



Our ref: DEV2020/1124/4

18 July 2024

Gansons Pty Ltd, Ganboys Pty Ltd and Ganbros Pty Ltd
C/- Mewing Planning Consultants
Att: Frances Cassaniti
GPO Box 1506
BRISBANE QLD 4001

Email: Frances.Cassaniti@mewing.com.au

Dear Frances

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Food and Drink Outlet (<250M²), Shop (where located at ground level and not exceeding 250M² per tenancy), and Park and a Preliminary Approval for a Material Change of Use for a Master Plan for Office, Research and Technology Industry, Health Care Services, Hospital, Food and Drink Outlet (<250M²), Shop (where located at ground level and not exceeding 250M² per tenancy), Showroom, Warehouse, Indoor Sport and Recreation (Gymnasium), and Park at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4 on SP312302

On 18 July 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 [Current applications and approvals](#).

If you require any further information, please contact Ms Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.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)	Bowen Hills PDA	
Site address	12-18 Thompson Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP121293
	Lot 4	SP312302
PDA development application details		
DEV reference number	DEV2020/1124/4	
'Properly made' date	20 December 2023	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Development Permit for Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Food and Drink Outlet (<250M ²), Shop (where located at ground level and not exceeding 250M ² per tenancy), and Park and a Preliminary Approval for a Material Change of Use for a Master Plan for Office, Research and Technology Industry, Health Care Services, Hospital, Food and Drink Outlet (<250M ²), Shop (where located at ground level and not exceeding 250M ² per tenancy), Showroom, Warehouse, Indoor Sport and Recreation (Gymnasium), and Park	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approval is for amendments to the PDA development approval:</p> <ul style="list-style-type: none"> Reduce building height from fourteen (14) storeys to eight (8) storeys. Reduce Stage 1 GFA from 12,576m² to 8,011m². Reduce car parking spaces from 114 to 78 car spaces. Reduce the sufficient grounds package by removing Conditions 8, 9, 10, 25. 	

	<ul style="list-style-type: none"> • Update Condition 24 to reflect amendments to the approval. • Amended Condition 29 for clarity. • Update Condition 11 to remove the requirement for 'Rooftop planting'. Added further detail on 'Podium planters'. • Remove Condition 44 and 45 as a result of the changes to the sufficient grounds package. • Amend Condition 57 to remove the requirement for the sequential development of Stages 2-4. • Amend the Plan of Development to reflect the amendments to the approval. • Amend the approved Architectural plans to reflect the amendments to the approval. • Introduced new Condition 58 to reflect the updates within the POD regarding the public open space in Stage 2. • Administrative changes to conditions to ensure that it is current. <ul style="list-style-type: none"> ○ Condition 7 ○ Condition 12 ○ Condition 21 ○ Condition 23 ○ Condition 28 ○ Condition 33 ○ Condition 34 ○ Condition 41 ○ Condition 49 ○ Condition 52 ○ Condition 53 • Updated references of EDQ TS to EDQ IS.
Original Decision date	22 December 2021
1 st Change to approval date	19 June 2023
2 nd Change to approval date	18 July 2024
Currency period	Development Permit - Six (6) years from the original decision date Preliminary Approval - Fifteen (15) years from the original decision date

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner, EDQ DA
Manager	Jennifer Sneesby, Manager, EDQ DA
Engineer	Sanjib Bhowmick, Senior Engineer, EDQ IS
Delegate	Beatriz Gomez, Director, EDQ DA

