



Our ref: DEV2020/1098/9

Department of  
**State Development and Infrastructure**

28 March 2024

Herston Northern Car Park Company Pty Ltd  
C/- Urbis Pty Ltd  
Att: Ms Yasmin Humphrey and Ms Sarah Davies  
Level 32, 300 George Street  
BRISBANE QLD 4000

Email: yhumphrey@urbis.com.au; sjdavies@urbis.com.au

Dear Ms Humphrey and Ms Davies

**Section 99 Approval - Application to Change PDA Development Approval**  
**Material Change of Use for Parking Station at 86 Bramston Terrace, Herston described as part of Lot 1545 on SP325211 (previously described as Lot 1545 on SP316602)**

On 28 March 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at [karina.mcgill@dsdilqp.qld.gov.au](mailto:karina.mcgill@dsdilqp.qld.gov.au), who will assist.

Yours sincerely

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

# PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Herston Quarter PDA	
Site address	86 Bramston Terrace, Herston	
Lot on plan description	Lot number	Plan description
	Part of Lot 1545	SP325211
	(Previously described as Lot 1545 on SP316602)	
PDA development application details		
DEV reference number	DEV2020/1098/9	
'Properly made' date	30 January 2024	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Material change of use – Parking Station	
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>Changes to the timing of delivery of STAGE A: Back Road Private Roadworks and Bramston Terrace and Back Road Intersection - Public Roadworks</li> </ul>	
Original Decision date	9 June 2021	
Change to approval date	28 March 2024	
Currency period	6 years from the Original Decision date	

## Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Clarification of Roadworks Defined Scopes/Stages (As amended in red 18/03/24)	DA-01 Rev 7	19.05.21
Plans and documents previously approved on 9 June 2021		Number	Date
1.	Level 00 Future Loading Bay prepared by Cox Architecture	DA-02 Rev 5	16.02.21
2.	Level 01 Research Road Entry prepared by Cox Architecture	DA-03 Rev 9	16.02.21
3.	Level 02 prepared by Cox Architecture	DA-04 Rev 5	16.02.21
4.	Level 03 prepared by Cox Architecture	DA-05 Rev 5	16.02.21
5.	Level 04 prepared by Cox Architecture	DA-06 Rev 5	16.02.21
6.	Level 05 prepared by Cox Architecture	DA-07 Rev 5	16.02.21
7.	Level 06 prepared by Cox Architecture	DA-08 Rev 5	16.02.21
8.	Level 07 prepared by Cox Architecture	DA-09 Rev 6	16.02.21
9.	Level 08 prepared by Cox Architecture	DA-10 Rev 5	16.02.21
10.	Level 09 prepared by Cox Architecture	DA-11 Rev 6	16.02.21
11.	Roof Plan prepared by Cox Architecture	DA-12 Rev 5	16.02.21
12.	Elevations – North & East prepared by Cox Architecture	DA-13 Rev 5	16.02.21 (as amended in red 23/04/2021)
13.	Elevations – South & West prepared by Cox Architecture	DA-14 Rev 5	16.02.21
14.	Sections prepared by Cox Architecture	DA-15 Rev 3	16.02.21
15.	Wayfinding Details prepared by Cox Architecture	DA-22 Rev 3	16.02.21
16.	Façade Details – Sheet 1 prepared by Cox Architecture	DA-23 Rev 2	16.02.21
17.	Façade Details – Sheet 2 prepared by Cox Architecture	DA-24 Rev 2	16.02.21
18.	Back Road Shading Devices prepared by Cox Architecture	DA-25 Rev 2	16.02.21
19.	Project Details prepared by Form Landscape Architects	001 Rev E	17.02.21
20.	Surface Treatment Plan Level 00 – Ground Plan prepared by Form Landscape Architects	201 Rev F	18.02.21 (as amended in red 23/04/2021)

