



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

Our ref: DEV2023/1408

28 November 2023

Brookfield Residential Properties
C/- Urbis Pty Ltd
Att: Mr Alex Moody, Consultant
Level 32, 300 George Street
BRISBANE CITY QLD 4000

Email: amoody@urbis.com.au

Dear Alex

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

PDA Development Permit for Material Change of Use for extension to Food and Drink Outlet, Building Work for Outdoor Dining Structures, and Operational Work for Public Realm and Landscape Works at 603/35 and 35A Harbour Road, 7 Wharf Street, and 1A Macarthur Avenue, Hamilton described as Lot 603 on SP228875, Lot 817 on SL3772, Lot 101 on SP287542, Lot 201 on SP287543 and Lot 0 on SP172640

On 28 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 www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdlgp.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)	Northshore Hamilton Priority Development Area	
Site address	• 603/35 Harbour Road, Hamilton • 35A Harbour Road, Hamilton • 7 Wharf Street, Hamilton • 1A Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 603	SP228875
	Lot 817	SL3772
	Lot 101	SP287542
	Lot 201	SP287543
	Lot 0	SP172640
PDA development application details		
DEV reference number	DEV2023/1408	
'Properly made' date	04/09/2023	
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 ☒ Building work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	• Material Change of Use for extension to Food and Drink Outlet; • Building Work for Outdoor Dining Structures; and • Operational Work for Public Realm and Landscape Works	

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Material Change of Use for extension to Food and Drink Outlet • Building Work for Outdoor Dining Structures • Operational Work for Public Realm and Landscape Works
Decision date	28/11/2023
Currency period	6 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Indicative Site Masterplan – Proposed Outdoor Dining Area prepared by Cavill Architects and Urbis	DWG NO.A-02-004 REV.I	As amended in red 24/11/2023
2.	Central Plaza – GA Demo Plan prepared by Cavill Architects and Urbis	DWG NO.A-05-002 REV.I	
3.	Dining Structure Notes prepared by Archipelago	UD01C	27/11/2023

Preamble, abbreviations, and definitions
ABBREVIATIONS AND DEFINITIONS The following is a list of abbreviations utilised in this approval: COUNCIL means the relevant local government for the land the subject of this approval. DSDILGP means the Department of State Development, Infrastructure Local Government and Planning. EDQ means Economic Development Queensland. EDQ DA means Economic Development Queensland's – Development Assessment team. EDQ IS means Economic Development Queensland's – Infrastructure Solutions team. EP Act means the <i>Environmental Protection Act 1994</i>. 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.
- 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: pdadevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

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.

PDA development conditions		
No.	Condition	Timing
General – relating to all Stages		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following construction
3.	Hours of work - construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4.	Compliance Assessment – Public realm improvements and locations of structures Submit to EDQ DA for compliance assessment, dimensioned plans showing: - locations of the seven (7) outdoor dining structures as indicated on Indicative Site Masterplan – Proposed Outdoor Dining area prepared by <i>Cavill Architects and Urbis, DWG No. A-02-004 Rev 1 as amended in red 24/11/23</i>. Plans should include areas (square metres) and dimensions. Building length of each structure should not exceed 20m in length without a break for planters and seating. - Locations of all proposed public realm improvements, including pavement treatments, planters, lighting, and all other hard and soft landscaping. The plan needs to include at a minimum the areas identified on the <i>Indicative Site Masterplan – Proposed Outdoor Dining Area</i> prepared by <i>Cavill Architects and Urbis, DWG No. A-02-004 Rev 1 as amended in red 24/11/23</i> and outline the stage in which these will be delivered.	Prior to commencement of site works in any stage
5.	RPEQ Construction Plans a) Submit to EDQ IS, detailed construction plans certified by a RPEQ, demonstrating that there are no impacts to the structural stability of wharf and basement structures. b) Construct the approved structures generally in accordance with part (a) of this condition. c) Submit to EDQ IS, certification by a RPEQ that all construction works have been carried out generally in accordance with the certified plans under part (a) of this condition.	a) Prior to commencement of site works in any stage b) During construction c) Prior to issue of Certificate of Classification/ Final Inspection Certificate

