



Our ref: DEV2015/629/5

17 October 2024

Anthony Barakat Property Group Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Stewart Owen, Senior Planner
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email stewart.owen@rpsgroup.com.au

Dear Mr Owen

Section 99 Approval - Application to Change PDA Development Approval
PDA Development Permit for Material Change of Use for rooming accommodation and visitor accommodation (100 rooms) at 63 O'Connell Terrace, Bowen Hills described as Lot 1 on RP9941

On 17 October 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at [Current applications and approvals](#).

If you require any further information, please contact Ms Rose Mosley, Senior Planner, Development Assessment, in Economic Development Queensland, on (07) 3452 7513 or at rose.molsey@edq.qld.gov.au who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	63 O'Connell Terrace, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP9941
PDA development application details		
DEV reference number	DEV2015/692/5	
'Properly made' date	30 July 2024	
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	
Proposed development	Change to the PDA Development Approval for PDA Development Permit for a Material Change of use: <ul style="list-style-type: none"> • Rooming accommodation and Visitor accommodation (100 units) • Removal of - Food Premises • Office 	
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 approved changes to the original approval are summarised as follows</p> <ul style="list-style-type: none"> • Inclusion of Rooming accommodation use • Modification of the ground floor to include communal facilities such as kitchen and meeting space • Amendment of Level 1 to be utilised for accommodation units • Removal of the rooftop food premises to be converted to a communal open space area 	
Original decision date	17 November 2016	
1 st change to approval	25 February 2022	

2 nd change to approval		17 October 2024	
Currency period		9 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.	Ground Floor Plan, prepared by Box Architects	18069/A102, Rev D	4/11/2021, amended in red 30 August 2024
2.	Typical Floor Plate - Level 2-10, prepared by Box Architects	18069/A104, Rev D	4/11/2021 amended in red 30 August 2024
3.	Roof Terrace Plan, prepared by Box Architects	18069/A105	4/11/2021, amended in red 30 August 2024
4.	Section B, prepared by Box Architects	18069/A202, Rev D	4/11/2021 amended in red 3 October 2024
Approved plans and documents on 25 February 2024		Number	Date
1.	Roof Plan, prepared by Box Architects	18069/A106	4/11/2021
2.	Elevations / Section 01, prepared by Box Architects	18069/A201, Rev D	4/11/2021, amended in red 8/2/2022
3.	Truck Clearance Diagrams, prepared by Box Architects	18069/A401	4/11/2021
4.	3D View, Page 2, prepared by Box Architects	Un-numbered	Un-dated, amended in red 8/2/2022
5.	3D View, Page 3, prepared by Box Architects	Un-numbered	Un-dated, amended in red 8/2/2022
6.	3D View, Page 4, prepared by Box Architects	Un-numbered	Un-dated, amended in red 8/2/2022
7.	3D View, Page 5, prepared by Box Architects	Un-numbered	Un-dated, amended in red 8/2/2022
8.	3D View, Page 6, prepared by Box Architects	Un-numbered	Un-dated, amended in red 8/2/2022
9.	3D View, Page 7, prepared by Box Architects	Un-numbered	Un-dated, amended in red 8/2/2022
10.	3D View, Page 8, prepared by Box Architects	Un-numbered	Un-dated, amended in red 8/2/2022

Other plans and document

The following plans and documents are referred to in the PDA development conditions in this PDA decision notice but are not Approved plans and documents.

11.	Road Traffic Noise Assessment - Proposed Hotel Accommodation Development At 63 O'Connell Terrace, Bowen Hills	21BRA0189 R01_0	21/09/2021
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Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies.

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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

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

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

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

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

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

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*.

ICID means the {"Yarrabilba PDA" OR "Greater Flagstone PDA"} Implementation Charge Infrastructure Deed {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

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*.

LGIA means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

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

MEDQ means the Minister for Economic Development Queensland.

Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

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.