21.	Surface Treatment Plan Level 01 prepared by Form Landscape Architects	202 Rev F	18.02.21
22.	Surface Treatment Plan Level 01 prepared by Form Landscape Architects	203 Rev F	18.02.21 (as amended in red 23/04/2021)
23.	Surface Treatment Plan Level 07 prepared by Form Landscape Architects	204 Rev F	18.02.21
24.	Surface Treatment Plan Level 07 prepared by Form Landscape Architects	205 Rev F	18.02.21
25.	Surface Treatment Plan Level 07 prepared by Form Landscape Architects	206 Rev C	18.02.21
26.	Planting Plan Level 00 – Ground Level prepared by Form Landscape Architects	601 Rev F	18.02.21
27.	Planting Plan Level 01 prepared by Form Landscape Architects	602 Rev E	18.02.21
28.	Planting Plan Level 01 prepared by Form Landscape Architects	603 Rev E	18.02.21
29.	Planting Plan Level 07 prepared by Form Landscape Architects	604 Rev E	18.02.21
30.	Planting Plan Level 07 prepared by Form Landscape Architects	605 Rev F	18.02.21
31.	Planting Plan Level 07 prepared by Form Landscape Architects	606 Rev C	18.02.21
32.	Sections prepared by Form Landscape Architects	701 Rev D	17.02.21
33.	Details Softscape prepared by Form Landscape Architects	801 Rev C	17.02.21
34.	Details Hardscape prepared by Form Landscape Architects	802 Rev C	17.02.21
35.	Specification and Plant Schedule prepared by Form Landscape Architects	900 Rev F	18.02.21
36.	Plant Palette prepared by Form Landscape Architects	920 Rev B	17.02.21
37.	Plant Palette prepared by Form Landscape Architects	921 Rev A	22.09.20
38.	Site Based Stormwater Management Plan, prepared by Acor Consultants	BR180115-SWMP, Issue no 3	18.10.2019
39.	Noise Impact Assessment for Development Application prepared by Floth	A-NIA-0001 Issue A	27.07.2020

## Supporting Documents

To remove any doubt, the following documents are not approved for the purposes of the PDA development approval and are supporting documents only for information purposes.

1.	Additional Geotechnical Investigation Herston Quarter Redevelopment – Northern Car Park, prepared by Butler Partners	017-141C, Third Draft	29 October 2018
2.	Herston Quarter Northern Carpark Traffic Impact Assessment Report, prepared by Cambray Consulting	N/A	12 August 2020
3.	Retention 3D View prepared by Calibre	S-1005 Rev K	15.04.2021
4.	Retention Elevations – Sheet 1 prepared by Calibre	S-1006 Rev K	15.04.2021
5.	Retention Elevations – Sheet 2 prepared by Calibre	S-1007 Rev K	15.04.2021
6.	Retention Elevations – Sheet 3 prepared by Calibre	S-1008 Rev K	15.04.2021

## 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.

**Early Works** means the construction of all structural building elements below the line of the underside of pile caps or strip footings including excavation and retention works.

**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 Brisbane City Council.

**DSDI** means the Department of State Development and Infrastructure.

**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).

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

**PDA** means Priority Development Area.

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

**UU** means Urban Utilities.

**STAGE A: Back Road Private Roadworks** means the roadworks within the PDA as shown in approved plan *DA-01, Rev 7, dated 19.05.21 – Clarification of Roadworks Defined Scopes/Stages, prepared by Cox Architecture (As Amended in Red 18/03/2024)*.

**STAGE B: Back Road Private Roadworks** means the roadworks within the PDA as shown in approved plan *DA-01, Rev 7, dated 19.05.21 – Clarification of Roadworks Defined Scopes/Stages, prepared by Cox Architecture (As Amended in Red 18/03/2024)*.

**Research Road Private Roadworks** means the road works within the PDA as shown in approved plan *DA-01, Rev 7, dated 19.05.21 – Clarification of Roadworks Defined Scopes/Stages, prepared by Cox Architecture (As Amended in Red 18/03/2024)*.

**Butterfield Street Roadworks Intersection upgrade** means the Butterfield Street upgrades and roadworks including Butterfield Street and the Research Road intersection.

**Northern Car Park** means the Material Change of Use – Parking Station which is the subject of this PDA development permit.

## 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.

<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) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    - 1. if satisfied, endorses the revised documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

### Submitting Documentation to EDQ

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

- a) EDQ DA: [pdadevelopmentassessment@dsgmip.qld.gov.au](mailto:pdadevelopmentassessment@dsgmip.qld.gov.au).
- b) EDQ IS: [EDQ\\_PrePostConstruction@dsgilqp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsgilqp.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: <ul 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> </ul>	Prior to commencement of use.
2.	<b>Maintain the approved development</b>  Maintain the approved development generally in accordance with: <ul 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> </ul>	At all times following commencement of use

<b>Construction management and Engineering</b>		
3.	<b>Hours of work - Construction</b>  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.	During construction unless otherwise endorsed
4.	<b>Out of hours work - Compliance Assessment</b>  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> .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	<b>Certification of Operational Work</b>  Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual (CPM).  <b>The CPM applies to conditions 6 to 35 and 40.</b>	At all times
6.	<b>Construction management plan</b>  a) Submit to EDQ TS 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: <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> <li>v) site management:               <ul 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 employee and visitor parking areas;</li> <li>9. of anticipated staging and programming;</li> <li>10. for the provision of safe and functional emergency exit routes; and</li> <li>11. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul>	a) Prior to commencing work