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.	Title Page, prepared by DWP	DD-000 Issue 20	07 February 2024
2.	Area Summary, prepared by DWP	DD-002 Issue 33	07 February 2024
3.	Lower Ground, prepared by DWP	DD-090 Issue 34	07 February 2024
4.	Lower Ground – Mezzanine, prepared by DWP	DD-091 Issue 30	07 February 2024
5.	Ground Floor, prepared by DWP	DD-100 Issue 73	15 April 2024
6.	Level 2 – Typical Carpark, prepared by DWP	DD-102 Issue 59	07 February 2024
7.	Level 3 – Typical Carpark, prepared by DWP	DD-103 Issue 56	07 February 2024
8.	Level 4 – Tower, prepared by DWP	DD-104 Issue 47	07 February 2024
9.	Level 5 – Tower, prepared by DWP	DD-106 Issue 58	07 February 2024
10.	Level 6 – Tower, prepared by DWP	DD-107 Issue 42	07 February 2024
11.	Level 7 – Tower, prepared by DWP	DD-109 Issue 18	07 February 2024
12.	Level 8 – Tower, prepared by DWP	DD-110 Issue 52	07 February 2024
13.	Level 9 – Plant Room, prepared by DWP	DD-111 Issue 56	07 February 2024
14.	Level – Roof Plan, prepared by DWP	DD-112 Issue 20	07 February 2024
15.	Elevation – North, prepared by DWP	DD-200 Issue 46	07 February 2024
16.	Elevation – East, prepared by DWP	DD-201 Issue 45	07 February 2024
17.	Elevation – South, prepared by DWP	DD-202 Issue 44	07 February 2024
18.	Elevation – West, prepared by DWP	DD-203 Issue 44	07 February 2024
19.	Section, prepared by DWP	DD-300 Issue 39	07 February 2024
20.	Section, prepared by DWP	DD-301 Issue 41	07 February 2024
21.	Section, prepared by DWP	DD-302 Issue 39	07 February 2024
22.	Section, prepared by DWP	DD-303 Issue 36	07 February 2024
23.	Section, prepared by DWP	DD-304 Issue 3	07 February 2024
24.	Landscape Area Plans, prepared by DWP	DD-600 Issue 24	07 February 2024
25.	Landscape Area Plans, prepared by DWP	DD-601 Issue 26	07 February 2024
26.	GFA Area Plans, prepared by DWP	DD-610 Issue 23	07 February 2024
27.	GFA Area Plans, prepared by DWP	DD-611 Issue 23	07 February 2024
28.	NLA Area Plans, prepared by DWP	DD-620 Issue 24	07 February 2024
29.	NLA Area Plans, prepared by DWP	DD-621 Issue 24	07 February 2024
30.	'Plan of Development', prepared by Mewing Planning Consultants	N/A	March 2024 (Amended In Red 08 July 2024)

31.	' <i>Masterplan Basement Diagram</i> ', prepared by Red Door Architecture	DA-060, Rev. 9	6 April 2021 (Amended in Red 15 July 2024)
32.	' <i>Masterplan Pedestrian & Cyclist Circulation</i> ', prepared by Red Door Architecture	DA-062, Rev. 6	6 April 2021 (Amended in Red 15 May 2024)
33.	' <i>Staging Masterplan – Stage 1</i> ', prepared by Red Door Architecture	DA-091, Rev. 9	19 April 2021 (Amended in Red 15 May 2024)
34.	' <i>Staging Masterplan – Stage 2</i> ', prepared by Red Door Architecture	DA-092, Rev. 9	19 April 2021 (Amended in Red 15 May 2024)
35.	' <i>Staging Masterplan – Stage 3</i> ', prepared by Red Door Architecture	DA-093, Rev. 9	19 April 2021 (Amended in Red 15 May 2024)
36.	' <i>Staging Masterplan – Stage 4</i> ', prepared by Red Door Architecture	DA-094, Rev. 9	19 April 2021 (Amended in Red 15 May 2024)
37.	' <i>Masterplan Site Sections</i> ', prepared by Red Door Architecture	DA-120, Rev. 11	6 April 2021 (Amended in Red 15 May 2024)
38.	' <i>Masterplan Site Sections</i> ', prepared by Red Door Architecture	DA-121, Rev. 11	6 April 2021 (Amended in Red 15 May 2024)
39.	Engineering Services Assessment, prepared by Robert Bird Group	IM:KG CO/CV 22292A	17 November 2023
40.	Erosion and Sediment Control Plan, prepared by Robert Bird Group	22292-RBG-ZZ-XX- DR-CV-81001 Revision P02	17 November 2023 (Amended in Red 17 May 2024)
41.	Erosion and Sediment Control Details, prepared by Robert Bird Group	22292-RBG-ZZ-XX- DR-CV-81101 Revision P02	17 November 2023
42.	Bulk Earthworks Plan, prepared by Robert Bird Group	22292-RBG-ZZ-XX- DR-CV-82001 Revision P02	17 November 2023 (Amended in Red 17 May 2024)
43.	Road Functional Plan, prepared by Robert Bird Group	22292-RBG-ZZ-XX- DR-CV-83001 Revision P02	17 November 2023 (Amended in Red 17 May 2024)
44.	Stormwater Drainage Plan, prepared by Robert Bird Group	22292-RBG-ZZ-XX- DR-CV-87001 Revision P02	17 November 2023 (Amended in Red 17 May 2024)
45.	' <i>Thompson Street Landscape Design Report</i> ', prepared by RPS	PR145652-1, Issue O	20 April 2021 (Amended in Red 19 June 2024)