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
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
3.	Rooftop terrace The rooftop terrace is to be for the exclusive use of the patrons of the Rooming accommodation and Visitor Accommodation use.	At all times
4.	External building protrusions – compliance assessment Submit to EDQ DA for compliance assessment updated drawings, which demonstrate that: <ul style="list-style-type: none"> a) No part of the building, including articulation elements, protrudes beyond the boundaries of the subject property at ground level. b) A continuous awning is provided over the pedestrian footpath on Wren Street and O'Connell Terrace. c) The vertical clearance of the awning is: <ul style="list-style-type: none"> i. 4.5 metres above the driveway to support a medium rigid vehicle; ii. Otherwise, 2.5metres (min), including signage. 	Prior to any works commencing on site, other than building works for demolition

PDA Development Conditions		
No.	Condition	Timing
5.	<p>Detailed Architectural Plans</p> <p>Submit to EDQ DA updated detailed architectural plans, including dimensions and areas (sqm) that illustrate the following as amended in red:</p> <p>(a) the proposed ground floor, including communal kitchen, laundry and communal areas and all other required amendments as illustrated on the stamped approved Ground Floor Plan, drawing no. 18069/A102, Rev D, dated 4/11/2021 and amended in red 30 August 2024.</p> <p>(b) the proposed communal open space as illustrated on the stamped approved the Roof Terrace Plan, drawing no. 18069/A105, Rev, dated 4/11/2021 and amended in red 30 August 2024.</p>	<p>Prior to any works commencing on site, other than building works for demolition</p>
Planning and Design		
6.	<p>Sufficient grounds – 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 achieve a 5-star NABERS rating and one of the following sustainability ratings:</p> <ul style="list-style-type: none"> i. 4-star Green Star: Design and As Built certification; ii. 6-leaf EnviroDevelopment; iii. An equivalent / agreed rating as established through the compliance assessment process. <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 building has been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of building works, excluding demolition works</p> <p>b) During construction</p> <p>c) For certification of building design – prior to commencement of use</p> <p>For certification of building construction and / or hotel operations – within 20 business days of the certification</p>

PDA Development Conditions		
No.	Condition	Timing
7.	<p>Sufficient grounds – landscape works – compliance assessment</p> <p>a) Submit to EDQ DA detailed landscape plans for compliance assessment, prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of landscaping on buildings. The detailed landscape plans are to be generally in accordance with the approved plans, show all materials and finishes for the development (including streetscape), and address the following:</p> <p><i>Planting – generally</i></p> <p>i. Provide details, locations, pot size and all plant species to be utilised in the podium and façade landscape.</p> <p><i>Rooftop planters</i></p> <p>ii. Provide podium planter details demonstrating the following minimum media depths can be achieved:</p> <ol style="list-style-type: none"> 1. Ground covers with a mature height of 200mm or less – minimum 300mm; 2. 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; 3. Shrubs with a mature height of 200mm or more – minimum 500mm; 4. Trees – 1,200-1,500mm, suited to support the health and longevity the selected tree species, as determined through the compliance assessment process. <p>b) Provide specifications of planter design, including media types that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements.</p> <p><i>Awning-top / façade planting</i></p> <p>c) Provide details about the planting and maintenance of the plants to be planted on top of the awning, as well as any arrangements for climbers to grow over the façade, including:</p> <p>i) Structure – details of all elements attached to structure to support plant growth / climbing.</p>	<p>Prior to commencement of any works, other than demolition works</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> ii) Media type – specification of light-weight media suitable for vertical planting on built structures. iii) Media volume – designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. iv) Maintenance – specifications of where planters are located within the awning or adjoining structures, as well as arrangements for accessing, maintaining and replacing plants. <p>d) Provide certification by a suitably qualified expert that lighting of the footpath has been designed in accordance with Australian Standards <i>AS1158 – Lighting for Roads and Public Spaces</i> and <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><i>Irrigation and maintenance</i></p> <p>e) Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrients and water balance to establish and sustain vegetation.</p> <p><i>Structural design to support rooftop landscaping</i></p> <p>f) Submit a statement from a structural engineer holding RPEQ certification that the building has been designed to accommodate the weight of rooftop planting, including a consideration of the volume of all planters when containing wet media.</p>	
8.	<p>Sufficient grounds – landscape works – construction</p> <ul style="list-style-type: none"> a) Construct landscape works generally in accordance with the certified plans submitted under condition 6 of this condition. 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. c) Submit to EDQ DA, an AILA certification that the landscape works have been constructed generally in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) During construction b) During construction c) Within 20 business days after landscape works are completed