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



	<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>
7.	<p><b>Erosion and sediment management</b></p> <p>a) Submit to EDQ TS 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> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A);</li> <li>ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</li> </ul> <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>
8.	<p><b>Traffic management plan</b></p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <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 Austroads Guide to Temporary Traffic Management, for any temporary part or full road closures.</li> </ul> <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><b>NOTE:</b> 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.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
9.	<p><b>Haulage management plan</b></p> <p>a) Submit to the MEDQ a Haulage Management Plan (HMP) prepared by a suitably qualified and experienced person holding current Traffic Management Design qualifications. The HMP is to include at a minimum:</p> <ul style="list-style-type: none"> <li>i) Heavy vehicle size and load limits;</li> </ul>	<p>a) Prior to commencing work</p>

	<ul style="list-style-type: none"> <li>ii) An estimate of the quantity of excavated / demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads;</li> <li>iii) Designated haulage route(s) including contingency haulage for all stages of the Works, both inside and outside of the CBD;</li> <li>iv) Haulage times;</li> <li>v) An auditable process to manage, monitor and report on the compliance with the 42.5 tonne total GML (General Mass Limit) of vehicles unless otherwise permitted by DTMR;</li> <li>vi) Monitoring arrangements, daily metric reporting and monthly reporting to manage load limit compliance;</li> <li>vii) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded;</li> <li>viii) Contingency planning for non-standard operations and unpredicted impacts, including a safety management protocol;</li> <li>ix) A communication strategy (including a community engagement plan) for routes and corridors that are being utilised for the transportation of material(s), with provision for a complaints register, and the ability to identify relevant trucks or drivers in relation to a complaint received; and</li> <li>x) Evidence of consultation with Council and Metro North which demonstrates their support of the HMP.</li> </ul> <p>b) Undertake all haulage in accordance with the relevant HMP, which must be current and available on site at all times.</p>	
10.	<p><b>Construction noise management plan</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of Australian Standard AS2436-2010 as they relate to the site and construction activities: <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> </li> <li>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</li> <li>c) Where requested by EDQ, submit to EDQ TS 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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing work</li> <li>b) During construction</li> <li>c) As requested by EDQ</li> </ul>

11.	<p><b>Structural monitoring and vibration report</b></p> <p>a) Submit to the EDQ TS 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 and shoring;</li> <li>2. new excavation;</li> <li>3. roadworks and associated services</li> <li>4. installation of new foundations (i.e. piling);</li> <li>5. 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) confirmation that Metro North has reviewed the monitoring procedure for works adjacent to the operational hospital, buildings and infrastructure</li> <li>v) 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 Metro North as the landowner;</li> </ul> </li> <li>vi) scope of the dilapidation survey of surrounding adjacent building and 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 work</p> <p>b) During construction</p>
12.	<p><b>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><b>NOTE:</b> <i>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</p> <p>b) Prior to commencement of use</p>
13.	<p><b>Excavation</b></p> <p>a) Submit to the EDQ TS an Excavation Design Report, certified by a RPEQ, including:</p> <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:</li> </ul>	<p>a) Prior to commencing work</p>

	<ol style="list-style-type: none"> <li>1. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</li> <li>2. the Geotechnical Shoring and Design Report submitted under condition 16 of this approval;</li> <li>3. the Structural Monitoring and Vibration Report submitted under condition 11 of this approval;</li> <li>4. the Rock and Ground Anchor Report submitted under condition 17 of this approval:</li> </ol> <ol style="list-style-type: none"> <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 and;</li> <li>viii) Detailed Design and Construction Plans, including staging where proposed, for excavation design, certified by a RPEQ.</li> </ol> <p>b) Carry out excavation work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ:</p> <ol style="list-style-type: none"> <li>i) certification that excavation work has been undertaken in accordance with part b) of this condition.</li> </ol>	<p>b) During construction</p> <p>c) Prior to commencement of use</p>
14.	<p><b>Acid sulfate soils</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (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 TS 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) If encountered on site during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
15.	<p><b>Retaining walls (for all retaining walls that are not part of the parking station building structure)</b></p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ol style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures);</li> <li>iii) located and designed generally in accordance with the approved plans</li> </ol>	<p>a) Prior to commencing retaining wall works not related to the parking station building structure</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 TS 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</p> <p>c) Prior to commencement of use</p>
16.	<p><b>Parking Station Shoring</b></p> <p>a) Submit to EDQ TS 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 Australian Standards: <ol style="list-style-type: none"> <li>1. AS1726 Geotechnical Site Investigation;</li> <li>2. AS2159 Piling - Design and Installation;</li> <li>3. AS4678 Earth Retaining Structures;</li> </ol> </li> <li>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ol 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> </ol> </li> <li>iii) analysis and measures to minimise impacts to existing buildings and public utilities, including: <ol style="list-style-type: none"> <li>1. a dilapidation survey of buildings located within 50m of works and Heritage Places (comprising structures) located within 50m of works;</li> <li>2. an assessment of potential impacts to public hospital utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ol> </li> <li>iv) assessments of construction methodology impacts, including: <ol style="list-style-type: none"> <li>1. an Excavation, 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 that demonstrate a suitable factor of safety against global instability 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 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> </ol> </li> </ul> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

