



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

Our ref: DEV2023/1402

22 December 2023

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

Email: AnnaHavill@saundershavill.com

Dear Anna

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

**PDA Development Permit for Material Change of Use for Mixed Use High Density – Multiple Dwelling – Build to Rent (560 Units), Office (Co-Working Space), Shop (Dog Grooming Station), Food and Drink Outlet (Café), Indoor Sport and Recreation (Gym) and Parking Station (Car Share Scheme) at 11, Part 23 and Part 1A Macarthur Avenue; and Part 7 and Part 11 Wharf Street, Hamilton Described as Lot 705 on SP287529, Lot 703 on SP287531 and Lot 951 on SP287536; and Lot 101 on SP287542 and Lot 201 on SP287543**

On 22 December 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.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Ms 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)	Northshore Hamilton PDA	
Site address	11 Macarthur Avenue, Part 23 Macarthur Avenue, Part 1A Macarthur Avenue, Part 7 Wharf Street, and Part 11 Wharf Street, Hamilton	
Lot on plan description	Lot number	Plan description
	705	SP287529
	703	SP287531
	951	SP287536
	101	SP387542
	201	SP287543

PDA development application details	
DEV reference number	DEV2023/1402
'Properly made' date	17 May 2023
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Material Change of Use for mixed use high density – multiple dwelling, office (co-working space), shop (dog grooming station), food and drink outlet (café), parking station (car share scheme) and indoor sport and recreation (gym)

## PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Multiple Dwelling – Build to Rent (560 Units)</li> <li>• Office (Co-Working Space)</li> <li>• Shop (Dog Grooming Station)</li> <li>• Food and Drink Outlet (Café)</li> <li>• Indoor Sport and Recreation (Gym)</li> <li>• Parking Station (Car Share Scheme)</li> </ul>
Decision date	22 December 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.	Existing Ground Plan, prepared by Fender Katsalidis	DA0005 REV.02	06/10/2023 and amended in red by MEDQ on 08/11/2023
2.	Precinct Ground Plan, prepared by Fender Katsalidis	DA0013 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
3.	Basement Floor Plan, prepared by Fender Katsalidis	DA0099 REV.03	06/10/2023
4.	Ground Floor Plan, prepared by Fender Katsalidis	DA0100 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
5.	Mezzanine Floor Plan, prepared by Fender Katsalidis	DA0101 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
6.	Level 2 Floor Plan, prepared by Fender Katsalidis	DA0102 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
7.	Level 3 Floor Plan, prepared by Fender Katsalidis	DA0103 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
8.	Level 4 Floor Plan, prepared by Fender Katsalidis	DA0104 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023

9.	Podium Roof Floor Plan, prepared by Fender Katsalidis	DA0105 REV.03	09/10/2023 and amended in red by MEDQ on 08/11/2023
10.	Level 6 Floor Plan, prepared by Fender Katsalidis	DA0106 REV.03	06/10/2023
11.	Level 7-17 Floor Plan, prepared by Fender Katsalidis	DA0108 REV.03	06/10/2023
12.	Level 18-23 Floor Plan, prepared by Fender Katsalidis	DA0118 REV.03	06/10/2023
13.	Roof Terrace/Plant Floor Plan, prepared by Fender Katsalidis	DA0124 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
14.	North – Elevation Trees, prepared by Fender Katsalidis	DA2000 REV.01	09/10/2023 and amended in red by MEDQ on 08/11/2023
15.	North – Elevation, prepared by Fender Katsalidis	DA2001 REV.03	09/10/2023 and amended in red by MEDQ on 08/11/2023
16.	South – Elevation, prepared by Fender Katsalidis	DA2002 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
17.	East – Elevation, prepared by Fender Katsalidis	DA2003 REV.03	06/10/2023
18.	West – Elevation, prepared by Fender Katsalidis	DA2004 REV.03	06/10/2023
19.	East – Internal Façade Elevation, prepared by Fender Katsalidis	DA2005 REV.03	06/10/2023
20.	West – Internal Façade Elevation, prepared by Fender Katsalidis	DA2006 REV.03	06/10/2023
21.	Section A, prepared by Fender Katsalidis	DA2500 REV.03	06/10/2023
22.	Tower Section B, prepared by Fender Katsalidis	DA2501 REV.03	06/10/2023
23.	Tower Section C, prepared by Fender Katsalidis	DA2502 REV.03	06/10/2023
24.	GFA Calculation – Plans, prepared by Fender Katsalidis	DA4013 REV.03	09/10/2023
25.	Materials Palette, prepared by Fender Katsalidis	DA4030 REV.03	06/10/2023
26.	Pool Sections, prepared by Fender Katsalidis	DA4100 REV.02	06/10/2023
27.	Façade Sections – Podium, prepared by Fender Katsalidis	DA4150 REV.02	06/10/2023 and amended in red by MEDQ on 08/11/2023
28.	Façade Sections – Podium, prepared by Fender Katsalidis	DA4151 REV.02	06/10/2023
29.	Tower – Studio / 1 Bed Apartments, prepared by Fender Katsalidis	DA5000 REV.03	06/10/2023
30.	Tower – 2 Bed + 1 Bath Apartments, prepared by Fender Katsalidis	DA5001 REV.03	06/10/2023
31.	Tower – 2 Bed + 2 Bath Apartments, prepared by Fender Katsalidis	DA5002 REV.03	06/10/2023

