



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

Our ref: DEV2022/1337  
Your ref: J001328

22 December 2023

Mr James Juhasz  
Director  
Property Projects Australia Pty Ltd  
PO Box 1264  
NEW FARM QLD 4005

Email: [info@propertyprojectsaustralia.com.au](mailto:info@propertyprojectsaustralia.com.au)

Dear Mr Juhasz

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

**PDA Development Permit for Material Change of Use for Multiple Dwelling (385 Units), Shop and Food and Drink Outlet at 15 Anderson Street, Fortitude Valley described as Lot 10 on SP208752**

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](mailto:Jennifer.Sneesby@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

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

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	15 Anderson Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 10	SP208752
PDA development application details		
DEV reference number	DEV2022/1337	
'Properly made' date	14 October 2022	
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 Multiple Dwelling (385 Units), Shop and Food and Drink Outlet	
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 a:</p> <p style="padding-left: 40px;">a) Material Change of Use for Multiple Dwelling (385 Units), Shop and Food and Drink Outlet</p>	
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.	Site Plan prepared by Telha Clarke	TP090 Rev 15	13/12/2023
2.	Basement 03 Plan prepared by Telha Clarke	TP97 Rev 15	13/12/2023
3.	Basement 02 Plan prepared by Telha Clarke	TP98 Rev 15	13/12/2023
4.	Basement 01 Plan prepared by Telha Clarke	TP99 Rev 15	13/12/2023
5.	Ground Floor Plan prepared by Telha Clarke	TP100 Rev 15	13/12/2023
6.	Level 01 Plan prepared by Telha Clarke	TP101 Rev 15	13/12/2023
7.	Level 02-03 Plan prepared by Telha Clarke	TP102 Rev 15	13/12/2023
8.	Level 04 Plan prepared by Telha Clarke	TP103 Rev 15	13/12/2023
9.	Level 05 Plan prepared by Telha Clarke	TP104 Rev 15	13/12/2023
10.	Level 06 – Level 07 Plan prepared by Telha Clarke	TP105 Rev 15	13/12/2023
11.	Level 08 Plan prepared by Telha Clarke	TP106 Rev 15	13/12/2023
12.	Level 09 – Level 10 Plan prepared by Telha Clarke	TP107 Rev 15	13/12/2023
13.	Level 11 Plan prepared by Telha Clarke	TP108 Rev 15	13/12/2023
14.	Level 12 – Level 13 Plan prepared by Telha Clarke	TP109 Rev 15	13/12/2023
15.	Level 14 Plan prepared by Telha Clarke	TP110 Rev 15	13/12/2023
16.	Level 15-16 Plan prepared by Telha Clarke	TP111 Rev 15	13/12/2023
17.	Level 17 Plan prepared by Telha Clarke	TP112 Rev 15	13/12/2023
18.	Level 18-19 Plan prepared by Telha Clarke	TP113 Rev 15	13/12/2023
19.	Level 20 Plan prepared by Telha Clarke	TP114 Rev 15	13/12/2023
20.	Level 21 – Level 22 Plan prepared by Telha Clarke	TP115 Rev 15	13/12/2023
21.	Level 23 Plan prepared by Telha Clarke	TP116 Rev 15	13/12/2023
22.	Roof Terrace Plan prepared by Telha Clarke	TP117 Rev 15	13/12/2023
23.	Roof Plan prepared by Telha Clarke	TP118 Rev 15	13/12/2023
24.	South Elevation prepared by Telha Clarke	TP200 Rev 15	13/12/2023
25.	East Elevation prepared by Telha Clarke	TP201 Rev 15	13/12/2023
26.	North Elevation prepared by Telha Clarke	TP202 Rev 15	13/12/2023
27.	West Elevation prepared by Telha Clarke	TP203 Rev 15	13/12/2023
28.	Section A prepared by Telha Clarke	TP220 Rev 15	13/12/2023
29.	Section B prepared by Telha Clarke	TP221 Rev 15	13/12/2023
30.	Details Plan prepared by Telha Clarke	TP230 Rev 15	13/12/2023
31.	Geotechnical Desktop Assessment, prepared by Core Consultants	J001972-001-R-Rev1	June 2023
32.	Preliminary Structural Advice, prepared by Matter		09 May 2022
33.	Contamination Remediation Strategy, prepared by Range Environmental Consultants	J001375	06 April 2023