Plans and documents previously approved on 22 December 2021		Number	Date
46.	<i>'Masterplan Vehicle Circulation Diagram'</i> , prepared by Red Door Architecture	DA-061, Rev. 13	6 April 2021 (Amended in Red 14 September 2021)
47.	<i>'Masterplan Ground Level Diagram'</i> , prepared by Red Door Architecture	DA-070, Rev. 6	6 April 2021 (Amended in Red 14 September 2021)
48.	<i>'Masterplan Podium Level Diagram'</i> , prepared by Red Door Architecture	DA-071, Rev. 6	6 April 2021 (Amended in Red 14 September 2021)
49.	<i>'Masterplan Tower Diagram'</i> , prepared by Red Door Architecture	DA-072, Rev. 12	6 April 2021 (Amended in Red 14 September 2021)
50.	<i>'Tower 1 Lighting Design'</i> , prepared by Red Door Architecture	N/A	April 2021
51.	<i>'Ground Floor – Lighting Design Plan'</i> , prepared by Red Door Architecture	Ref. DA-810, Rev. 8	19 April 2021
52.	<i>'Podium & Roof – Lighting Design Plan'</i> , prepared by Red Door Architecture	Ref. DA-811, Rev. 8	19 April 2021
53.	<i>'Covenant Form 31'</i> , prepared by McCullough Robertson		20 December 2021 (Amended in Red 20 December 2021)
54.	<i>'Noise Impact Assessment'</i> , prepared by Stantec	Ref. 45289, Rev. 002	20 April 2020
55.	<i>'Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects'</i> , prepared by Stantec	Project No: 45289	30 September 2020
56.	<i>'Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects'</i> , prepared by Stantec	Project No: 45289	16 November 2020
Supporting plans and documents			
To remove any doubt, the following plans and documents are not approved for the purposes of the PDA development approval and are supporting documents only for information purposes			
57.	<i>'Road Widening Plan – 12-18 Thompson Street'</i> , prepared by Brisbane City Council	RC16029, Issue 1	18 September 2019
58.	<i>'Sufficient Grounds Package'</i> , prepared by Mewing Planning Consultants	N/A	Undated (Amended in Red 21 July 2021)
59.	<i>'Lease No 720666540'</i> on Lot 1 on RP121293	Lease No 720666540	Term: 18/12/2020 to 17/12/2030 Option Nil
60.	<i>Bowen Hills Medical Centre – Minor Update (DRAFT ONLY)</i> , prepared by Stantec	304900331	21 November 2023

61.	12 Thompson Street, Bowen Wills Access Review, Ground Level B85, B99 & RCV Swept Paths	304900331-01, Sheet 1 of 2, Issue P6	09 April 2024
62.	12 Thompson Street, Bowen Wills Access Review, Ground Level MRV Swept Paths	304900331-04, Sheet 2 of 2, Issue P6	09 April 2024

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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

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

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

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

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

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- 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.

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

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

- 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@edq.qld.gov.au
 b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
THE FOLLOWING APPLY TO THE MCU DEVELOPMENT PERMIT (STAGE 1)		
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ol style="list-style-type: none"> i.) The approved plans and documents; and ii.) Any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use, or endorsement of the BFP, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with: <ol style="list-style-type: none"> a) The approved plans and documents; and b) Any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use
Planning and Urban Design		
3.	Sufficient Grounds – Creative Lighting – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment a detailed creative lighting strategy prepared by a suitably qualified consultant which demonstrates the building has been designed to incorporate creative lighting generally in accordance with: <ol style="list-style-type: none"> i) Council's <i>'City of Lights Strategy 2017'</i>; ii) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>; and iii) The following approved plans: <ol style="list-style-type: none"> a. <i>'Tower 1 Lighting Design'</i>, prepared by Red Door Architecture (April 2021) 	a) Prior to commencement of building works

PDA Development Conditions

No.	Condition	Timing
	<p>b. 'Ground Floor – Lighting Design Plan', prepared by Red Door Architecture (Ref. DA-810, Rev. 8, dated 19 April 2021)</p> <p>c. 'Podium & Roof – Lighting Design Plan', prepared by Red Door Architecture (Ref. DA-811, Rev. 8, dated 19 April 2021)</p> <p>b) Construct the approved development generally in accordance with the creative lighting strategy endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the development has been constructed generally in accordance with the creative lighting strategy endorsed 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</p>
Environmentally Sustainable Design		
4.	<p>Sufficient Grounds – Energy Efficiency – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment a detailed energy efficiency report prepared by a suitably qualified consultant which demonstrates that the building has been designed to incorporate <u>all</u> of the following:</p> <ul style="list-style-type: none"> i) Integration of solar generation technology within the built form or public realm. ii) Integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm. iii) Integration of smart technology which passively controls the use of electricity. <p>b) Construct the approved development generally in accordance with the energy efficiency report endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies that the development has been constructed generally in accordance with the energy efficiency report endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use</p>
5.	<p>Sufficient Grounds – Electric Vehicle Charging Station</p> <p>a) Install a minimum three (3) Destination chargers (three phase 22kW AC charger or 25kW DC) in a visitor car park on the Level 2 Carpark. These car parks are to be reserved for short term parking, with a 1 to 3-hour time limit.</p>	<p>a) Prior to commencement of use, or endorsement of BFP, whichever occurs first</p>