32.	Tower – 3 Bed + 2 Bath Apartments, prepared by Fender Katsalidis	DA5003 REV.03	06/10/2023
33.	Ground Floor – 2 Bed Double Storey Apartments, prepared by Fender Katsalidis	DA5004 REV.03	06/10/2023
34.	Ground Floor – 3 Bed Double Storey Apartments, prepared by Fender Katsalidis	DA5005 REV.03	06/10/2023
35.	Ground Floor – 3 Bed Double Storey Apartments, prepared by Fender Katsalidis	DA5006 REV.03	06/10/2023
36.	Traffic Engineering Report, prepared by TTM	Revision 3	05/10/23
37.	ESD Report for Portside East prepared by Aspire Sustainability Consulting	116012_1 Rev 1.0	11/05/2023 and amended in red by MEDQ on 21/12/2023
38.	Civil Engineering Report prepared by Michael Bale & Associates	R001-G23018	06/07/2023
39.	Operational Waste Management Plan prepared by TTM	Rev 4	31/07/2023
40.	Environmental Noise Assessment prepared by TTM	22BRA0093 RO1_1 Rev 1	11/05/2023
<b>Supporting plans and documents</b>			
41.	Portside Build to Rent Qualitative Wind Assessment prepared by CPP Wind Engineering Consultants	18496 R01	25/07/2023
42.	11-23 Macarthur Ave Hamilton Portside BTR Landscape Development Application, prepared by Urbis		09/10/2023
43.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS11653	3 April 2023
44.	Portside Build to Rent Wind Assessment, prepared by CPP Wind Engineering Consultants	CPP18496	05 October 2023

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

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

**BFP** means Building Format Plan.

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

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

**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.

**DCOP** means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

**DESTINATION (REGULAR) CHARGERS** means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (regular) charging is typically used for short term parking, up to 2 hours duration. Destination (regular) 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*.

**MEDIUM TO LONG-TERM PARKING** for the purposes of electric vehicle charging, means any other parking that is not short term.

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

**PDA** means Priority Development Area.

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

**SHORT-TERM PARKING** for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

## Compliance assessment

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

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

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

## 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: [pddevelopmentassessment@dasilgp.qld.gov.au](mailto:pddevelopmentassessment@dasilgp.qld.gov.au)
- b) EDQ IS: [EDQ\\_PrePostConstruction@dasilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dasilgp.qld.gov.au)