34.	Preliminary Civil Services Layout Plan, prepared by ADG	DA03 Revision 03	23 May 2023
35.	Preliminary Stormwater Drainage Layout Plan, prepared by ADG	DA04 Revision 03	23 May 2023
36.	Preliminary Earthworks Layout Plan, prepared by ADG	DA05 Revision 01	24 May 2023
37.	Traffic Engineering Report, prepared by ttm	21BRT0794 Revision 6	19 December 2023
38.	Tech Memo – Response to FI Flooding Matters, prepared by StormFlood	RC16257	15 November 2023
<b>Supporting plans and documents</b>		<b>Number</b>	<b>Date</b>
39.	Road Widening Plan, prepared by BCC	RC16257	17 Jan 2022

## Preamble, abbreviations, and definitions

### PREAMBLE

Nil or insert preamble

### 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.

**BCC** means Brisbane City Council

**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.

**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).

**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.

**UU** means Urban Utilities

### 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.

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

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

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

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

### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: [pdadevelopmentassessment@dasilgp.qld.gov.au](mailto:pdadevelopmentassessment@dasilgp.qld.gov.au)
- b) EDQ IS: [EDQ\\_PrePostConstruction@dasilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dasilgp.qld.gov.au)

### PDA development conditions

No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	<b>Sufficient Grounds – Compliance Assessment – Affordable Housing</b>  a) Submit to EDQ DA for Compliance Assessment details including revised architectural drawings nominating the 15% affordable housing units, in excess of the requirements of the Bowen Hills PDA Development Scheme and EDQ Guideline No. 16 Housing.  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.	a) Prior to commencing site works  b) Prior to commencement of use and annually thereafter for a period of 20 years unless otherwise agreed to in writing by MEDQ.

<p><b>4.</b></p>	<p><b>Sufficient Grounds – Compliance Assessment – Detailed Design Public Realm Strategy (Urban Forecourt)</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, a detailed Public Realm Strategy prepared by a suitably qualified professional, for the Urban Forecourt as illustrated on the Ground Floor Plan, Drawing No. TP100 Rev 15, dated 13/12/2023. The Public realm strategy needs to include at a minimum the following:</p> <ol style="list-style-type: none"> <li>i. Public art strategy and/or First Nations strategy.</li> <li>ii. Clear delineation between private and public realm areas demonstrating how these areas are integrated and public areas activated by the adjoining uses.</li> <li>iii. Design that is responsive to the overland flow path traversing the site.</li> <li>iv. Finishing and landscaping for the urban forecourt area.</li> <li>v. Any proposed deep planting and details, locations, species and sizes of all planting including ground covers, raised planters and trees.</li> <li>vi. Details and locations of any raised planters including width and depth and soil horizons.</li> <li>vii. Details of all public realm furniture.</li> <li>viii. Bicycle parking spaces.</li> <li>ix. All pavement details/ surface treatments.</li> <li>x. Lighting, including feature and wayfinding.</li> <li>xi. Signage way finding.</li> <li>xii. Designed to CPTED principles.</li> <li>xiii. Details of proposed irrigation and maintenance.</li> <li>xiv. Details of how the area is designed to be DDA compliant.</li> </ol> <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>a) Prior to site works commencing</p> <p>b) Prior to site works commencing</p> <p>c) Prior to commencement of use</p>
<p><b>5.</b></p>	<p><b>Compliance Assessment – Landscape detail</b></p> <p>a) Submit to EDQ DA for compliance assessment, detailed landscape plans prepared by an AILA Registered Landscape Architect, in accordance with approved plans, for the development's landscape works 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>• in accordance with CPTED and include appropriate DDA access.</li> <li>• to include appropriate lighting and way finding signage.</li> </ul> </li> </ol> <p><b>Planting – Generally</b></p> <ol 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</li> </ol>	<p>a) Prior to site works commencing</p>

suitable organic matter, nutrient and water balance to establish and sustain vegetation.