PDA Development Conditions

No.	Condition	Timing
	b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
6.	<p>Electric Vehicle Charging Station Capacity</p> <p>a) Install the following:</p> <ul style="list-style-type: none"> i) Electrical capacity for Basic AC charging on all non-visitor (i.e. employee) parking spaces. The Basic AC charging must be installed such that it can be readily replaced with a dedicated electric vehicle charger at a later date. ii) Electrical load control to manage development peak demand for electronic vehicle charging. <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use, or endorsement of the BFP, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
7.	<p>Sustainability – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment a sustainability report prepared by a suitably qualified consultant which demonstrates how the building has been designed to satisfy Section 2.5.4.1 of the Bowen Hills Priority Development Scheme. This report must demonstrate this outcome on the base building only, excluding internal fitouts.</p> <p><i>Note: An equivalent tool to “4 star Green Star: Design and as Built certification” is Greenstar Buildings V1.</i></p> <p>b) Construct the approved development generally in accordance the report endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the the development has been constructed generally in accordance the sustainability report endorsed under part a) of this condition and satisfies Section 2.5.4.1 of the Bowen Hills Priority Development Scheme.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use, unless otherwise agreed in writing by the MEDQ</p>

Landscaping	
8.	DELETED
9.	DELETED
10.	DELETED
11.	<p>Landscape works – Compliance Assessment</p> <p>Submit to EDQ DA, for Compliance Assessment, detailed landscape plans prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of green facades / walls. The detailed landscape plans shall be generally in accordance with the approved plans and address the following:</p> <p><u>Planting – generally</u> Provide details, locations, pot size and all plant species to be utilised in the podium and façade landscape.</p> <p><u>Podium planters</u> Podium rooftop planting to achieve a minimum of 6.0m wide landscaping buffer on the southern edge, tapering to 3.0m around the western boundary, as generally shown on <i>Level 5 – Tower</i>, Drawing Number DD-106 Issue 58, dated 07 February 2024. Provide podium planter details demonstrating the following minimum media depths can be achieved:</p> <ul style="list-style-type: none"> i) Ground covers with a mature height of 200mm or less – minimum 300mm; ii) 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; iii) Shrubs with a mature height of 200mm or more – minimum 600mm; iv) Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater. v) Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures. <p><u>Façade planting</u> Provide details about the planting and maintenance of any planting on each façade, including:</p> <ul style="list-style-type: none"> i) Structure – details of all elements attached to structure to support plant growth / climbing. ii) Media type – specification of light-weight media suitable for vertical planting on built structures. iii) Media volume – upper levels: <ul style="list-style-type: none"> a) Minimum planting depth 400mm minimum media volume. b) 100L media for every 1m² foliage at 100mm of thickness. c) The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.

For all parts of this condition, prior to commencement of site works

	<p><u>Irrigation and maintenance</u> Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</p>	
12.	<p>Landscape works– construction</p> <p>a) Construct landscape works generally in accordance with the certified plans submitted under condition 11 of this condition.</p> <p>b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</p> <p>c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally 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) During construction</p> <p>c) Prior to commencement of use or BFP endorsement whichever occurs first</p>
Construction Management & Engineering		
13.	<p>Hours of work - Construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
14.	<p>Out of hours construction work - Compliance Assessment</p> <p>Where out of hours construction work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include the applicable fee and a duly completed out of hours work request form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
15.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
16.	<p>Construction Management Plan</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"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), 	a) Prior to commencement of site works

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

	<p>causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</p> <p>iii) complaints procedures;</p> <p>iv) site management:</p> <ol style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities, including efficiently sort and minimise waste and maximise recycling opportunities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas and strategies to limit on street parking; 10. of anticipated staging and programming; 11. Any services or other authority's assets within and external to the site to be affected by the different phases of the Works, (assets include water, sewer, stormwater, street trees, kerb-side allocation signs, line marking, bus stops, loading zones, parking meters and ticket dispensers) the proposed management. and responsible entity for the required approvals to undertake adjustments to the identified asset and the approximate timing of the required adjustment 12. A site layout plan superimposed on the Road plan identifying the areas to be affected by the construction and access activities; and 13. for the provision of safe and functional emergency exit routes. <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>17.</p>	<p>Erosion and Sediment Control Plan</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, generally in accordance with the following documents:</p>	<p>a) Prior to commencement of site works</p>