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

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

<b>PDA development conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>1</b>	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ol style="list-style-type: none"> <li>i. the approved plans and documents; and</li> <li>ii. any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ol>	Prior to commencement of use
<b>2</b>	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development generally in accordance with:</p> <ol style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ol>	At all times following commencement of use
<b>3</b>	<p><b>Compliance Assessment – Quantitative Wind Assessment</b></p> <p>Mitigate any adverse wind impacts arising from the implementation of the development in accordance with a Quantitative Wind Impact Assessment Report and Architectural Drawings approved pursuant to this condition.</p> <ol style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment a detailed quantitative Wind Impact Assessment Report, including any outcomes obtained from in-depth assessment such as a wind tunnel test or comprehensive computational fluid dynamics model, prepared by a Registered Professional Engineer, Queensland (RPEQ) (experienced in assessing building wind impacts) or suitably qualified and experienced professional capable of assessing building wind impacts, demonstrating that wind impacts arising from the implementation of the development, will not adversely affect human comfort for pedestrians walking within or around the building and also for users who dwell within public realm areas.</li> <li>b) Submit to EDQ DA revised and properly made Architectural Drawings indicating any alterations to the approved building design and/or mitigation measures identified as being necessary to ensure the amenity of these areas meets the standards for comfort for their use as advised in the Wind Impact Assessment Report approved pursuant to a) above.</li> <li>c) Carry out the works in accordance with the approved Wind Impact Assessment Report and approved Architectural Drawings.</li> <li>d) Submit to EDQ DA certification from an RPEQ (experienced in assessing building wind impacts) (or suitably qualified and experienced professional capable of assessing building wind impacts), certifying that the works have been carried out in accordance with the approved Wind Impact Assessment Report and approved Architectural Drawings.</li> </ol>	<p>a) and b) Prior to submitting compliance assessment for Conditions 5 and, 6</p> <p>c) While construction work being undertaken</p> <p>d) Prior to commencement of use</p>
<b>4</b>	<p><b>Compliance Assessment – Significant Vegetation Protection</b></p> <ol style="list-style-type: none"> <li>a) All trees identified in the Arboricultural Impact Assessment prepared by Independent Arboricultural Services dated 3 April 2023, checked on 6 October 2023 are street trees which are significant vegetation in the Northshore Hamilton PDA Scheme and are located within a Brisbane City Council managed asset. Submit to EDQ DA for Compliance Assessment documented evidence that Brisbane City Council (BCC) supports and approves the extent of pruning works and interference to</li> </ol>	<p>a) Prior to submitting compliance assessment for Conditions 5 and 6</p>



## PDA development conditions

No.	Condition	Timing
	<p>all of the 24 trees and tree groups identified in the Arboricultural Impact Assessment.</p> <p>b) Submit to EDQ DA for Compliance Assessment an amended Arboricultural Impact Assessment Report that illustrates compliance with part a) of this condition and includes an on-going maintenance and pruning strategy for all trees agreed with BCC.</p> <p>c) Submit to EDQ DA evidence of an approved 'Application for permit to interfere with controlled vegetation' Under the Economic Development (Vegetation Management) By-Law 2013 which outlines the requirements of parts a) and b) of this condition.</p> <p>d) Submit to EDQ DA for Compliance Assessment that the approved tree protection and management measures as endorsed under parts a)-c) of this condition have been implemented.</p> <p>e) Maintain all approved tree protection measures prior to any work taking place on site and only removed upon practical completion and at the written agreement of the project arborist.</p> <p>f) Submit to EDQ DA for Compliance Assessment, details from the project arborist confirming the tree protection requirements have been installed and when they have been removed (whilst development is occurring and remove protection measures prior to commencement of use) including:</p> <ul style="list-style-type: none"> <li>i. Completion of tree specific, induction information and record of delivery to site personal</li> <li>ii. Completion of any approved pruning</li> <li>iii. Installation of the approved TPZ fencing and protection/warning signate and any materials (e.g. mulch, where required)</li> <li>iv. Records (including photographs) of any roots that are cut</li> <li>v. Plant Health Care – each and every stage. In particular, certification of the proposed use of any fertiliser, soil ameliorants and soil-injection materials that have been prescribed by the agronomist and their analysis of the soil and foliage test results</li> <li>vi. Provision of monitoring reports every three months. These monitoring reports must include the irrigation log/records as shown in section 3 on page 24 of the Arboricultural Impact Assessment</li> <li>vii. Any approved works that are carried out within any tree protection zone/s</li> <li>viii. Details of any emergency works eg. Accidental damage</li> <li>ix. Completion of all approved changes to the development that could impact any of the trees that are to be retained (including those on adjacent properties)</li> <li>x. Any recommendations that are made at the practical completion stage of the project.</li> </ul> <p>g) Carry out the on-going maintenance recommendations of part b) and c) of this condition.</p> <p><i>Note – In accordance with the Economic Development (Vegetation Management) By-Law 2013, significant vegetation with the Northshore Hamilton PDA Scheme constitutes Controlled Vegetation. An 'Application for permit to interfere with controlled vegetation' is required for any interference. Removal of Significant Vegetation is subject to an Operational Works application.</i></p>	<p>b) Prior to submitting compliance assessment for Conditions 5 and 6</p> <p>c) Prior to commencing site works</p> <p>d) Prior to commencing site works and during construction</p> <p>e) At all times.</p> <p>f) As detailed</p> <p>g) On going</p>