PDA development conditions		
No.	Condition	Timing
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures including the display of details of a contact person on site for the duration of works; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to surrounding residents; 3. including street trees, on or external to the site; 4. for safe and functional temporary vehicular access points and frequency of use; 5. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 6. for the location of materials, structures, plant and equipment; 7. of waste generated by construction activities; 8. detailing how materials are to be loaded/unloaded; 9. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 10. of employee and visitor parking areas; 11. of anticipated staging and programming; 12. for the provision of safe and functional emergency exit routes. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing site work b) During construction c) During construction
7.	Maintenance Plan a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed landscape and structures. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate

PDA development conditions		
No.	Condition	Timing
	b) Implement and maintain all measures implemented under part a) of this condition.	b) As indicated
8.	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. b) Should 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 adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
Stage 1A – Outdoor dining structure and public realm associated with T3.03		
9.	Compliance Assessment – Built form a) Submit for EDQ DA, for compliance assessment detailed dimensioned plans including: • Floor plans • Sections • Elevations • Material palette • Public seating plans • Planter locations and depths • Details of proposed tenancy separation where multiple tenancies operate within one dining structure. For each outdoor dining structure as endorsed under Condition 4, ensure that the proposed structures are in accordance with the approved <i>Dining Structure Notes prepared by Archipelago, Drwg and Rev UD01C dated 27 November 2023</i> and include the following: - The outdoor dining structures within all stages have an expression of smaller linked pavilions. Design elements include incorporating paired vertical blades, varied roof lines with planter beds and trellises for plants to climb and possibly extend to awning. - The public plaza space between tenancies to include 1-2 shade trees, landscaping and seating. - Full height glazing located closer to ends are to be operable to allow outdoor dining structure/s to integrate seamlessly with public realm. Extent of full height operable glazing to be at least 70% of the total allowable glazing, with 30% fixed glazing incorporated with landscaped planters that include public external facing seating. <i>Note, the location of full height operable glazing verse fixed glazing with seating can be varied.</i>	a) Prior to commencement of site works for Stage 1A

PDA development conditions		
No.	Condition	Timing
	- A minimum 1.5m impermeable awning to be provided from external edge of the dining structure over the public realm. This awning may be designed to accommodate climbing plants. - No part of the outdoor dining structure is to extend beyond existing building line. - Public seating and landscaping to be included on part of outdoor dining structure where 1/2 height walls and /or planters are proposed. - Glazing proposed above the awning is to be operable or one fixed panel. Solid parapets are not supported. - Consideration of feature lighting. b) Carry out works in accordance with part a) of this condition.	b) Prior to commencement of use for Stage 1A
10.	Compliance Assessment - Landscape Plans a) Submit to EDQ DA for compliance assessment, concept landscape plans illustrating the proposed public realm improvements identified in condition 4 and all landscaping associated with the dining structure/s. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance. b) Submit to EDQ DA for compliance assessment, detailed landscape plans in accordance with part a) of this condition. c) Carry out the works in accordance with part a) of this condition.	a) Prior to commencement of site works for Stage 1A b) Prior to commencement of site works for Stage 1A c) Prior to commencement of use for Stage 1A
11.	Extent of glazing a) Glazing is to only be installed where illustrated on the plans endorsed in accordance with condition 4 for a maximum of fifty (50) percent of the outdoor dining area boundary. b) Seventy (70) percent of the areas of the façade that are glazed must be able to be fully openable. These are to remain open at all times unless required to be closed in weather events.	Prior to commencement of use and then at all times
12.	Maintenance Plan a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed landscape and structures. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate

PDA development conditions		
No.	Condition	Timing
	b) Implement and maintain all measures outlined under part a) of this condition.	b) As indicated
Stage 1B - Outdoor dining structure associated with T4.10		
13.	Compliance assessment – Built form a) Submit for EDQ DA, for compliance assessment detailed dimensioned plans including: • Floor plans • Sections • Elevations • Material palette • Public seating plans • Planter locations and depths • Details of proposed tenancy separation where multiple tenancies operate within one dining structure. For each outdoor dining structure as endorsed under Condition 4, ensure that the proposed structures are in accordance with the approved Dining Structure Notes prepared by Archipelago, Drwg and Rev UD01C dated 27 November 2023 and include the following: - The outdoor dining structures within all stages have an expression of smaller linked pavilions. Design elements include incorporating paired vertical blades, varied roof lines with planter beds and trellises for plants to climb and possibly extend to awning. - The public plaza space between tenancies to include 1-2 shade trees, landscaping and seating. - Full height glazing located closer to ends are to be operable to allow outdoor dining structure/s to integrate seamlessly with public realm. Extent of full height operable glazing to be at least 70% of the total allowable glazing, with 30% fixed glazing incorporated with landscaped planters that include public external facing seating. <i>Note, the location of full height operable glazing verse fixed glazing with seating can be varied.</i> - A minimum 1.5m impermeable awning to be provided from external edge of the dining structure over the public realm. This awning may be designed to accommodate climbing plants. - No part of the outdoor dining structure is to extend beyond existing building line. - Public seating and landscaping to be included on part of outdoor dining structure where 1/2 height walls and /or planters are proposed. - Glazing proposed above the awning is to be operable or one fixed panel. Solid parapets are not supported. - Consideration of feature lighting. b) Carry out works in accordance with part a) of this condition.	a) Prior to commencement of site works for stage 1B b) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
14.	Compliance Assessment - Landscape Plans a) Submit to EDQ DA for compliance assessment, concept landscape plans illustrating the proposed public realm improvements and all landscaping associated with the dining structure/s. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance. b) Submit to EDQ DA for compliance assessment, detailed landscape plans in accordance with part a) of this condition. c) Carry out the works in accordance with part a) of this condition.	a) Prior to commencement of site works for stage 1B b) Prior to commencement of site works for stage c) Prior to commencement of use for stage 1B
15.	Extent of glazing a) Glazing is to only be installed where illustrated on the plans endorsed in accordance with condition 4 for a maximum of fifty (50) percent of the outdoor dining area boundary. b) Seventy (70) percent of the areas of the façade that are glazed must be able to be fully openable. These are to remain open at all times unless required to be closed in weather events.	Prior to commencement of use and then at all times
16.	Maintenance Plan a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed landscape and structures. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance. b) Implement and maintain all measures outlined under part a) of this condition.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate b) As indicated
Stage 1C - Outdoor dining structure associated with T4.08		
17.	Compliance assessment – Built form a) Submit for EDQ DA, for compliance assessment detailed dimensioned plans including: • Floor plans • Sections • Elevations • Material palette • Public seating plans • Planter locations and depths • Details of proposed tenancy separation where multiple tenancies operate within one dining structure.	a) Prior to commencement of site works for stage 1C