	<ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>b) During construction</p>
<p>18.</p>	<p>Traffic management plan</p> <ul style="list-style-type: none"> a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and 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. 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><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>	<ul style="list-style-type: none"> a) Prior to commencement of site works b) During construction
<p>19.</p>	<p>Construction noise management plan</p> <ul style="list-style-type: none"> a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must be prepared in accordance with the EP ACT and address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; 	<ul style="list-style-type: none"> a) Prior to commencement of site works

	<ul style="list-style-type: none"> iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <ul style="list-style-type: none"> b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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. 	<ul style="list-style-type: none"> b) During construction c) As requested by EDQ
<p>20.</p>	<p>Structural monitoring and vibration report</p> <ul style="list-style-type: none"> a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: <ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1. new excavation; 2. installation of new foundations (i.e. piling); 3. proposed methods to mitigate and control vibration and ground movement during construction; 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; iii.) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. iv.) confirmation that BCC and UU have reviewed the monitoring procedure for works adjacent to the road and drainage and water and sewer infrastructure; b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) During construction
<p>21.</p>	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; and ii) the approved Bulk Earthworks Plan (22292-RBG-ZZ-XX-DR-CV-82001 Revision P02), prepared by Robert Bird Group, dated 17 November 2023 (Amended In Red 17 May 2024) subject to changes resulting from the amended plans approved as part of the change to approval. 	<ul style="list-style-type: none"> a) Prior to commencement of site works

	<p>The certified detailed earthworks plans shall:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by conditions of this approval; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <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"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<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>22. Acid sulfate soils</p>	<ul style="list-style-type: none"> a) Where on-site ASS is 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). 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. 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 a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of or during site works b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first
<p>23. Retaining walls</p>	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; 	<ul style="list-style-type: none"> a) Prior to commencement of site works

	<ul style="list-style-type: none"> ii) designed generally in accordance with Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); iii) located and designed generally in accordance with the approved Bulk Earthworks Plan (22292-RBG-ZZ-XX-DR-CV-82001 Revision P02), prepared by Robert Bird Group, dated 17 November 2023 (Amended In Red 17 May 2024) subject to changes resulting from the amended plans approved as part of the change to approval. <ul style="list-style-type: none"> b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first
<p>24.</p>	<p>Sufficient Grounds - Murray Street and Thompson Street Streetscape Upgrade Works – Compliance Assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ DA, for Compliance Assessment, detailed streetscape upgrade works drawings for both Murray Street and Thompson Street, demonstrating the works to be delivered in accordance with the approved plans , 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>The certified drawings must be designed generally in accordance with the following, where relevant:</p> <ul style="list-style-type: none"> i) approved plans; ii) Council’s standards; iii) location and type of street lighting in accordance with AS1158 <i>‘Lighting for Roads and Public Spaces’</i>; iv) footpath treatments v) Driveways cross overs treatment including tactile paver treatments; vi) location and specifications of streetscape furniture; vii) location and size of stormwater treatment devices; and viii) street trees with a minimum size of 200L and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines; <ul style="list-style-type: none"> b) Construct the streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans for the Stage 1 streetscape works, certified by an AILA, and asset register in a format acceptable to Council. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

	d) Maintain the works constructed.	d) Until completion of on-maintenance for Stage 1
25.	DELETED	
26.	<p>Street lighting</p> <p>Street lighting shall comply with either parts a) and c) or parts b) and c) of this condition.</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"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces. <p>b) Design and install a Rate 3 street lighting system, certified by a suitably qualified and experienced 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"> i) be in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' ii) meet the requirements of AS3000 – 'SAA Wiring Rules'. iii) meet the requirements of Energex for unmetered supply be endorsed by the relevant ownership authority. <p>c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
27.	<p>Vehicle access – Murray Street</p> <p>a) Construct vehicle crossovers:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; ii) designed generally in accordance with the widths as per the approved plans (5.3m for the western access and 6.2m for the eastern access); and iii) with a minimum clearance height of 4.5m over each driveway crossover for a Medium Rigid Vehicle (MRV) to enter the site. <p>b) Submit to EDQ IS a risk assessment signed by a RPEQ in accordance with the <i>Certification Procedures Manual</i></p> <p>c) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
28.	<p>Compliance Assessment – Car parking and service bays</p> <p>a) Submit to EDQ IS an updated traffic report, certified by a RPEQ for Compliance Assessment. The updated report must:</p> <ul style="list-style-type: none"> i) Ensure GFAs listed in Tables 1 and 2 of the Traffic Letter regarding '<i>Bowen Hills Medical Centre – Minor Update</i> 	a) Prior to commencement of site works