PDA development conditions		
No.	Condition	Timing
5	<p><b>Sufficient Grounds – Compliance Assessment – Detailed Design Public Realm Strategy</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, a detailed Public Realm Strategy prepared by a suitably qualified professional, for the areas of public realm as illustrated on the Precinct Ground Plan, Drawing No. DA0013, dated 06.10.2023 and amended in red on 8 November 2023. The Public realm strategy needs to address all areas where the public will have access within and surrounding the building, and will include at a minimum:</p> <ol style="list-style-type: none"> <li>i. Detailed designs for both public required cross block links including consistent pavement/surface treatments, way finding, signage and lighting.</li> <li>ii. The creation of an arrival place (plaza) at both ends of the enclosed laneway, including large opened glazed doors that remain open 7am – 7pm.</li> <li>iii. Detailed designs for the overall public movement strategy within the precinct i.e. north/south to the river and east/west to the park and Portside retail. Designs must take into consideration potential vehicle/pedestrian conflict areas.</li> <li>iv. Details, locations, species and sizes of all planting including ground covers, raised planters and trees.</li> <li>v. Details and locations of raised planters including width and depth and soil horizons.</li> <li>vi. Details of all public realm furniture.</li> <li>vii. All pavement details/ surface treatments.</li> <li>viii. Lighting, including feature and wayfinding.</li> <li>ix. Public art strategy.</li> <li>x. Signage way finding.</li> <li>xi. Designed to CPTED principles.</li> <li>xii. Details of proposed irrigation and maintenance.</li> <li>xiii. Designed in accordance with the wind requirements as endorsed under Condition 3.</li> <li>xiv. Designed in accordance with the protection of significant tree requirements as endorsed under Condition 4.</li> </ol> <p>b) Submit to EDQ DA for Compliance Assessment amended architectural plans where required as a flow on from the plans endorsed in part a) of this condition.</p> <p>c) Carry out the works in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) Prior to commencing site works</p> <p>c) Prior to commencement of use.</p>
6	<p><b>Compliance Assessment – Detailed Landscape plans</b></p> <p>a) Submit to EDQ DA for compliance assessment, detailed landscape plans prepared by an AILA Registered Landscape Architect, for the development's landscape works generally in accordance with 11-23 Macarthur Ave Hamilton Portside BTR Landscape Development Application, prepared by Urbis, dated 27.07.2023 and include the following:</p> <p><b>Design – Generally</b></p> <ol style="list-style-type: none"> <li>i. All landscape areas are to be designed: <ul style="list-style-type: none"> <li>• to incorporate any required wind mitigation as endorsed under Condition 3;</li> </ul> </li> </ol>	<p>a) Prior to commencing site works</p>

**PDA development conditions**

No.	Condition	Timing
	<ul style="list-style-type: none"><li>• in accordance with the protection of significant tree requirements as endorsed under Condition 4;</li><li>• in accordance with CPTED and include appropriate DDA access.</li><li>• to include appropriate lighting and way finding signage.</li></ul> <p><b>Planting – Generally</b></p> <ul style="list-style-type: none"><li>ii. Provide details and locations of all plant species utilised for the development, including ground covers and trees.</li><li>iii. Provide details of the proposed maintenance and irrigation strategy for the whole development. Demonstrate that the planting on podium and façade will be designed to achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</li></ul> <p><b>Planting - Podium Planters</b></p> <ul style="list-style-type: none"><li>iv. Location of all proposed podium planters and ensuring they provide media depth of the following minimum requirements:<ul style="list-style-type: none"><li>a. Ground covers up to a mature height of 200mm or less – minimum 300mm;</li><li>b. Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;</li><li>c. Shrubs of mature height over 200mm – minimum 500mm;</li><li>d. Trees – minimum 1500mm.</li></ul></li><li>v. Provide specification for the podium planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</li></ul> <p><b>Planting – Façade</b></p> <ul style="list-style-type: none"><li>vi. For any proposed façade landscaping provide further details for the planting and maintenance of the climbers on the podium façade, including:<ul style="list-style-type: none"><li>a. Structure – details of all the elements attached to fig tree structure to support plant growth / climbing.</li><li>b. Media type – specification of light-weight media for suitable for vertical planting on built structures.</li><li>c. Media volume – upper levels:<ul style="list-style-type: none"><li>i. Minimum planting depth 400mm minimum media volume.</li><li>ii. 100L media for every 1m<sup>2</sup> foliage at 100mm of thickness.</li><li>iii. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</li></ul></li></ul></li></ul> <p><b>Planting – Rooftop and podium</b></p> <ul style="list-style-type: none"><li>vii. Ground covers with a mature height of 200mm or less – minimum 300mm;</li><li>viii. Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per</li></ul>	