PDA development conditions		
No.	Condition	Timing
	For each outdoor dining structure as endorsed under Condition 4, ensure that the proposed structures are in accordance with the approved Dining Structure Notes prepared by Archipelago, Drwg and Rev UD01C dated 27 November 2023 and include the following: - The outdoor dining structures within all stages have an expression of smaller linked pavilions. Design elements include incorporating paired vertical blades, varied roof lines with planter beds and trellises for plants to climb and possibly extend to awning. - The public plaza space between tenancies to include 1-2 shade trees, landscaping and seating. - Full height glazing located closer to ends are to be operable to allow outdoor dining structure/s to integrate seamlessly with public realm. Extent of full height operable glazing to be at least 70% of the total allowable glazing, with 30% fixed glazing incorporated with landscaped planters that include public external facing seating. <i>Note, the location of full height operable glazing verse fixed glazing with seating can be varied.</i> - A minimum 1.5m impermeable awning to be provided from external edge of the dining structure over the public realm. This awning may be designed to accommodate climbing plants. - No part of the outdoor dining structure and associated planter is to extend beyond existing building line. - Public seating and landscaping to be included on part of outdoor dining structure where 1/2 height walls and /or planters are proposed. - Glazing proposed above the awning is to be operable or one fixed panel. Solid parapets are not supported. - Consideration of feature lighting. b) Carry out works in accordance with part a) of this condition.	b) Prior to commencement of use
18.	Compliance Assessment - Landscape Plans a) Submit to EDQ DA for compliance assessment, concept landscape plans illustrating the proposed public realm improvements and all landscaping associated with the dining structure/s. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance. b) Submit to EDQ DA for compliance assessment, detailed landscape plans in accordance with part a) of this condition.	a) Prior to commencement of site works for stage 1C b) Prior to commencement of site works for stage 1C

PDA development conditions		
No.	Condition	Timing
	c) Carry out the works in accordance with part a) of this condition.	c) Prior to commencement of use for stage 1C
19.	Extent of glazing a) Glazing is to only be installed where illustrated on the plans endorsed in accordance with condition 4 for a maximum of fifty (50) percent of the outdoor dining area boundary. b) Seventy (70) percent of the areas of the façade that are glazed must be able to be fully openable. These are to remain open at all times unless required to be closed in weather events.	Prior to commencement of use and then at all times
20.	Maintenance Plan a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed landscape and structures. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance. b) Implement and maintain all measures outlined under part a) of this condition.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate b) As indicated
Stage 1D - Outdoor dining structure associated with T4.11		
21.	Compliance assessment – Built form a) Submit for EDQ DA, for compliance assessment detailed dimensioned plans including: • Floor plans • Sections • Elevations • Material palette • Public seating plans • Planter locations and depths • Details of proposed tenancy separation where multiple tenancies operate within one dining structure. For each outdoor dining structure as endorsed under Condition 4, ensure that the proposed structures are in accordance with the approved Dining Structure Notes prepared by Archipelago, Drwg and Rev UD01C dated 27 November 2023 and include the following: - The outdoor dining structures within all stages have an expression of smaller linked pavilions. Design elements include incorporating paired vertical blades, varied roof lines with planter beds and trellises for plants to climb and possibly extend to awning. - The public plaza space between tenancies to include 1-2 shade trees, landscaping and seating. - Full height glazing located closer to ends are to be operable to allow outdoor dining structure/s to integrate seamlessly with public realm. Extent of full height operable glazing to be at least 70% of the total allowable glazing, with 30% fixed glazing incorporated with landscaped planters that include public external facing seating. <i>Note, the location of full height</i>	a) Prior to commencement of site works for stage 1C

PDA development conditions		
No.	Condition	Timing
	<i>operable glazing verse fixed glazing with seating can be varied.</i> - A minimum 1.5m impermeable awning to be provided from external edge of the dining structure over the public realm. This awning may be designed to accommodate climbing plants. - No part of the outdoor dining structure is to extend beyond existing building line. - Public seating and landscaping to be included on part of outdoor dining structure where 1/2 height walls and /or planters are proposed. - Glazing proposed above the awning is to be operable or one fixed panel. Solid parapets are not supported. - Consideration of feature lighting. b) Carry out works in accordance with part a) of this condition.	b) Prior to commencement of use
22.	Compliance Assessment - Landscape Plans a) Submit to EDQ DA for compliance assessment, concept landscape plans illustrating the proposed public realm improvements and all landscaping associated with the dining structure/s. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance. b) Submit to EDQ DA for compliance assessment, detailed landscape plans in accordance with part a) of this condition. c) Carry out the works in accordance with part a) of this condition.	a) Prior to commencement of site works for stage 1C b) Prior to commencement of site works for stage 1C c) Prior to commencement of use for stage
23.	Extent of glazing a) Glazing is to only be installed where illustrated on the plans endorsed in accordance with condition 4 for a maximum of fifty (50) percent of the outdoor dining area boundary. b) Seventy (70) percent of the areas of the façade that are glazed must be able to be fully openable. These are to remain open at all times unless required to be closed in weather events.	Prior to commencement of use and then at all times
24.	Maintenance Plan a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed landscape and structures. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate

PDA development conditions		
No.	Condition	Timing
	b) Implement and maintain all measures outlined under part a) of this condition.	b) As indicated
Stage 1E - Outdoor dining structure associated with T4.12		
25.	Compliance assessment – Built form a) Submit for EDQ DA, for compliance assessment detailed dimensioned plans including: • Floor plans • Sections • Elevations • Material palette • Public seating plans • Planter locations and depths • Details of proposed tenancy separation where multiple tenancies operate within one dining structure. For each outdoor dining structure as endorsed under Condition 4, ensure that the proposed structures are in accordance with the approved Dining Structure Notes prepared by Archipelago, Drwg and Rev UD01C dated 27 November 2023 and include the following: - The outdoor dining structures within all stages have an expression of smaller linked pavilions. Design elements include incorporating paired vertical blades, varied roof lines with planter beds and trellises for plants to climb and possibly extend to awning. - The public plaza space between tenancies to include 1-2 shade trees, landscaping and seating. - Full height glazing located closer to ends are to be operable to allow outdoor dining structure/s to integrate seamlessly with public realm. Extent of full height operable glazing to be at least 70% of the total allowable glazing, with 30% fixed glazing incorporated with landscaped planters that include public external facing seating. <i>Note, the location of full height operable glazing verse fixed glazing with seating can be varied.</i> - A minimum 1.5m impermeable awning to be provided from external edge of the dining structure over the public realm. This awning may be designed to accommodate climbing plants. - No part of the outdoor dining structure is to extend beyond existing building line. - Public seating and landscaping to be included on part of outdoor dining structure where 1/2 height walls and /or planters are proposed. - Glazing proposed above the awning is to be operable or one fixed panel. Solid parapets are not supported. - Consideration of feature lighting. b) Carry out works in accordance with part a) of this condition.	a) Prior to commencement of site works for stage 1E b) Prior to commencement of use

[illegible]

29.	Demolition of existing structure/s Carry out demolition work in accordance with Central Plaza – GA Demo Plan prepared by Cavill Architects and Urbis, DWG No.A-05-002 Rev I. a)	Prior to commencement of use of Stage 1B, prior to commencement of use of Stage 1C; or within 12 months of commencement of use of Stages 2A and 2B, whichever is the earlier.
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[illegible]

PDA development conditions		
No.	Condition	Timing
	- Sections - Elevations - Material palette - Public seating plans - Planter locations and depths - Details of proposed tenancy separation where multiple tenancies operate within one dining structure. For each outdoor dining structure as endorsed under Condition 4, ensure that the proposed structures are in accordance with the approved Dining Structure Notes prepared by Archipelago, Drwg and Rev UD01C dated 27 November 2023 and include the following: - 8m clear zone to river edge - The outdoor dining structures within all stages have an expression of smaller linked pavilions. Design elements include incorporating paired vertical blades, varied roof lines with planter beds and trellises for plants to climb and possibly extend to awning. - The public plaza space between tenancies to include 1-2 shade trees, landscaping and seating. - Full height glazing located closer to ends are to be operable to allow outdoor dining structure/s to integrate seamlessly with public realm. Extent of full height operable glazing to be at least 70% of the total allowable glazing, with 30% fixed glazing incorporated with landscaped planters that include public external facing seating. <i>Note, the location of full height operable glazing verse fixed glazing with seating can be varied.</i> - A minimum 1.5m impermeable awning to be provided from external edge of the dining structure over the public realm. This awning may be designed to accommodate climbing plants. - No part of the outdoor dining structure and associated planter is to extend beyond existing building line. <i>Note – investigation area illustrated on Indicative Site Masterplan – Proposed Outdoor Dining area prepared by Cavill Architects and Urbis, DWG No. A-02-004 Rev 1 as amended in red 24/11/23, to be reviewed at the time of compliance assessment for this dining structure.</i> - Public seating and landscaping to be included on part of outdoor dining structure where 1/2 height walls and /or planters are proposed. - Glazing proposed above the awning is to be operable or one fixed panel. Solid parapets are not supported. - Consideration of feature lighting within the public realm. b) Carry out works in accordance with part a) of this condition.	b) Prior to commencement of use
33.	Compliance Assessment - Landscape Plans a) Submit to EDQ DA for compliance assessment, concept landscape plans illustrating the proposed public realm improvements and all landscaping associated with the dining	a) Prior to commencement of site works for stage