	<p><b>ADVICE NOTE:</b> <i>For the purposes of this condition, shoring works also include the shotcrete treatment to the external walls. The shotcrete treatment is to be included as part of the reporting required under this condition.</i></p>	
17.	<p><b>Rock and ground anchors</b></p> <p>a) Submit to EDQ TS a Rock and Ground Anchor Report (RGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> <li>detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>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>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 upon completion of the building.</li> </ol> <p>b) Construct the approved development in accordance with the certified RGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ TS RPEQ:</p> <ol style="list-style-type: none"> <li>certification confirming that all rock and ground anchors have been constructed in accordance with the RGAR required under part a) of this condition</li> <li>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>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>location of all bored piers, shoring and bored piling and shotcreting in plan and elevation views together with shoring and bored piling details;</li> <li>construction methodology used during installation and the results of any tests;</li> <li>surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> <li>existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>existing Council and Metro North pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ol> </li> </ol> </li> </ol>	<p>a) Prior to Commencing work</p> <p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p>
18.	<p><b>Bramston Terrace and Back Road Intersection - Public Roadworks – Compliance Assessment for part a)</b></p> <p>a) Submit to EDQ TS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for Bramston Terrace and Back Road Intersection Public Roadworks in accordance with Brisbane City Council standards and PDA Guideline No. 13 Engineering standards. The plans shall include:</p> <ol style="list-style-type: none"> <li>line marking and signage details;</li> <li>long and cross sections;</li> </ol>	<p>a) Prior to commencing roadworks</p>

	<ul style="list-style-type: none"> <li>iii) dimensions &amp; overlay of property and PDA boundaries;</li> <li>iv) provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions;</li> <li>v) detail of footpaths that demonstrates a minimum of 1.8m unobstructed width and DDA compliance (unless otherwise agreed to in writing with landowner);</li> <li>vi) service corridors;</li> <li>vii) access points;</li> <li>viii) the function of for pedestrians, the primary cycleway and vehicles including safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles;</li> <li>ix) details of pavement treatments coordinated with the landscape plans;</li> </ul> <p>b) Submit to EDQ TS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS the following:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Certification Procedures Manual;</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 works constructed in accordance with this condition.</li> </ul> <p><b>ADVICE NOTE:</b> <i>This condition applies to 'Bramston Terrace and Back Road Intersection' as shown in approved plan DA-01, Rev 7, dated 19.05.21 – Clarification of Roadworks Defined Scopes/Stages, prepared by Cox Architecture (As Amended in Red 18/03/2024).</i></p>	<p>b) Prior to commencing roadworks</p> <p>c) Within 6 months of the completion of demolition of the Lady Ramsay Childcare centre (located corner of Bramston Terrace and Back Road) <b>OR</b> prior to 31 December 2026, <b>WHICHEVER OCCURS FIRST.</b></p> <p>d) Within 6 months of the completion of demolition of the Lady Ramsay Childcare centre (located corner of Bramston Terrace and Back Road) <b>OR</b> prior to 31 December 2026, <b>WHICHEVER OCCURS FIRST.</b></p>
<b>19A</b>	<p><b>STAGE A: Back Road Private Roadworks – Compliance Assessment for part a)</b></p> <p>a) Submit to EDQ TS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for STAGE A: Back Road Private Roadworks in accordance with Brisbane City Council Standards and PDA Guideline No. 13 Engineering standards. The</p>	<p>a) Prior to commencing roadworks</p>

	<p>plans shall include:</p> <ul style="list-style-type: none"> <li>i) line marking and signage details;</li> <li>ii) long and cross sections;</li> <li>iii) dimensions &amp; overlay of property and PDA boundaries;</li> <li>iv) provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions;</li> <li>v) detail of footpaths that demonstrates a minimum of 1.8m unobstructed width and DDA compliance (unless otherwise agreed to in writing with landowner );</li> <li>vi) service corridors;</li> <li>vii) access points including tactiles paver treatments;</li> <li>viii) the function of for pedestrians, the primary cycleway and vehicles including safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles;</li> <li>ix) details of pavement treatments coordinated with the landscape plans;</li> </ul> <p>b) Submit to EDQ TS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS the following:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Certification Procedures Manual;</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 works constructed in accordance with this condition.</li> </ul> <p><b>ADVICE NOTE:</b> <i>Functional layouts will need to provide details for the entire length of Back Road from Bramston Terrace to the Parking Station entry that provides an overall context to demonstrate that the design is coordinated and consistent with works within the PDA. The CPM will only apply to works within the PDA.</i></p>	<p>b) Prior to commencing roadworks</p> <p>c) Prior to commencement of use of the Northern Car Park</p> <p>d) Prior to commencement of use of the Northern Car Park</p>
<b>19B</b>	<p><b>STAGE B: Back Road Private Roadworks – Compliance Assessment for part a)</b></p> <p>a) Submit to EDQ TS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for STAGE B: Back Road Private Roadworks in accordance with Brisbane City Council Standards and PDA Guideline No. 13 Engineering standards. The plans shall include:</p> <ul style="list-style-type: none"> <li>i) line marking and signage details;</li> <li>ii) long and cross sections;</li> <li>iii) dimensions &amp; overlay of property and PDA boundaries;</li> </ul>	<p>a) Prior to commencing roadworks</p>