PDA development conditions		
No.	Condition	Timing
	<p>media depth requirements established through compliance assessment;</p> <p>ix. Shrubs with a mature height of 200mm or more – minimum 600mm;</p> <p>x. Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater.</p> <p>xi. Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</p> <p><b>Irrigation and Maintenance</b></p> <p>xii. Provide further design details for all irrigation and maintenance.</p> <p>b) Submit to EDQ DA for Compliance Assessment amended architectural plans as required to satisfy part a) of this condition.</p> <p>c) Carry out the works in accordance with the plans endorsed under part a) of this condition.</p>	<p>b) Prior to commencing site works</p> <p>c) Prior to commencement of use</p>
7	<p><b>Compliance Assessment – Streetscape Works</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed streetscape works drawings, including a schedule of proposed standard assets to be transferred to Council, certified by an AILA, for any proposed works within the public streetscape.</p> <p>The detailed streetscape plans are to include where applicable:</p> <p>i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’;</p> <p>ii. footpath treatments;</p> <p>iii. location and types of streetscape furniture;</p> <p>iv. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</p> <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ DA, ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>a) Prior to commencing site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
8	<p><b>Compliance Assessment – Affordable Housing</b></p> <p>a) Submit to EDQ DA for Compliance Assessment details including revised architectural drawings nominating the required 5% affordable housing gross floor area in accordance with section 2.5.5 of the Northshore Hamilton PDA Development Scheme and PDA Guideline no. 16 Housing.</p> <p>b) Submit evidence to EDQ on an annual basis that the units as endorsed under parts a) of this condition are being rented in accordance with the conditions endorsed under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) Prior to commencement of use and annually thereafter for a period of 20 years unless otherwise agreed in writing by MEDQ.</p>

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No.	Condition	Timing
9	<p><b>Compliance Assessment – Accessible Housing</b></p> <p>a) Submit to EDQ DA for Compliance Assessment amended plans (including a revised Development Summary, Drawing Number DA4010) illustrating 12% of the total residential GFA as equable access units in accordance with the Northshore Hamilton PDA Development Scheme and EDQ Accessible Housing Guideline no. 2. Ensure that the identified units include the following:</p> <ol style="list-style-type: none"> <li>i. a diversity in dwelling mix;</li> <li>ii. usable internal spaces including access to balconies and all areas of the dwelling;</li> <li>iii. legible equable access to appropriate parking spaces;</li> <li>iv. legible equitable access to communal open space areas; and</li> <li>v. appropriate corridor widths.</li> </ol> <p>b) Carry out the development in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) While construction is occurring and to be maintained</p>
10	<p><b>Compliance Assessment – ESD Sustainability</b></p> <p>a) Submit to EDQ DA for Compliance Assessment an updated sustainability statement and supporting documentation prepared by a suitably qualified consultant which demonstrates the building will achieve a 4 Star Green Star building certification under the Green Building Council of Australia (GBCA) Green Star New Buildings V1 rating tool. The updated sustainability statement and supporting documentation is to be prepared as follows:</p> <ol style="list-style-type: none"> <li>i. The updated sustainability statement is to be prepared in accordance with the approved ESD report prepared by Aspire, as amended in red;</li> <li>ii. The Green Star submission package is to be prepared by a Green Star Accredited Professional demonstrating that the building design achieves a minimum 4 Star Green Star Rating, with a targeted performance of 20 points. The Submission is to include copies of targeted Rating Tool calculators and any prepared plans (eg. Energy Source Credit - Zero Carbon Action Plan).</li> <li>iii. Include evidence of a Green Star Design assessment undertaken by the GBCA.</li> <li>iv. Include contractual agreement(s) between the applicant and the building construction contractor(s), demonstrating that the building construction is contractually required to achieve a 4 Star rating under the Green Star Building's rating tool. <i>It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</i></li> </ol> <p>b) Submit to EDQ DA for Compliance Assessment amended architectural plans demonstrating compliance with part a).</p> <p>c) Submit evidence from a suitably qualified person that the building has been constructed in accordance with the sustainability report and architectural plans.</p> <p>d) Submit to EDQ DA evidence of Green Star certification</p>	<p>a) Prior to commencing site works</p> <p>b) - d) Prior to issue of Certificate of Classification/Final Inspection Certificate/BFP endorsement, or prior to commencement of use, whichever comes first, and then to be maintained</p>