PDA Development Conditions		
No.	Condition	Timing
9.	<p>Sufficient grounds – landscape works – maintenance</p> <p>Maintain all landscape works shown on the approved plans to the satisfaction of a landscape certifier, replacing any dead, diseased, or damaged plants.</p>	At all times
10.	<p>Sufficient grounds – public art concept plan – sufficient grounds – compliance assessment</p> <p>Submit to EDQ DA, for compliance assessment a Public Art Concept Plan by a recognised artist which includes the following minimum information:</p> <ul style="list-style-type: none"> a) A concept of the artwork, including a study of the local conditions and details about the theme / inspiration and a description of the form, function and medium. b) A contextual response to the cultural heritage places in proximity to the site, including the RNA Showgrounds and Bowen Park. Inter alia, review and respond to the heritage significance in citations available via State government and Brisbane City Council databases. c) Perspectives of the public art when viewed from key public areas, including the RNA Showgrounds, O'Connell Terrace, and the Inner City Bypass (ICB). <p><i>Note – EDQ DA may seek third party review of the submitted public art package.</i></p>	Prior to commencement of any works, other than demolition works
11.	<p>Sufficient grounds – public art – contractual agreement</p> <ul style="list-style-type: none"> a) Enter into a contractual agreement with the preferred artist to supply and install the approved artwork. b) Submit to EDQ DA, a copy of the executed contractual agreement. 	Prior to the commencement of building works, other than demolition works
12.	<p>Sufficient grounds – detailed public art plan – compliance assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ DA for compliance assessment a detailed Public Art Plan based on the concept approved in Condition 9 above which includes: <ul style="list-style-type: none"> i. Detailed drawings, prepared to scale, with key dimensions noted ii. A schedule of finishes, materials and colours iii. Render of the artwork in-situ 	Within six months of building works approval