	<ul style="list-style-type: none"> <li>iv) provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions;</li> <li>v) detail of footpaths that demonstrates a minimum of 1.8m unobstructed width and DDA compliance (unless otherwise agreed to in writing with landowner );</li> <li>vi) service corridors;</li> <li>vii) access points including tactiles paver treatments;</li> <li>viii) the function of for pedestrians, the primary cycleway and vehicles including safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles;</li> <li>ix) details of pavement treatments coordinated with the landscape plans;</li> </ul> <p>b) Submit to EDQ TS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS the following:</p> <ul style="list-style-type: none"> <li>iv) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>v) all documentation as required by the Certification Procedures Manual;</li> <li>vi) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.</li> </ul> <p><b>ADVICE NOTE:</b> <i>Functional layouts will need to provide details for the entire length of Back Road from Bramston Terrace to the Parking Station entry that provides an overall context to demonstrate that the design is coordinated and consistent with works within the PDA. The CPM will only apply to works within the PDA.</i></p>	<p>b) Prior to commencing roadworks</p> <p>c) Within 6 months of the completion of demolition of the Lady Ramsay Childcare centre (located corner of Bramston Terrace and Back Road) OR prior to 31 December 2026, WHICHEVER OCCURS FIRST.</p> <p>d) Within 6 months of the completion of demolition of the Lady Ramsay Childcare centre (located corner of Bramston Terrace and Back Road) OR prior to 31 December 2026, WHICHEVER OCCURS FIRST.</p>
20.	<p><b>Research Road - Private Roadworks – Compliance Assessment</b></p> <p>a) Submit to EDQ TS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for Research Road Private Roadworks in accordance with Brisbane City Council and PDA Guideline No. 13 Engineering standards. The plans shall include:</p> <ul style="list-style-type: none"> <li>i) line marking and signage details;</li> </ul>	<p>a) Prior to commencing roadworks</p>

	<ul style="list-style-type: none"> <li>ii) long and cross sections;</li> <li>iii) dimensions &amp; overlay of property and PDA boundaries;</li> <li>iv) provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions;</li> <li>v) detail of footpaths that demonstrates a minimum of 1.8m unobstructed width and DDA compliance (unless otherwise agreed to in writing with the landowner);</li> <li>vi) service corridors to service the overall development;</li> <li>vii) access points including tactiles paver treatments;</li> <li>viii) the function of for pedestrians and vehicles including safe and effective design treatments to address user conflicts between pedestrians and vehicles;</li> <li>ix) details of pavement treatments coordinated with the landscape plans;</li> </ul> <p>b) Submit to EDQ TS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS the following:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Certification Procedures Manual;</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 works constructed in accordance with this condition.</li> </ul> <p><b>ADVICE NOTE:</b> <i>Functional layouts will need to provide details for the entire length of Research Road from Butterfield Street to the Parking Station entry that provides an overall context to demonstrate that the design is coordinated and consistent with works within the PDA. The CPM will only apply to works within the PDA.</i></p>	<p>b) Prior to commencing roadworks</p> <p>c) Prior to commencement of use of the Northern Car Park</p> <p>d) Prior to commencement of use of the Northern Car Park</p>
21.	<p><b>Street lighting (Public)</b></p> <p><b>Where street lighting is required within a public road, comply with either parts a) and c) or parts b) and c) of this condition.</b></p> <p>a) Design and install a Rate 2 street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> <li>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii) be endorsed by Council as the Energex 'billable customer';</li> <li>iv) be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces.</li> </ul> <p>b) Design and install a Rate 3 street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including</p>	<p>a) – c) Within 6 months of the completion of demolition of the Lady Ramsay Childcare centre (located corner of Bramston Terrace and Back Road) <b>OR</b> prior to 31 December 2026, WHICHEVER OCCURS FIRST.</p>