<b>PDA development conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>11</b>	<p><b>Compliance Assessment - Car share</b></p> <p>Submit to EDQ DA for compliance assessment a signed copy of an agreement with a registered car sharing operator to operate the 16 car share vehicles OR submit written detail of the car share management system if managed by the building operator. The car share vehicles are to have allocated car parking spaces as shown on the approved plans, as amended in red, to be provided on-site and operated by a registered car share operator, or building operator, unless otherwise agreed to in writing by EDQ. The car share facility is to be strictly for the use of the residents of the building.</p>	Prior to the commencement of use and then to be maintained.
<b>12</b>	<p><b>Hours of Work – Construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
<b>13</b>	<p><b>Out of Hours Work – Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form.</p> <p><i>Note: The out of hours work request form is available at EDQ's website.</i></p>	Minimum of 10 business days prior to proposed out of hours work commencement date
<b>14</b>	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ol style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) complaints procedures;</li> <li>iv) site management: <ol style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> </ol> </li> </ol>	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. 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.	b) During construction c) During construction
<b>15</b>	<b>Erosion and Sediment Management</b>	
	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: <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
<b>16</b>	<b>Construction Traffic Management Plan</b>	
	a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> 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.	a) Prior to commencing work b) During construction
	<p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	
<b>17</b>	<b>Construction Noise Management Plan</b>	
	a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:	a) Prior to commencing work

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<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>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.</p>	<p>b) During construction</p> <p>c) As requested by EDQ</p>
<b>18</b>	<b>Structural Monitoring and Vibration Report</b>	
	<p>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: <ul style="list-style-type: none"> <li>1. excavation of basement and shoring;</li> <li>2. new excavation;</li> <li>3. installation of new foundations (i.e. piling);</li> <li>4. proposed methods to mitigate and control vibration and ground movement during construction;</li> </ul> </li> <li>ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</li> <li>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</li> <li>iv) proposed anchoring, including: <ul style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> <li>3. consent from affected landowners and/or road managers, where required;</li> </ul> </li> <li>v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</li> </ul> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>a) Prior to commencing site work</p> <p>b) During construction</p>
<b>19</b>	<b>Public Infrastructure (Damage, Repairs and Relocation)</b>	
	<p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>



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No.	Condition	Timing
	<p>infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	
<b>20</b>	<p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and</li> <li>ii) the approved plans and documents.</li> </ol> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by Erosion and sediment management condition in this approval;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to: <ol style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ol> </li> <li>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ol> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ol>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<b>21</b>	<p><b>Acid Sulfate Soils</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>22</b>	<b>Retaining Walls</b>  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 <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i> ); iii) located and designed generally in accordance with the approved plans and documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencing earthworks  b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>23</b>	<b>Groundwater Management Strategy</b>  a) Submit to EDQ IS 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 <i>Australian Groundwater Modelling Guidelines, 2012</i> ; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing 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 <i>Australian and New Zealand Environment and Conservation Council Guidelines</i> ; and vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval including. b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.	a) Prior to commencing site work  b) During construction
<b>24</b>	<b>Shoring</b>  a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:	a) Prior to commencing site work