**Planting - Podium Planters**

- iv. Location of all proposed podium planters and ensuring they provide media depth of the following minimum requirements:
  - a. Ground covers up to a mature height of 200mm or less – minimum 300mm;
  - b. Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;
  - c. Shrubs of mature height over 200mm – minimum 500mm;
  - d. Trees – minimum 1500mm.
- 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.

**Planting – Façade**

- vi. For any proposed façade landscaping provide further details for the planting and maintenance of the climbers on the podium façade, including:
  - a. Structure – details of all the elements attached to fig tree structure to support plant growth / climbing.
  - b. Media type – specification of light-weight media for suitable for vertical planting on built structures.
  - c. Media volume – upper levels:
    - i. Minimum planting depth 400mm minimum media volume.
    - ii. 100L media for every 1m<sup>2</sup> foliage at 100mm of thickness.
    - iii. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.

**Planting – Rooftop and podium**

- vii. Ground covers with a mature height of 200mm or less – minimum 300mm;
- viii. Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;
- ix. Shrubs with a mature height of 200mm or more – minimum 600mm;
- x. Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater.
- xi. Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.

**Irrigation and Maintenance**

- xii. Provide further design details for all irrigation and maintenance.

- b) Submit to EDQ DA for Compliance Assessment amended architectural plans as required to satisfy part a) of this condition.
- c) Carry out the works in accordance with the plans endorsed under part a) of this condition.

- b) Prior to commencement of site works
- c) Prior to commencement of use



6.	<p><b>Accessible Housing</b></p> <p>Submit to EDQ DA evidence that the development delivers at least 41 accessible units, in accordance with the approved plans and EDQ Guideline No. 2 Accessible Housing.</p>	Prior to commencement of use
7.	<p><b>Compliance Assessment – External Detail of Building</b></p> <p>a) Submit to EDQ DA architectural drawings showing the final details of the façade treatment, the ground interface and the roof top / building capping elements which depict a higher level of documentation detail than shown on the approved plans and include elevations and façade treatment drawings for all ground, podium and typical tower floor levels that demonstrate the final design outcome for all elevations of the built form including:</p> <ul style="list-style-type: none"> <li>- Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the façade including structural elements and fixed and operable elements such as balustrades, screen, louvres, awnings, doors, windows, any projecting fins and planter beds/trellises.</li> <li>- Roof top or building capping elements, awnings and soffits</li> <li>- All servicing and infrastructure including padmount transformers, substation, pump rooms, fire hydrant boosters etc</li> </ul> <p>The architectural drawings must:</p> <ul style="list-style-type: none"> <li>- Include dimensions for the extent of projecting elements, balustrade height and door and window/glazing configurations</li> <li>- Nominate a materials, colours and finishes palette for the building.</li> <li>- Have title blocks and be cross referenced to larger scaled drawings.</li> </ul> <p>b) Carry out the building work in accordance with the approved architectural drawings.</p> <p>c) Submit to EDQ DA certification by a Registered Architect or other similarly qualified person confirming that the building has been constructed in accordance with the approved architectural drawings.</p>	<p>a) Prior to building works commencing</p> <p>b) While building work is occurring and then to be maintained</p> <p>c) Prior to commencement of use</p>
8.	<p><b>Compliance Assessment – Sustainable Design</b></p> <p>a) Submit to EDQ DA for compliance assessment written confirmation from a suitably qualified sustainability professional certifying that the development will achieve:</p> <ol style="list-style-type: none"> <li>i. 4-star Green Star Design and As-built certification; or</li> <li>ii. 6-leaf Enviro Development certification</li> </ol> <p>b) Undertake the development in accordance with the documentation approved under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to the commencement of above ground works</p> <p>b) During construction</p> <p>c) Prior to commencement of use</p>