	<p>footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) be in accordance with Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</li> <li>ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’.</li> <li>iii) meet the requirements of Energex for unmetered supply</li> <li>iv) be endorsed by the relevant ownership authority.</li> </ul> <p>c) Submit to EDQ TS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council and Energex</p> <p><b>ADVICE NOTE:</b> <i>This condition applies to ‘Bramston Terrace and Back Road Intersection’ as shown in approved plan DA-01, Rev 7, dated 19.05.21 – Clarification of Roadworks Defined Scopes/Stages, prepared by Cox Architecture (As Amended in Red 18/03/2024).</i></p>	
22.	<p><b>Vehicle access</b></p> <ul style="list-style-type: none"> <li>a) Construct vehicle crossovers: <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with the approved plans or in accordance with Council’s standards for crossover.</li> </ul> </li> <li>b) Submit to EDQ TS RPEQ certification that the crossovers have been constructed in accordance with 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>
23.	<p><b>Refuse collection</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor for the proposed development</li> <li>b) Implement the refuse collection arrangements 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) At all times following commencement of use</li> </ul>
24.	<p><b>Car parking</b></p> <ul style="list-style-type: none"> <li>a) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities, TAPS and the approved plans.</li> <li>b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>Prior to commencement of use</li> </ul>
25.	<p><b>Bicycle parking</b></p> <ul style="list-style-type: none"> <li>a) Construct, sign and delineate bicycle parking facilities generally in accordance with Australian Standard AS2890.3 – 1993 Bicycle parking facilities and the approved plans.</li> <li>b) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with 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>

26.	<b>Water connection</b>  Connect the approved development to the existing water reticulation network generally in accordance with UU current adopted standards.  <b>ADVICE NOTE:</b> <i>Where upgrades are required external to the PDA the applicant will be required to obtain operational works approvals with UU.</i>	Prior commencement of use
27.	<b>Sewer connection</b>  Connect the approved development to the existing sewer reticulation network generally in accordance with UU current adopted standards.  <b>ADVICE NOTE:</b> <i>Where upgrades are required external to the PDA the applicant will be required to obtain operational works approvals with UU.</i>	Prior commencement of use
28.	<b>Stormwater connection</b>  Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and generally in accordance with Council's current adopted standards.	Prior commencement of use
29.	<b>Stormwater management (quality)</b>  a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards – Stormwater quality and:</li> <li>ii) Approved plans and reports</li> </ul> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition. In addition, submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Metro North.	a) Prior to commencement of Early works  b) Prior to commencement of use  c) Prior to commencement of use
30.	<b>Stormwater management (quantity)</b>  a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</li> <li>ii) Approved Plans and Reports</li> </ul> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of Early Works  b) Prior to commencement of use  c) Prior to commencement of use

31.	<b>Electricity</b> <p>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
32.	<b>Telecommunications</b> <p>a) Submit to EDQ TS 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</p> <p>b) Prior to commencement of use</p>
33.	<b>Broadband</b> <p>a) Submit to EDQ TS 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 Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects.</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</p> <p>b) Prior to commencement of use</p>
<b>Landscape and building works</b>		
34A	<b>Streetscape works – Compliance Assessment</b> <p>a) Submit to EDQ TS, 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.</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> <li>6. Be consistent with the civil road functional layouts</li> </ol> <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use of the Northern Car Park</p>

	<p>c) Submit to EDQ TS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council and/or Metro North.</p> <p><b>ADVICE NOTE:</b> For the purposes of this condition, streetscape works includes all works between a road (including private road) and the property boundary and includes all landscape elements and footpath. The streetscape works includes those area identified within Conditions 19A and 20.</p>	<p>c) Prior to commencement of use of the Northern Car Park</p>
<b>34B</b>	<p><b>Streetscape works – Compliance Assessment</b></p> <p>a) Submit to EDQ TS, 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.</p> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> <li>7. location and type of street lighting in accordance with AS1158 –‘Lighting for Roads and Public Spaces’;</li> <li>8. footpath treatments;</li> <li>9. location and specifications of streetscape furniture;</li> <li>10. location and size of stormwater treatment devices; and</li> <li>11. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</li> <li>12. Be consistent with the civil road functional layouts</li> </ol> <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 TS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council and/or Metro North.</p> <p><b>ADVICE NOTE:</b> For the purposes of this condition, streetscape works includes all works between a road (including private road) and the property boundary and includes all landscape elements and footpath. The streetscape works includes those area identified within Conditions 18 and 19B.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Within 6 months of the completion of demolition of the Lady Ramsay Childcare centre (located corner of Bramston Terrace and Back Road) OR prior to 31 December 2026, WHICHEVER OCCURS FIRST.</p> <p>c) Within 6 months of the completion of demolition of the Lady Ramsay Childcare centre (located corner of Bramston Terrace and Back Road) OR prior to 31 December 2026, WHICHEVER OCCURS FIRST.</p>