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No.	Condition	Timing
	<ul style="list-style-type: none"> <li>i) confirmation works are designed to meet the following <i>Australian Standards</i>:               <ul style="list-style-type: none"> <li>A. <i>AS1726 Geotechnical Site Investigation</i>;</li> <li>B. <i>AS2159 Piling - Design and Installation</i>;</li> <li>C. <i>AS4678 Earth Retaining Structures</i>;</li> </ul> </li> <li>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:               <ul style="list-style-type: none"> <li>A. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>B. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>C. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</li> </ul> </li> <li>iii) analysis of groundwater hydrology, including:               <ul style="list-style-type: none"> <li>A. considerations of seasonality, tidal effects, possible fractured ground at depth</li> <li>B. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</li> <li>C. temporary decommissioning of basement pumps, all construction phases and the ultimate development;</li> </ul> </li> <li>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:               <ul style="list-style-type: none"> <li>A. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works;</li> <li>B. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ul> </li> <li>v) assessments of construction methodology impacts, including:               <ul style="list-style-type: none"> <li>A. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</li> <li>B. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</li> <li>C. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>D. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</li> <li>E. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).</li> </ul> </li> </ul>	

PDA development conditions		
No.	Condition	Timing
	<p>F. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</p> <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	b) During construction
<b>25</b>	<p><b>Excavation and Basement Design</b></p> <p>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including:</p> <ol style="list-style-type: none"> <li>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</li> <li>ii) consistency with: <ol style="list-style-type: none"> <li>1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>;</li> <li>2. the Geotechnical Shoring and Design Report submitted under other condition/s forming part of this approval;</li> <li>3. the Structural Monitoring and Vibration Report submitted under other condition/s forming part this approval;</li> <li>4. the Rock and Ground Anchor Report submitted under other condition/s forming part this approval:</li> </ol> </li> <li>iii) locations of cut and fill, and the character of material;</li> <li>iv) quantity of fill to be deposited;</li> <li>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</li> <li>viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of appropriate mitigation to support the approved land uses in accordance with Queensland legislated requirements; and</li> <li>ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</li> </ol> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ IS RPEQ:</p> <ol style="list-style-type: none"> <li>i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</li> <li>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</li> </ol> <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>a) Prior to commencing site work</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

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No.	Condition	Timing
26	<p><b>Temporary Rock and Ground Anchors</b></p> <p>a) Submit to EDQ IS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> <li>i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>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);</li> <li>iii. RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb:               <ol style="list-style-type: none"> <li>1. prior to the de-stressing of the temporary ground anchors; and</li> <li>2. upon completion of the building.</li> </ol> </li> </ol> <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ IS RPEQ:</p> <ol style="list-style-type: none"> <li>i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition</li> <li>ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include:               <ol style="list-style-type: none"> <li>1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block);</li> <li>2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details;</li> <li>3. construction methodology used during installation and the results of any tests;</li> <li>4. surveyed location of the following plotted on the shoring plan and wall sections:                   <ol style="list-style-type: none"> <li>A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ol> </li> </ol> </li> </ol> <p>d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>a) Prior to commencing site work</p> <p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
27	<p><b>Vehicle Access</b></p> <p>Submit to EDQ IS RPEQ certification that the cycle path crossings at the intersection of Macarthur Avenue with the Western Laneway have been designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>• Cycle path crossings at the intersection of MacArthur Avenue with Western Laneway must be designed in accordance with DTMR</li> </ul>	<p>Prior to commencement of use</p>

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	<p>Selection &amp; Design of Cycle Tracks Guideline, Oct 2019, relevant Austroads Guides and Australian Standards.</p> <ul style="list-style-type: none"> <li>• The design is required to specifically address the following <ul style="list-style-type: none"> <li>Clear designation of give way priority (cyclist / pedestrian) <ul style="list-style-type: none"> <li>- Appropriate signage, line marking and surface treatments (at the point of crossing and as required on vehicle/pedestrian/cycle approaches)</li> <li>- Appropriate horizontal and vertical geometry and landscape interface design to maximise sight distances and minimise vehicle turning speeds</li> <li>- Consistency with Council's adopted standards and incorporating Council's feedback on treatment suitability and performance</li> </ul> </li> </ul> </li> </ul>	
28	<p><b>Car parking</b></p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans; and</li> <li>ii) the Traffic Engineering Report, prepared by TTM Consulting (Revision No. 3), dated 5 October 2023.</li> </ol> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
29	<p><b>Bicycle Parking</b></p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 2015 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
30	<p><b>Electric Vehicle Readiness</b></p> <p>a) Include electric vehicle readiness in the development as follows:</p> <p><u><i>For Multiple residential (build to rent) parking</i></u></p> <ol style="list-style-type: none"> <li>i. Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and</li> <li>ii. Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and</li> <li>iii. Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay; and</li> </ol> <p><u><i>For Shop/Food and Drink outlet and Office</i></u></p> <ol style="list-style-type: none"> <li>iv. Installation of a Destination (regular) EVSE chargers to a minimum of one (1) parking bay; and</li> </ol>	<p>For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first</p>