9.	<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 3 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 to be provided on-site and operated by a registered car share 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>	<p>Prior to commencement of use and then to be maintained.</p>
10.	<p><b>Public Access – 24 hours through the site</b></p> <p>Provide and maintain unimpeded and safe 24-hour public access through the “urban forecourt” area shows on the approved plans and ensure that access ways are designed to cater for disabled persons in accordance with Australian Standard AS1428.1.</p>	
<b>Construction management</b>		
11.	<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>	<p>During construction unless otherwise endorsed</p>
12.	<p><b>Out of Hours Work – Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form<sup>3</sup>.</p>	<p>Minimum of 10 business days prior to proposed out of hours work commencement date</p>
13.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	<p>At all times</p>
14.	<p><b>Certification of Operational Work for Contributed Assets</b></p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	<p>At all times</p>
15.	<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> <ul 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) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> </ul>	<p>a) Prior to commencing work</p>

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

	<p>v) site management:</p> <ol style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <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> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
<p><b>16. Erosion and Sediment Management</b></p>	<p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ol 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> </ol> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
<p><b>17. Traffic Management Plan</b></p>	<p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ol 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> </ol>	<p>a) Prior to commencing work</p>

	<p>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.</p> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>b) During construction</p>
<p><b>18. Construction Noise Management Plan</b></p>	<p>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:</p> <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>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
<p><b>19. Structural Monitoring and Vibration Report</b></p>	<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) recommendations detailed in the approved Geotechnical Desktop Assessment, prepared by core, dated June 2023.</li> <li>ii) 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>iii) 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</li> </ul>	<p>a) Prior to commencing work</p>

	<p>to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</p> <p>iv) confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>v) confirmation that Brisbane City Council and Urban Utility have reviewed the monitoring procedure for works adjacent to the stormwater, water and sewer infrastructure;</p> <p>vi) proposed anchoring, including:</p> <ol style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> <li>3. consent from affected landowners and/or road managers;</li> </ol> <p>vii) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>b) During construction</p>
<p><b>20. Public Infrastructure (Damage, Repairs and Relocation)</b></p>	<p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>21. 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 Preliminary Earthworks Layout Plan, Dwg no DA05, Rev 1, prepared by ADG, dated 23 May 2023.</li> </ol> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>iii) include a geotechnical soils assessment of the site;</li> <li>iv) accord with the Erosion and Sediment Control Plans, as required by the Erosion and sediment management condition in this approval;</li> <li>v) include the location and finished surface levels of any cut and/or fill;</li> <li>vi) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vii) 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> </ol> </li> </ol>	<p>a) Prior to commencing earthworks</p>

	<p>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</p> <p>viii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <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> <ul 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> </ul>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>22. Acid Sulfate Soils Management Plan</b></p>	<p>a) Where on-site Acid Sulfate Soils (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>c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>23. Retaining Walls</b></p>	<p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>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>);</li> <li>iii) located and designed generally in accordance with the approved Preliminary Earthworks Layout Plan, Dwg no DA05, Rev 1, prepared by ADG, dated 23 May 2023.</li> </ul>	<p>a) Prior to commencing earthworks</p>

	<p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>24. Groundwater Management Strategy</b></p>	<p>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> <li>i) strategies for managing groundwater during all works phases;</li> <li>ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012;</li> <li>iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain);</li> <li>iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); and</li> <li>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>;</li> </ul> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
<p><b>25. Shoring</b></p>	<p>a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <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>1. <i>AS1726 Geotechnical Site Investigation</i>;</li> <li>2. <i>AS2159 Piling - Design and Installation</i>;</li> <li>3. <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>1. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>2. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</li> </ul> </li> </ul>	<p>a) Prior to commencing work</p>