PDA development conditions		
No.	Condition	Timing
	structure/s. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance. b) Submit to EDQ DA for compliance assessment, detailed landscape plans in accordance with part a) of this condition. c) Carry out the works in accordance with part a) of this condition.	b) Prior to commencement of site works for stage c) Prior to commencement of use for stage
34.	Public access Provide and maintain an eight (8) metre unobstructed setback from the balustrade of the wharf to the vertical projection of the outdoor dining structures for public access.	As indicated
35.	Extent of glazing a) Glazing is to only be installed where illustrated on the plans endorsed in accordance with condition 4 for a maximum of fifty (50) percent of the outdoor dining area boundary. b) Seventy (70) percent of the areas of the façade that are glazed must be able to be fully openable. These are to remain open at all times unless required to be closed in weather events.	Prior to commencement of use and then at all times
36.	Maintenance Plan a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed landscape and structures. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance. b) Implement and maintain all measures outlined under part a) of this condition.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate b) As indicated
Stage 2B - Outdoor dining structure associated with T7.12		
37.	Compliance assessment – Built form a) Submit for EDQ DA, for compliance assessment detailed plans including: • Floor plans • Sections • Elevations • Material palette • Public seating plans • Planter locations and depths • Details of proposed tenancy separation where multiple tenancies operate within one dining structure.	a) Prior to commencement of site works for stage

PDA development conditions		
No.	Condition	Timing
	For each outdoor dining structure as endorsed under Condition 4 ensure that the proposed structures are in accordance with the approved Dining Structure Notes prepared by Archipelago, Drwg and Rev UD01C dated 27 November 2023 and include the following: - 8m clear zone to river edge - The outdoor dining structures within all stages have an expression of smaller linked pavilions. Design elements include incorporating paired vertical blades, varied roof lines with planter beds and trellises for plants to climb and possibly extend to awning. - The public plaza space between tenancies to include 1-2 shade trees, landscaping and seating. - Full height glazing located closer to ends are to be operable to allow outdoor dining structure/s to integrate seamlessly with public realm. Extent of full height operable glazing to be at least 70% of the total allowable glazing, with 30% fixed glazing incorporated with landscaped planters that include public external facing seating. <i>Note, the location of full height operable glazing verse fixed glazing with seating can be varied.</i> - A minimum 1.5m impermeable awning to be provided from external edge of the dining structure over the public realm. This awning may be designed to accommodate climbing plants. - No part of the outdoor dining structure and associated planters is to extend beyond existing building line and/or existing outdoor dining structures. - Public seating and landscaping to be included on part of outdoor dining structure where 1/2 height walls and /or planters are proposed. - Glazing proposed above the awning is to be operable or one fixed panel. Solid parapets are not supported. - Consideration of feature lighting within the public realm. b) Carry out works in accordance with part a) of this condition.	b) Prior to commencement of use
38.	Compliance Assessment - Landscape Plans a) Submit to EDQ DA for compliance assessment, concept landscape plans illustrating the proposed public realm improvements and all landscaping associated with the dining structure/s. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance.	a) Prior to commencement of site works for stage