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> iv. A schedule of costs certified by a Quantity Surveyor, which provides a breakdown and total cost of the public art v. A safety and design assessment demonstrating the artwork is designed to: <ul style="list-style-type: none"> • be resistant to vandalism and weather elements • have a design life of at least 25 years • avoid impacts on traffic management (e.g. by excluding excessive illumination) vi. low-heat generating lighting where there is potential to lights to come into contact with a person. 	
13.	<p>Sufficient grounds – implement approved public artwork</p> <ul style="list-style-type: none"> a) Supply and install the approved artwork b) Submit to EDQ DA evidence that the public art: <ul style="list-style-type: none"> i. has been installed in accordance with conditions 9-11 of this development permit ii. where required, has been certified by an RPEQ in relation to the fixing method (e.g. anchoring elements) c) Should the artwork physically deteriorate to a state that is regarded as inappropriate by EDQ DA or a superseding regulatory authority, on the basis of advice by a suitably qualified artist, and notice is issued by the regulatory authority, replace / renew the artwork. This requirement does not apply if a building is constructed on the eastern abutting site. 	<ul style="list-style-type: none"> a) & b) Prior to the commencement of use, and then to be maintained c) upon review by the regulatory authority
Amenity		
14.	<p>Acoustic treatments</p> <ul style="list-style-type: none"> a) Submit to EDQ IS an addendum to or an amended version of the Road Traffic Noise Assessment, prepared by TTM, dated 21/9/2021, which considers the impacts and mitigation of any proposed mechanical services, in addition to the external impacts currently considered. The document is to be certified by a suitably qualified person, take into account the aforementioned report, and demonstrate that noise associated with mechanical plant and equipment does not cause inappropriate impacts for the occupants of the subject site or adjoining or proximal sites. 	<ul style="list-style-type: none"> a) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Construct the development in accordance with the recommendations outlined in the approved acoustic report/s, including updated documentation required under part a) of this condition.</p> <p>c) Submit to EDQ IS a letter from suitably qualified person, that the requirements of parts a) and b) of this condition have been met.</p>	<p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>c) Prior to commencement of use or any survey plan endorsement associated with this development permit, Z whichever occurs first</p>
15.	Air quality <p>a) Install and maintain a ducted mechanical ventilation system for the supply of outdoor air in compliance with AS 1668.2: The use of ventilation and air conditioning in buildings - Mechanical ventilation in buildings, which includes filtration of outdoor air to a minimum performance standard of F6 or minimum efficiency reporting value (MERV) 9.</p> <p>b) As an alternative to the requirements of part a) of this condition, meet the requirements of condition 14A.</p>	<p>a) Installation – during construction</p> <p>Maintenance – at all times</p> <p>b) As described in 14A</p>
14A.	Air quality – compliance assessment <p>a) Should the requirements of condition 14 not be met or should the applicant propose an alternative arrangement for air quality management, submit to EDQ IS, for Compliance Assessment, an air quality report, certified by a suitably qualified person. The report is to address air emissions from the concrete batching plant located at 5-7 Horace Street, Windsor, and demonstrate that the development is designed and constructed to achieve acceptable air quality, odour and health risk standards. Inter alia, the report is required to take into account air emissions from vehicles, including those utilising the Inner-City Bypass and the CLEM-7 vent stacks.</p> <p>b) Construct the development in accordance with the air quality requirements established by the approved report required under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence that the requirements of part b) of this condition have been met.</p> <p><i>Note – S2.5.9.5 of the Bowen Hills PDA Development Scheme 2019 references the Brisbane City Plan 2014 in relation to air quality management matters, and City plan provisions outline the need to address emissions from the batching plant. To accurately model and</i></p>	<p>a) Prior to commencement of building works</p> <p>b) During construction</p> <p>c) Prior to commencement of use or any endorsement of a survey plan, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>address the concrete batching plant, it is necessary to consider emissions cumulatively by reviewing the current/background air shed (i.e. being located in an area subject to high vehicle air emissions), added to any emissions from the batching plant.</i>	
16.	Outdoor lighting Outdoor lighting within the development is to be designed, installed and maintained in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Design and installation – prior to the commencement of use Maintenance – at all times
Engineering		
17.	Certification of operational work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
18.	Hours of work - construction 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
19.	Out of hours work - compliance assessment 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 ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
20.	Construction management plan a) Submit to EDQ IS, a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <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), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; 	a) Prior to commencement of any site works

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

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No.	Condition	Timing
	<ul style="list-style-type: none"> iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1 For the provision of safe and functional alternative pedestrian routes past, through or around the site. This includes, but is not limited to, the use of a gantry on O'Connell Terrace to ensure the street maintain trafficable to pedestrian 24 hours a day. 2 Construction access is not permitted on O'Connell Terrace. 3 To mitigate impacts to public sector entity assets, including street trees, on or external to the site. 4 For safe and functional temporary vehicular access points and frequency of use. 5 For the safe and functional loading and unloading of materials including the location of any remote loading sites. 6 For the location of materials, structures, plant and equipment. 7 Of waste generated by construction activities. 8 Detailing how materials are to be loaded/unloaded. 9 Of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets). 10 Of employee and visitor parking areas. 11 Of anticipated staging and programming. 12 For the provision of safe and functional emergency exit routes. 13 Any out of hours work as endorsed via Compliance Assessment. b) Maintain and make available for inspection a current copy of the CMP submitted under part a) of this condition. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) During construction c) During construction
21.	<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 address the following sections of Australian Standard AS2436-2010 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 	<ul style="list-style-type: none"> a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<p>strategy, complaints reporting and response strategies</p> <p>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</p> <p>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</p> <p>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</p> <p>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</p> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>b) During construction</p> <p>c) As requested by EDQ</p>
22.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ IS, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ol style="list-style-type: none"> International Erosion Control Association Australasia; construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); 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>a) Prior to commencing work</p> <p>b) During construction</p>
23.	<p>Haulage management plan</p> <p>a) Submit to the EDQ IS a Haulage Management Plan (HMP), prepared by a person holding current Traffic Management Design qualifications, and endorsed by the Council. The HMP is to include at a minimum:</p> <ol style="list-style-type: none"> Heavy vehicle size and load limits; Load in/out facility locations, operation and access / egress; 	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> iii) Designated haulage route(s) including contingency haulage for all stages of the Works, both inside and outside of the CBD; iv) Haulage times; and v) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded; <p>b) Undertake all haulage in accordance with the relevant HMP, as endorsed by Council, which must be current and available on site.</p>	b) During construction
24.	<p>Traffic management plan</p> <p>a) Submit to EDQ IS, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <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>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