	<p>(<i>DRAFT ONLY</i>), Document Number 304900331', prepared by Stantec, dated 21 November 2023, are consistent with the approved architectural plans.</p> <ul style="list-style-type: none"> ii) include retail GFA as part of the car park calculation and service bay requirement iii) clearly demonstrate, in accordance with Table 1 in the '<i>Bowen Hills Medical Centre – Minor Update (DRAFT ONLY)</i>', Document Number 304900331, prepared by Stantec, dated 21 November 2023: <ul style="list-style-type: none"> a. the service bay required by BCC TAPS Table 2. It should be noted that Table 1 shows the minimum number of on-site service bays; b. articulate any reduction lower than the TAPS minimum requirements; and c. show van bays near main building entrance in accordance with BCC TAPS Ch 3.3.1, Item 1. The porte cochère cannot be consider a loading zone for commercial vehicles, as it is reserved for passenger drop off and pick up zone. iv) must provide a layout plan demonstrating: <ul style="list-style-type: none"> a. Twenty-six (26) employee bicycle parking spaces b. Six (6) visitor bicycle parking spaces, located at ground level and in accordance with BCC TAPS Ch 11. v) provide a car parking and service bay layout plan, certified by a RPEQ, that meets the above requirements. vi) clearly detail any reduction or non-compliance. The report must be amended to demonstrate using similar and relevant examples to the subject development that the reduction of service bays operates satisfactory. vii) provide a layout that demonstrates access and on-site standing for an LRV in accordance with BCC TAPS Ch 3.3.1 Item 3, or otherwise provide RPEQ justification for why an LRV is not required. <ul style="list-style-type: none"> b) Submit to EDQ IS detailed engineering design, certified by an RPEQ, for car parking and service bay layout plan generally in accordance with the endorsed report under part a) of this condition. c) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans d) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part b) of this condition. 	<ul style="list-style-type: none"> b) Prior to commencement of site works c) During construction d) Prior to commencement of use or BFP endorsement, whichever occurs first
<p>29. Bicycle parking</p>	<ul style="list-style-type: none"> a) Construct, sign and delineate bicycle parking facilities: <ul style="list-style-type: none"> i) Generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the Traffic Report endorsed by EDQ under Condition 28 of DEV2020/1124/4. 	<p>For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first</p>

	<ul style="list-style-type: none"> ii) Providing the following: <ul style="list-style-type: none"> a. Twenty-six (26) employee bicycle parking space, and b. Six (6) visitor bicycle parking spaces at ground level. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition. 	
30.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
31.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Stormwater connection (lawful point of discharge) Connect the approved development to a lawful point of discharge: <ul style="list-style-type: none"> a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards. 	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
33.	Stormwater management – quality <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards – Stormwater quality and: ii) Stormwater Drainage Plan, Drawing No. 22292-RBG-ZZ-XX-DR-CV-87001 Revision P02, prepared by Robert Bird Group, dated 17 November 2023 (Amended in Red 17 May 2024). b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. 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. 	<ul style="list-style-type: none"> a) Prior to commencement of site works For parts b) and c) of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
34.	Stormwater management – quantity <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards – Stormwater 	<ul style="list-style-type: none"> a) Prior to commencement of site works

	<p>quantity and:</p> <p>ii) Stormwater Drainage Plan, Drawing No. 22292-RBG-ZZ-XX-DR-CV-87001 Revision P02, prepared by Robert Bird Group, dated 17 November 2023 (Amended in Red 17 May 2024).</p> <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>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>
35.	Underground Electrical and Telecommunication Reticulation <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication for the full frontage of Murray Street designed generally in accordance with Council's (or Energex) adopted standard.</p> <p>b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
36.	Electricity <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>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
37.	Telecommunications <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>	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
38.	Broadband <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</i></p>	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first

	<p><i>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>	
39.	<p>Refuse collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times following commencement of use</p>
40.	<p>Acoustic treatments</p> <p>a) Submit to EDQ IS an updated acoustic report, certified by a RPEQ, that includes impacts and mitigations strategy from mechanical services, and in addition to the recommendations specified in:</p> <ul style="list-style-type: none"> a. Section 7.1, dot points 2, 3 and 4 of the '<i>Noise Impact Assessment</i>', prepared by Stantec, dated 20 April 2020. b. Section 2.1 of the '<i>Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects</i>', prepared by Stantec, (Project No: 45289, dated 30 September 2020). c. Item 1.g of the '<i>Technical Memorandum 12-18 Thompson Street Material Change Use under PDA Development Permit Acoustic Aspects</i>', prepared by Stantec, (Project No: 45289, dated 16 November 2020). <p>b) Construct the development to include the acoustic treatments specified in the acoustic report endorsed under part (a) of this condition.</p> <p>c) Submit to EDQ IS an RPEQ certification that the requirements of parts a) and b) of this condition have been satisfied.</p>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
41.	<p>Air quality treatments</p> <p>a) Submit to EDQ IS an RPEQ certified Air Quality Report, prepared in accordance with the approved plans and documents.</p> <p>b) Construct development in accordance with part a).</p> <p>c) Submit to EDQ IS an RPEQ certification that the requirements of part a) and b) of this condition has been satisfied.</p>	<p>a) Prior to commencement of site works.</p> <p>b) During construction.</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>