	<ul style="list-style-type: none"> <li>iii) analysis of groundwater hydrology, including: <ul style="list-style-type: none"> <li>1. considerations of seasonality, tidal effects, possible fractured ground at depth</li> <li>2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</li> <li>3. temporary decommissioning of basement pumps, all construction phases and the ultimate development;</li> </ul> </li> <li>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: <ul style="list-style-type: none"> <li>1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works;</li> <li>2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ul> </li> <li>v) assessments of construction methodology impacts, including: <ul style="list-style-type: none"> <li>1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</li> <li>2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</li> <li>3. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</li> <li>5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).</li> <li>6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</li> </ul> </li> <li>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</li> </ul> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
<p><b>26.</b></p>	<p><b>Excavation and Basement Design</b></p> <ul style="list-style-type: none"> <li>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including: <ul 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: <ul style="list-style-type: none"> <li>1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</i></li> </ul> </li> </ul> </li> </ul>	<p>a) Prior to commencing work</p>



	<ol style="list-style-type: none"> <li>2. the approved Geotechnical Desktop Assessment, prepared by core, dated June 2023.</li> <li>3. the Structural Monitoring and Vibration Report submitted as part of this approval;</li> <li>4. the Rock and Ground Anchor Report submitted as part of this approval: <ol style="list-style-type: none"> <li>i) locations of cut and fill, and the character of material;</li> <li>ii) quantity of fill to be deposited;</li> <li>iii) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>iv) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>v) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</li> <li>vi) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted as part of this approval; and</li> <li>vii) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</li> </ol> </li> </ol> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) 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>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>27. 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) recommendations detailed in the approved Geotechnical Desktop Assessment, prepared by core, dated June 2023.</li> <li>ii) recommendations detailed in the approved Preliminary Structural Advice, prepared by Matter, dated 9 May 2023. Letter was incorrectly dated 2022.</li> <li>iii) detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>iv) 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>v) 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>a) Prior to Commencing work</p>

	<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>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>
<p><b>28. Roadworks</b></p>	<p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks to include:</p> <ol style="list-style-type: none"> <li>i. Widening along Costin Street, Water Street and Anderson Street in accordance with Road Widening Plan, prepared by BCC, dated 17 January 2022 and BCC's City Plan Planning Scheme Policies, including the surface finish standards.</li> <li>ii. Kerb ramps on Anderson Street (SW corner of the proposed site) and Water Street (SE corner of the proposed site) that aligns to the corresponding existing kerb ramps on the opposite sides of the road.</li> </ol> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing roadworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

	<p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> <li>i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul>	<p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>29. Compliance Assessment – Vehicle Access</b></p>	<p>a) Submit to EDQ IS for compliance assessment, detailed design for the site access driveways and associated infrastructure prepared by an RPEQ.</p> <p>The design is required to specifically address the following:</p> <ul style="list-style-type: none"> <li>- Driveway splays are not to protrude across property boundaries in accordance with the requirements of the BCC’s City Plan TAPS Planning Scheme Policy.</li> <li>- Vehicle crossovers are to be designed in accordance with Council’s adopted standards for a 6.5m wide Modified Type B1 on Costin Street and Council’s adopted standards for a 6.5m wide Type B2 on Anderson Street.</li> </ul> <p>b) Construct the access driveways and associated infrastructure in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to site works commencing</p> <p>b) While site works occurring</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>30. Compliance Assessment – Car Parking</b></p>	<p>a) Submit to EDQ IS for compliance assessment plans that Visitor Car Park #11 is delineated as a PWD space in accordance with the BCC City Plan TAPS Planning Scheme Policy.</p> <p>b) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved Traffic Engineering Report, prepared by ttm, dated 19/12/2023.</p> <p>c) 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> <p>c) Prior to commencement of use</p>