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No.	Condition	Timing
25.	Structural monitoring and vibration report	
	<p>a) Submit to the EDQ IS, a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> 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"> 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) evidence that the vibrations limits have been approved by all utility providers and Council (for the adjoining traffic control facility and inner-city bypass tunnel); iv) confirmation that UU, and Council have reviewed the monitoring procedure for works adjacent to the services and the Inner-city bypass tunnel; and v) dilapidation survey of surrounding assets details of on-going monitoring of these assets. vi) a dilapidation survey of buildings located within 20m of works and how potential impacts can be avoided and/or mitigated; <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>
26.	Acid sulfate soils	
	<p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first
27.	<p>Streetscape works – compliance assessment</p> <p>a) Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that the streetscape works have been constructed in accordance with part a) of this condition.</p> <p>d) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) c) & d) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p>
28.	<p>24-hour public access – 3-chord truncation</p> <p>Maintain the 3-chord truncation shown on the approved plans free of any obstructions (including soft and hard landscape elements, and provide 24-hour public access for pedestrians.</p>	At all times.

PDA Development Conditions		
No.	Condition	Timing
29.	Vehicle access a) Remove existing crossovers along O'Connell Terrace and Wren Street and re-instate the kerb and footpath to match existing. b) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards Type A, 3.5m wide. c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part b) of this condition.	Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first
30.	Service vehicle bay The largest design vehicle permitted to enter the service bay is a medium rigid vehicle	At all times
31.	Bicycle parking a) Provide a minimum of 50 bicycle parking spaces as shown on the approved plans. b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> . c) Submit to EDQ Development Assessment, DILGP written evidence that the development complies with part a), b) and c) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first c) Prior to commencement of use
32.	Service Advice Notice Submit a Service Advice Notice (SAN) from UU to confirm there is adequate water and sewerage capacities to support the proposed development. <i>Advice Note: Where augmentation or upgrades are required to the water and/or sewer network is required, a change to approval will be required to submitted to enable the operational works for the proposed upgrades.</i>	Prior to commencement of site works
33.	Water connection Connect the development to the existing water reticulation network in accordance with UU current adopted standards.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
34.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with UU current adopted standards.	Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first
35.	Stormwater connection Connect the approved development to a lawful point of discharge: 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.	Prior to commencement of use or Any survey plan endorsement associated with this development permit, whichever occurs first
36.	Electricity a) Submit to EDQ IS, a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first
37.	Telecommunications 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
38.	<p>Broadband</p> <p>a) Submit to EDQ IS, written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:</p> <ul style="list-style-type: none"> (i) The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and (ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p>
39.	<p>Gas</p> <p>Submit to EDQ IS, documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.</p>	<p>Prior to commencement of site works</p>
40.	<p>Public infrastructure – damage, repairs and relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	<p>Prior to commencement of use</p>
41.	<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 use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>b) At all times following commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
Infrastructure Charges		
42.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	In accordance with the IFF

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****