42.	<p>Outdoor lighting</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>	Prior to commencement of use or BFP endorsement, whichever occurs first
43.	<p>Public infrastructure (damage, repairs and relocation)</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>
Surveying, land transfers and easements		
44.	DELETED	
45.	DELETED	
46.	<p>Road dedication</p> <p>Dedicate as new road, land identified on supporting plan '<i>Road Widening Plan – 12-18 Thompson Street</i>', prepared by Brisbane City Council (RC16029, Issue 1, dated 18 September 2019), except for a 2 x 2m chord corner truncation to be dedicated on the southern corner of Thompson and Murray Streets.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
47.	<p>Easements over infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements shall 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
INFRASTRUCTURE CONTRIBUTIONS		
48.	<p>Infrastructure Contributions</p> <p>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

**THE FOLLOWING APPLY TO THE PRELIMINARY APPROVAL
(STAGES 2 TO 4)**

<p>49.</p>	<p>Future development to be in accordance with the approved Preliminary Approval</p> <p>Any future development at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4 on SP312302 must be designed and developed generally in accordance with the following approved documents:</p> <ul style="list-style-type: none"> i) <i>'Plan of Development'</i>, prepared by Mewing Planning Consultants (May 2023, Amended In Red 8 July 2024) ii) <i>'Masterplan Basement Diagram'</i>, prepared by Red Door Architecture (DA-060, Rev. 9, 6 April 2021 (Amended in Red 15 July 2024)) iii) <i>'Masterplan Vehicle Circulation Diagram'</i>, prepared by Red Door Architecture (DA-061, Rev. 13, 6 April 2021 (Amended in Red 14 September 2021)) iv) <i>'Masterplan Pedestrian & Cyclist Circulation'</i>, prepared by Red Door Architecture (DA-062, Rev. 6, 6 April 2021 (Amended in Red 15 May 2024)) v) <i>'Masterplan Ground Level Diagram'</i>, prepared by Red Door Architecture (DA-070, Rev. 6, 6 April 2021 (Amended in Red 14 September 2021)) vi) <i>'Masterplan Podium Level Diagram'</i>, prepared by Red Door Architecture (DA-071, Rev. 6, 6 April 2021 (Amended in Red 14 September 2021)) vii) <i>'Masterplan Tower Diagram'</i>, prepared by Red Door Architecture (DA-072, Rev. 12, 6 April 2021 (Amended in Red 14 September 2021)) viii) <i>'Staging Masterplan – Stage 1'</i>, prepared by Red Door Architecture (DA-091, Rev. 9, 19 April 2021 (Amended in Red 15 May 2024)) ix) <i>'Staging Masterplan – Stage 2'</i>, prepared by Red Door Architecture (DA-092, Rev. 9, 19 April 2021 (Amended in Red 15 May 2024)) x) <i>'Staging Masterplan – Stage 3'</i>, prepared by Red Door Architecture (DA-093, Rev. 9, 19 April 2021 (Amended in Red 15 May 2024)) xi) <i>'Staging Masterplan – Stage 4'</i>, prepared by Red Door Architecture (DA-094, Rev. 9, 19 April 2021 (Amended in Red 15 May 2024)) xii) <i>'Masterplan Site Sections'</i>, prepared by Red Door Architecture (DA-120, Rev. 11, 6 April 2021 (Amended in Red 15 May 2024)) xiii) <i>'Masterplan Site Sections'</i>, prepared by Red Door Architecture (DA-121, Rev. 11, 6 April 2021 (Amended in Red 15 May 2024)) xiv) <i>'Thompson Street Landscape Design Report'</i>, prepared by RPS (PR145652-1, Issue O, 20 April 2021 (Amended in Red 19 June 2024)) 	<p>At all times.</p>
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<p>50.</p>	<p>Abbotsford Road Access – Site investigation area</p> <p>Access to the proposed development from Abbotsford Road is not permitted. All access to the development to be via Murray Street unless otherwise approved by the MEDQ.</p> <p><i>Note: For the avoidance of doubt, the existing access to Abbotsford Road as approved under interim use DEV2019/1025 can be maintained until the duration of lawful interim uses approved under PDA Development Approval DEV2019/1025 ceases on 3 June 2033.</i></p> <p><i>Note: Access from the indicated ‘Investigation area (access to Abbotsford Rd)’ subject to approval by the MEDQ and to involve consultation with Brisbane City Council.</i></p>	<p>From commencement of use of subsequent development at 12-18 Thompson Street, Bowen Hills described as Lot 1 on RP121293 and Lot 4 on SP312302 and then ongoing, unless otherwise agreed in writing by the MEDQ</p>
<p>51.</p>	<p>Whole-of-site Waste Management Strategy</p> <p>Submit a whole-of-site Waste Management Strategy for approval prepared by an appropriately qualified professional.</p>	<p>With any application for Development Permit for Material Change of Use</p>
<p>52.</p>	<p>Whole-of-site plot ratio</p> <p>Submit documentation demonstrating compliance with the maximum plot ratio of 3:1 permitted across whole of the site, being Lot 1 on RP121293 and Lot 4 on SP312302.</p> <p><i>Note: The total site has an area of 12,611m². which equates to a total allowable GFA across the site of 37,833m². The Stage 1 Development Permit (DEV2020/1124) approves a total GFA of 8,011m². The total remaining developable GFA for Stages 2, 3 & 4 is 29,822m². All development for Stages 2 – 4 is to provide documentation demonstrating compliance with the total allowable GFA across the site of 37,833m².</i></p>	<p>With any application for Development Permit for Material Change of Use</p>
<p>53.</p>	<p>Whole-of-site car parking rate</p> <p>Submit documentation demonstrating compliance with the maximum of 1 car parking space per 100m² gross floor area permitted across the whole of the site, being Lot 1 on RP121293 and Lot 4 on SP312302.</p> <p><i>Note: car parking applies to whole of site, and not to individual towers (i.e. higher rate of car parking can be provided in some buildings, where balanced across other buildings).</i></p>	<p>With any application for Development Permit for Material Change of Use</p>
<p>54.</p>	<p>Universally accessible communal open space</p> <p>Submit documentation demonstrating compliance with the requirement that a minimum 30% of site be universally accessible communal open space.</p> <p><i>Note: landscaping can be located at ground level and in levels above ground, but must be universally accessible and comply with the communal open space and facilities section of the Mixed Industry and Business Zone</i></p>	<p>With any application for Development Permit for Material Change of Use</p>