<p><b>31. 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>
<p><b>32. Water Connection</b></p>	<p>a) Connect the development to the DN180 water main in Costin Street generally in accordance with Urban Utilities' current adopted standards.</p> <p>b) Remove all pre-existing water property connections to the site in accordance with Urban Utilities' current adopted standards.</p>	<p>a) And b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>33. Sewer Connection</b></p>	<p>a) Connect the development to the DN225 sewer in Water Street in accordance with Urban Utilities' current adopted standards.</p> <p>b) Remove all pre-existing sewer property connections to the site in accordance with Urban Utilities' current adopted standards.</p>	<p>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>34. Stormwater Connection</b></p>	<p>Connect the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</p> <p>b) generally in accordance with Council's current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>35. Stormwater Management (Quality)</b></p>	<p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and;</li> <li>ii) The Preliminary Stormwater Drainage Layout Plan, drawing no DA04, Rev 3, prepared by ADG, dated 23 May 2023; and</li> <li>iii) must be inside the private property as described in the Road Widening Plan, drawing number RC16257 rev 1, prepared by BCC, dated 17 Jan 2022</li> </ul> <p>b) Construct the stormwater treatment devices generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

	<p>c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>36. Stormwater Management (Quantity)</b>	<p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity and;</li> <li>ii) The approved Tech Memo – Response to FI Flooding Matters prepared by StormFlood dated 15 November 2023.</li> <li>iii) the approved Preliminary Stormwater Drainage Layout Plan, drawing no DA04, Rev 3, prepared by ADG, dated 23 May 2023</li> <li>iv) including the necessary upgrade of existing gully connect necessary to accommodate the expected flow from the development.</li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>37. Compliance Assessment – Acoustic Report</b>	<p>a) Submit to EDQ IS for compliance assessment an acoustic report demonstrating that the building will meet the requirements of Section 2.5.9.3 of the Bowen Hills PDA Development Scheme.</p> <p>b) Construct the building in accordance with the recommendations of the acoustic report submitted in a).</p> <p>c) Submit written confirmation to EDQ IS that the building has been constructed to meet the recommendations outlined in the report submitted in accordance with part a).</p>	<p>a) Prior to building work commencing.</p> <p>b) While carrying out building work.</p> <p>c) Prior to commencement of use.</p>
<b>38. Electricity</b>	<p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>39. Telecommunications</b>	<p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>40. Broadband</b>	<p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>41. Compliance Assessment – Streetscape Works</b>	<p>a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed in accordance with the approved plans/ documents.</p> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’;</li> <li>2. footpath treatments;</li> <li>3. location and specifications of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.</li> </ol>	a) Prior to commencement of streetscape works

	<p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>42. Refuse Collection</b></p>	<p>a) Construct the refuse room generally in accordance with approved Operational Waste Management Plan, prepared by ttm, dated 24 May 2023.</p> <p>b) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council for the approved development.</p> <p>c) Implement the refuse collection arrangements submitted under 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> <p>c) At all times following commencement of use</p>
<p><b>43. Outdoor Lighting</b></p>	<p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p><b>44. 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> <ul 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> </ul> <p><u><i>For Shop/Food and Drink outlet and Office</i></u></p> <ul style="list-style-type: none"> <li>iv) Installation of a Destination (regular) EVSE chargers to a minimum of one (1) parking bay; and</li> </ul>	<p>For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first</p>

	<p>b) Electric vehicle charging shall be:</p> <ul 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> </ul> <p>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.</p>	
<b>45. Contaminated Land</b>	<p>Submit to EDQ IS a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act and described in the approved letter Contamination Remediation Strategy for 15 Anderson Street, Fortitude Valley letter, prepared by Range Environmental Consultant, dated 6 April 2023. The site suitability statement must confirm if there is any presence of PFAS on or below the site and provide recommendations (or a Site Investigation Report) should it be found. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website: <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>.</i></p>	Prior to site work commencing
<b>46. Easements over Infrastructure</b>	<p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
<b>47. Road Dedication</b>	<p>Dedicate as new road, land identified on the following plan(s):</p> <ul style="list-style-type: none"> <li>a) Road Widening Plan drawing number RC16257 rev 1, prepared by BCC, dated 17 Jan 2022</li> </ul>	Prior to commencement of use or at registration of Building/Standard Format Plan, whichever occurs first
<b>Infrastructure Contributions</b>		
<b>48.</b>	<p>Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment.</p> <p>Certified 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. All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

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