35.	<b>Acoustic treatments</b>  a) Construct the approved development to include the acoustic treatments specified in the following approved document: <i>i) Noise Impact Assessment for Development Application prepared by Floth, Doc No: A-NIA-0001 Issue A, dated 27<sup>th</sup> July 2020</i>  b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use         b) Prior to commencement of use
36.	<b>Easements over infrastructure</b>  a) 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.  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.	a) Prior to commencement of use
37.	<b>Road dedication (subject to the CA of the Bramston Roundabout)</b>  a) Where dedication is required, dedicate new road, in accordance with condition 18.	a) Within six (6) months completion of Condition 18 (d)
<b>Building and Public Realm conditions</b>		
38.	<b>Architectural Details – Compliance Assessment</b>  a) Carry out the approved external details, treatment and materiality in accordance with the detailed approved plans. If there are any changes proposed to the external details the compliance assessment under part b) of this condition is required.  b) Where any changes are proposed to be made to the external details, treatments and materiality, submit to the MEDQ for Compliance Assessment detailed architectural plans illustrating further details of the building. The detailed plans are to be prepared and certified by a Registered Architect and include the following items: i. Elevation and facade treatment drawings for all floor levels that demonstrate the final design outcomes for all elevations of the built form including (where relevant): ii. 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, screens, doors, windows, projecting fins and planter beds/trellises; iii. facade treatment (including acoustic treatment measures and devices to contain light spill); iv. all servicing and infrastructure, including but not limited to padmount transformers, pump rooms, fire hydrant boosters etc; v. roof top or building capping elements, awnings and soffits; vi. one rendered perspective showing the intended finished built form; vii. external materials; and	a) At all times         b) Prior to building work above ground level commencing

	<p>vii. colours and finishes.</p> <p>The architectural drawings must:</p> <ol 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 materials, colours and finishes; and</li> <li>have title blocks and be cross referenced to larger scaled drawings.</li> </ol> <p>c) Submit to EDQ DA certification by a Registered Architect confirming that the building as been constructed in accordance with the approved architectural plans.</p>	<p>c) Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
39.	<p><b>Research Road Pedestrian Entrance – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed architectural plans for the awning and/ or shade elements at the pedestrian entrance off Research Road as indicated on the following approved plan: <i>DA-13 Elevations North &amp; East prepared by Cox, Revision 5 dated 16/02/2021 as amended in red 23/04/2021.</i></p> <p>The detailed architectural plans must:</p> <ol style="list-style-type: none"> <li>Include dimensions for the extent of the projection over the entrance</li> <li>nominate colour and finish</li> <li>Include a rendered perspective of the awning</li> </ol> <p>b) Carry out the works in accordance with the plans approved under part a) of this condition.</p> <p>c) Submit to EDQ DA certification by a Registered Architect confirming that the awning has been constructed in accordance with the approved architectural plans.</p>	<p>a) Prior to the commencement of Building Works.</p> <p>b) Prior to the commencement of use</p> <p>c) Prior to the commencement of use</p>
40.	<p><b>Landscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, updated landscape plans for:</p> <ul style="list-style-type: none"> <li><i>Surface Treatment Plan Level 00 – Ground Level revision F, drawing 201, prepared by Form and dated 18/02/2021 (as amended in red on 23/04/2021)</i></li> </ul> <p>The updated landscape plan must:</p> <ol style="list-style-type: none"> <li>Include ground cover planting and 3 x 2000L trees as per the amendments in red on the approved plan.</li> <li>Detail the location and species of all proposed planting.</li> <li>Be certified by an AILA landscape architect</li> </ol>	<p>a) Prior to the commencement of landscape works.</p>