<b>PDA development conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	b) Electric vehicle charging shall be: <ol style="list-style-type: none"> <li>i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and</li> <li>ii. designed with regard to fire retardance and ventilation</li> </ol> c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	
<b>31</b>	<b>Water Connection</b>	
	a) Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
<b>32</b>	<b>Sewer Connection</b>	
	a) Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
<b>33</b>	<b>Private Stormwater Drainage Infrastructure</b>	
	a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed private stormwater reticulation infrastructure designed generally in accordance with PDA Guideline No. 13 Engineering standards. The design is to demonstrate a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to and including the 1% Annual Exceedance Probability event, in accordance with Council's current adopted standards.	a) Prior to the commencement of site works
	b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.	b) and c) Prior to commencement of use
	c) Submit to EDQ IS 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the asset owner of all private stormwater works constructed in accordance with this condition.	
<b>34</b>	<b>Flood Emergency Management Plan (FEMP)</b>	
	a) Submit to EDQ IS for record only a Flood Emergency Management Plan (FEMP). Demonstrate how the emergency access or evacuation to and from the site through the adjoining flooded roads will be undertaken during a flood event. The FEMP must be prepared by a RPEQ in accordance with the NSH PDA Scheme, Brisbane City Council City Plan 2014 and EDQ's relevant guidelines and standards.	a) Prior to commencement of use
	b) Implement the certified FEMP submitted under part a) of this condition.	b) At all times following commencement of use
<b>35</b>	<b>Stormwater Management (Quality)</b>	
	a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ol style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; and</li> </ol>	a) Prior to commencement of stormwater works

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>ii) the approved Civil Engineering Report (Michael Bale &amp; Associates, Revision 2, dated 6 July 2023).</li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>
<b>36</b>	<b>Acoustic Treatments</b>	
	<ul style="list-style-type: none"> <li>a) Construct the approved development in accordance with the recommendations of the approved Environmental Noise Assessment Report, prepared by TTM Consulting Pty Ltd (Revision 1), dated 11 May 2023.</li> <li>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</li> </ul>	<ul style="list-style-type: none"> <li>a) During construction</li> <li>b) Prior to commencement of use</li> </ul>
<b>37</b>	<b>Electricity</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>
<b>38</b>	<b>Telecommunications</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</li> <li>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>
<b>39</b>	<b>Broadband</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS, written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with: <ul style="list-style-type: none"> <li>i. The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and</li> <li>ii. Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co.</li> </ul> </li> <li>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>
<b>40</b>	<b>Gas</b>	
	<ul style="list-style-type: none"> <li>a) Where gas is proposed submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development.</li> <li>b) Connect the approved development to underground gas services in accordance with the agreement mentioned in part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>



PDA development conditions		
No.	Condition	Timing
41	<p><b>Outdoor Lighting</b></p> <p>a) Design, construct, and maintain outdoor lighting in accordance with the following Australian Standards:</p> <ol style="list-style-type: none"> <li>i. AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and</li> <li>ii. AS1158.1.1 Lighting for Roads and Public Spaces</li> </ol> <p>b) Submit to EDQ IS evidence to demonstrate that the design and construction requirements of part a) of this condition have been satisfied.</p>	<p>a) Design and construction – prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use</p>
42	<p><b>Refuse Collection</b></p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements generally in accordance with the Operational Waster Management Plan, prepared by TTM Consulting Pty Ltd (Revision No. 4), dated 31 July 2023.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) At all times following commencement of use</p>
43	<p><b>Contaminated Land – Compliance Assessment</b></p> <p>Should contamination be encountered on site, submit to EDQ DA for compliance assessment evidence prepared by a suitably qualified person (SQP) to demonstrate that the contamination can be managed as per legislated requirements and that the approved uses are appropriate to be established on site.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined under the Environmental Protection Act 1994.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website:</i>  <a href="https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement">https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement</a>.</p>	At all times
44	<p><b>Easements Over Infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	
45	<p><b>Charges Payable</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment.</p> <p>Certifies construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	In accordance with the DCOP.

**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 \*\***