit the site in a forward direction. The vehicle manoeuvre paths should be clear of all parking bays and storage areas and be external to structures. Vehicle manoeuvre paths are to be developed in accordance with the Australian Standard (2890 series); Provide a review of the traffic generated from the proposal and the impacts on the external network; Identify a pedestrian movement strategy/plan into and within the development site, and demonstrate that the operation and configuration of the layout is adequate with regard safety of pedestrians, and parking and manoeuvring of vehicles; Concept road layout plan if on-street parking will be loss. The plan shall include sign and line markings, include kerb build-out for indented parking, etc; Compliance of EOT (End of trip) facilities, including location and number; X. Confirm the proposed ramp grades has been decided based on AS2890.1; X. Turn around space at end of blind aisle, if required; Xvi. EV provisioning for all car park and location of a rapid charger in short term parking; 	With the lodgement of the compliance application required under condition 2

PDA d	PDA development conditions		
No.	Condition	Timing	
	xviii. Identify warrants for turn treatment in accordance with DTMR Road Planning and Design Manual (Part 4A).		
	Note – Detail design must allow for all future changes to the road network including but not limited to resumptions and directional changes i.e. left out exit only from carpark		
27	Compliance assessment – Vehicle access		
	 a) Submit to EDQ IS for compliance assessment detailed drawings of the vehicle access, certified by a suitably qualified and experienced RPEQ, addressing the following requirements: a. Council's SC6.31 Transport, access, parking and servicing planning scheme policy. b. Any BCC road network changes 	 a) With the lodgement of the compliance application required under condition 2 	
	 b) Construct the vehicle access in accordance with the documentation approved under part a) of this condition. 	b) During construction	
	c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	c) Prior to commencement of use	
28	Car parking – design and construction		
	 a) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans. 	a) Prior to commencement of use	
	b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	 b) Prior to commencement of use 	
29	Car parking – ongoing operation		
	Maintain the use of the car parking within the premises, including any ancillary use.	At all times	
30	Bicycle parking		
	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.	a) Prior to commencement of use	
	 b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition. 	 b) Prior to commencement of use 	
31	Water connection		
	Connect the approved development to the existing water reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use	
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PDA d	PDA development conditions		
No.	Condition	Timing	
32	Sewer connection		
	Connect the approved development to the existing sewer reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use	
33	Stormwater connection		
	 Submit to EDQ IS evidence to demonstrate that the development is connected to a lawful point of discharge, with measures in place to achieve the following outcomes: No worsening of impacts to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; No direct discharge of water onto the publicly accessible space located to the south of the development. Discharge from all awnings to a lawful point of discharge. compliance with Council's current adopted standards. 	Prior to commencement of use	
34	Stormwater management (quantity)		
	 a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system, designed generally in accordance with <i>PDA Guideline No.</i> 13 Engineering Standards – Stormwater Quantity. 	a) Prior to commencement of stormwater works	
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use	
	c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	c) Prior to commencement of use	
35	Stormwater management (quality)		
	The applicant shall install gross pollutant taps on all the inlets within carparking areas to capture pollutants prior to discharge.	Prior to commencement of use	
	Note: Under State Planning Policy, Stormwater Quality Treatment is not required when the site area is less than 2500m ² . This condition is imposed only to maintain the best management practice on site.		
36	Refuse Collection		
	 a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. Council refuse collection to be: In accordance with BCC Refuse Planning Scheme Policy, specifically section 2, 3 and 5. As per section 5(1) the capacity should be calculated using BCC rates. The largest regular access design service vehicle is expected to be a Refuse Collection Vehicle (RCV) and therefore the access and on site servicing arrangements should be in accordance with the Transport Access and Parking servicing Code and PSP and the Refuse PSP Design Standards. 	a) Prior to commencement of use	

PDA development conditions			
No.	Condition	Timing	
	 iii. Where alternative design vehicles other than those stated within the TAPS and Refuse PSPs are proposed the following supporting information should be provided: Written confirmation from a licensed service provider confirming the specifications of the alternative design vehicle and its availability to the site. RPEQ endorsed swept paths utilising the specifications of the alternative design vehicle. 		
	 b) Implement the refuse collection arrangements submitted under part a) of this condition. 	 b) At all times following commencement of use 	
37	Easements over infrastructure		
	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.	Prior to commencement of use	
	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.		
38	Charges Payable		
	Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment.	In accordance with the DCOP.	
	Certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.		
PRELI	PRELIMINARY APPROVAL – RECONFIGURING A LOT		
39	Further Development Approvals		
	For any future development for reconfiguring a lot that seeks to create a volumetric subdivision, submit to EDQ DA detailed plans that demonstrate the metes and bounds of each component of the volumetric subdivision, including above and below the road reserve.	Prior to lodgement of the road closure application	

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 **