	<p>b) Submit to EDQ DA for Compliance Assessment, updated landscape plans for:</p> <ul style="list-style-type: none"> <li>• <i>Surface Treatment Plan Level 01 revision F, drawing 203 prepared by Form and dated 18/02/2021 (as amended in red on 23/04/2021).</i></li> </ul> <p>The updated landscape plans must:</p> <ol style="list-style-type: none"> <li>Include the details and location of all proposed planting which are required to be installed as per the amendments in red on the approved plan.</li> <li>Detail the location and species of all proposed planting.</li> <li>be certified by an AILA Registered Landscape Architect</li> </ol> <p>c) Construct the works in accordance plans approved under part a) and b) of this condition.</p> <p>d) Provide certification from an AILA, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.</p>	<p>b) Prior to the commencement of landscape works.</p> <p>c) As indicated.</p> <p>d) Prior to the commencement of use.</p>
41.	<p><b>Landscape Maintenance Plan – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, a feeding, watering, and general maintenance regime for all on site landscaping. The maintenance regime must:</p> <ol style="list-style-type: none"> <li>Include an irrigation system management plan demonstrating that all areas of landscaping not in natural ground, which are on concrete slabs or podium, will be irrigated.</li> <li>Detail how hard-to-access areas for the re-vegetation area will be accessed and maintained.</li> <li>Be certified by an AILA Registered Landscape Architect.</li> </ol> <p>b) Maintain the works in accordance plans approved under part a) of this condition.</p> <p><b>ADVICE NOTE:</b> <i>all trellis planting and podium planting requires irrigation.</i></p>	<p>a) Prior to the commencement of landscape works.</p> <p>b) At all times.</p>
42.	<p><b>Compliance Assessment – Wayfinding and Lighting Plan</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, a Wayfinding Strategy and Lighting plan for the site. The plan is to address the strategic and local context, and detail at a minimum:</p> <ol style="list-style-type: none"> <li>Wayfinding principles and elements within the Development and how these: <ol style="list-style-type: none"> <li>Integrate into the wider surrounding Herston Health landscape;</li> <li>Stitch together a coherent navigable landscape;</li> <li>Identify a clear vertical connection between Back and Research Roads which is publicly accessible 24/7.</li> </ol> </li> </ol> <p>b) Design the development in accordance with the Wayfinding Strategy approved under part a) of this condition.</p>	<p>a) Prior to public realm and/or landscape works</p> <p>b) At all times</p>

43.	<p><b>Security Lighting</b></p> <p>a) Submit to EDQ TS, detailed plans certified by an RPEQ for the installation and maintenance of a security lighting system. This system must operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances and vegetated areas.</p> <p>Ensure that all external lighting is in accordance with Australian Standard – AS4282 – Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.</p> <p>Ensure lighting over accessible pathways covered by permanent awnings is in accordance with Australian Standard – AS/NZS 1158.3.1 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements.</p> <p>Lighting must be maintained in a safe and good working order.</p> <p>b) Install the security lighting system generally in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of use and then to be maintained.</p> <p>b) Prior to the commencement of use.</p>
44.	<p><b>Public Access 24/7</b></p> <p>a) Submit to EDQ DA, a plan that provides and maintains unimpeded and safe 24-hour public access through the site and to the building, including a vertical connection between Research Road and Back Road. This plan is to demonstrate compliance with AS1428.1 and AS1428.2 where applicable.</p> <p>b) Maintain access 24/7 as per the plan approved under part a) of this condition.</p>	<p>a) Prior to commencing Building work above ground</p> <p>b) As indicated</p>
45.	<p><b>Crime Prevention Through Environmental Design Assessment Report – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment a Crime Prevention Through Environmental Design (CPTED) Assessment Report (AR), prepared by a suitable qualified and experienced person which assess the development and addresses at a minimum:</p> <ol style="list-style-type: none"> <li>i. Adherence to the Crime Prevention Through Environmental Design – Guidelines for Queensland, 2007 prepared by Queensland Government, in particular (where relevant): <ol style="list-style-type: none"> <li>A. Natural surveillance through clear sightlines is maximized;</li> <li>B. Pathways and signage are legible, to support easy way-finding;</li> <li>C. Consistent, high levels of lighting of areas intended for night-time use and key pedestrian/cycle pathways;</li> <li>D. Use of CCTV and security patrols in key areas.</li> </ol> </li> <li>ii. Provision of a security risk assessment;</li> <li>iii. Confirmation that the CPTED AR reflects the current detailed design of the development;</li> <li>iv. Advice on whether the perimeter lighting illumination will form any part of the security providers contract and whether any variation of the perimeter lighting illumination is proposed.</li> </ol>	<p>a) Prior to building work above ground level commencing</p>

	b) Design all relevant elements of the development to comply with the requirements of the CPTED AR approved under part a) of this condition.	b) At all times
<b>Infrastructure contributions</b>		
46.	<p><b>Infrastructure Charges</b></p> <p>Unless an infrastructure agreement (or another approved written arrangement) provides to the contrary, pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is a MCU, 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

47.	<p><b>Other Approvals</b></p> <p>Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.</p>	As indicated.
48.	<p><b>Contaminated Land</b></p> <p>Pursuant to the Environmental Protection Act 1994, a suitability statement confirming that the site is suitable for the proposed future hospital use will be required. The suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act.</p>	Prior to the commencement of use.
49.	<p><b>Butterfield Street Road Upgrades</b></p> <p>Butterfield Street is required to be upgraded in accordance with the Development Charges Offset Plan (DCOP) and supporting Infrastructure Planning Background Report (IPBR) and Council requirements. The extent and detailed design of these works are however outside of the PDA and the applicant is advised that a separate Operational Works approval will be required to be obtained from Brisbane City Council for these works. The timing and scope of these upgrades will be determined as part of future applications within the Herston Priority Development Area or as determined by an executed Infrastructure Agreement.</p>	As indicated.

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