	<p><i>Note: the minimum 30% of site requirement must be delivered across the whole of the site and does not need to be achieved by individual stages equally. All development for Stages 2 – 4 must provide documentation demonstrating achievement of this.</i></p> <p><i>Note: the design of universally accessible communal open space for individual stages must still comply with the relevant provisions of the Development Scheme.</i></p>	
55.	<p>Energy Efficiency</p> <p>Submit documentation prepared by a suitably qualified consultant which demonstrates that each building has been designed to incorporate <u>all</u> the following:</p> <ul style="list-style-type: none"> i. integration of solar generation technology within the built form or public realm. ii. integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm. iii. integration of smart technology which passively controls the use of electricity. 	With any application for Development Permit for Material Change of Use
56.	<p>Electric Vehicle Charging Stations</p> <p>Submit documentation prepared by a suitably qualified consultant which demonstrates that each building has been designed to incorporate a minimum two (2) Destination chargers (three phase 22kW AC charger or 25kW DC) and electrical capacity for Basic AC charging on all non-visitor (i.e. employee) parking spaces.</p>	With any application for Development Permit for Material Change of Use
57.	<p>Staging of Development</p> <p>The staging and plan sealing of the development following Stage 1 is not required to be sequential.</p> <p><i>Note: Stage 1 must occur first.</i></p>	As indicated
58.	<p>Public Open Space (Park)</p> <p>A minimum 800m² of privately held land within Lot 1 on RP121293 and Lot 4 on SP312302 to be delivered in Stage 2 and to be dedicated for a single public open space located generally in the position shown indicatively on the '<i>Staging Masterplan – Stage 2</i>', prepared by Red Door Architecture (DA-092, Rev. 9, 19 April 2024 [Amended In Red 15 May 2024]).</p> <p><i>Note: Public open space (Park) is to be publicly accessible 24/7 and includes furnishings and on-site signage.</i></p>	With the Stage 2 application for Development Permit for Material Change of Use.

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.

SUFFICIENT GROUNDS PACKAGE ADVICE

Please note that the sufficient grounds package accepted by the MEDQ as satisfying Section 2.2.3 of the Bowen Hills PDA Development Scheme, comprises compliance with all following conditions in full:

1. Condition 3;
2. Condition 4;
3. Condition 5;
4. Condition 24.

**** End of Package ****