PDA development conditions		
No.	Condition	Timing
	b) Submit to EDQ DA for compliance assessment, detailed landscape plans in accordance with part a) of this condition. c) Carry out the works in accordance with part a) of this condition.	b) Prior to commencement of site works for stage c) Prior to commencement of use for stage
39.	Public access Provide and maintain an eight (8) metre unobstructed setback from the balustrade of the wharf to the vertical projection of the outdoor dining structures for public access.	As indicated
40.	Extent of glazing a) Glazing is to only be installed where illustrated on the plans endorsed in accordance with condition 4 for a maximum of fifty (50) percent of the outdoor dining area boundary. b) Seventy (70) percent of the areas of the façade that are glazed must be able to be fully openable. These are to remain open at all times unless required to be closed in weather events.	Prior to commencement of use and then at all times
41.	Maintenance Plan a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed landscape and structures. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance. b) Implement and maintain all measures outlined under part a) of this condition.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate b) As indicated
Stage 3A – New awning associated with Building 16A and landscaping within existing planters		
42.	Compliance Assessment – Built form a) Submit to EDQ DA for compliance assessment, detailed dimensioned plans of the proposed new impermeable awning structure as endorsed under Condition 4, including: • Sections • Elevations • Any proposed planters • Any proposed public seating • Any proposed public realm furniture • Material palette • Plant schedule • Lighting strategy • Details of proposed tenancy separation where multiple tenancies operate within one dining structure. b) Carry out works in accordance with part a) of this condition.	a) Prior to commencement of site works for stage b) Prior to commencement of use

PDA development conditions

No.	Condition	Timing
43.	Landscape Plans a) Submit to EDQ DA landscape plans illustrating the proposed public realm improvements and all landscaping. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance. b) Carry out the works in accordance with part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to commencement of use for the relevant stage
Stage 3B – New awning associated with Building 16B and planting within existing planters		
44.	Compliance Assessment – Built form a) Submit to EDQ DA for compliance assessment, detailed dimensioned plans of the proposed new impermeable awning structure as endorsed under Condition 4, including: • Sections • Elevations • Any proposed planters • Any proposed public seating • Any proposed public realm furniture • Material palette • Plant schedule • Lighting strategy • Details of proposed tenancy separation where multiple tenancies operate within one dining structure. b) Carry out works in accordance with part a) of this condition.	a) Prior to commencement of site works for stage b) Prior to commencement of use
45.	Landscape Plans a) Submit to EDQ DA landscape plans illustrating the proposed public realm improvements and all landscaping. The landscape plans must be designed with regards to CPTED and include the following: • Locations of all proposed new landscaping, including plant species and sizes and where raised planters are proposed, the width, depth and soil horizons; • Proposed way finding; • Proposed lighting strategy; • Pavement finishes and upgrades; • Proposed public realm furniture; • Details of the proposed irrigation and maintenance.	a) Prior to commencement of site works for the relevant stage

PDA development conditions		
No.	Condition	Timing
	b) Carry out the works in accordance with part a) of this condition.	b) Prior to commencement of use for the relevant stage
Wharf Balustrade upgrades		
46.	Compliance Assessment – Wharf balustrade	
	a) Submit to EDQ IS for compliance assessment, plans and details of the proposed upgrades to the wharf balustrade certified by a RPEQ. These works can be staged as demarcated on the approved plans (adjacent to stages 2A and 2B (blue) and 3A and 3B (orange)).	a) No later than six (6) months following the commencement of uses within Stages 2A and 2B and 3A and 3B
	b) Carry out the works in accordance with part a) of this condition	b) No later than 24 months following the commencement of use of the relevant stage
	c) Submit to EDQ IS, RPEQ certification that balustrading has been constructed in accordance with part a) of this condition.	c) Upon completion of the works

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.

The applicant is to obtain at its cost all necessary approvals and fulfil any legal requirements to enable the development works to proceed, including revision of the wharf easement and/or wharf lease documents, as required.

**** End of Package ****