



## Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1502

Your ref: URB23-204

22 November 2024

Construction Forestry Mining and Energy Industrial Union of Employees  
QLD State Construction and General Division  
C/- Urbicus Pty Ltd  
Att: Mr Mark Clayton  
110 Kennedy Terrace  
PADDINGTON QLD 4068

Email: [planning@urbicus.com.au](mailto:planning@urbicus.com.au)

Dear Mr Clayton

**S89(1)(a) Approval of PDA Development Application**

**PDA Development Permit for Material Change of Use for Function Facility (Conference Centre) with ancillary bar and roof terrace at 10 and 12 Campbell Street, Bowen Hills described as Lots 4 and 5 on RP10074**

On 22 November 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 website at [Current applications and approvals](#).

If you require any further information, please contact Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at [Chessa.Lao@edq.qld.gov.au](mailto:Chessa.Lao@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	
Site address	10 and 12 Campbell Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	4	RP10074
	5	RP10074
PDA development application details		
DEV reference number	DEV2024/1502	
'Properly made' date	03 May 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Function Facility (Conference Centre) with ancillary bar and roof terrace	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Function Facility (Conference Centre) with ancillary bar and roof terrace</li> </ul>	
Decision date	22 November 2024	
Currency period	Six (6) years from the date of the decision	

<b>Assessment Team</b>	
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

<b>Approved plans and documents</b>			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
<b>Approved plans and documents</b>		<b>Number</b>	<b>Date</b>
1.	Lower Ground Floor Plan, prepared by Nettleton tribe	13190_DA01, Issue 6	21 June 2024
2.	Upper Ground Floor Plan, prepared by Nettleton tribe	13190_DA02, Issue 6	08 August 2024
3.	Level 1 Floor Plan, prepared by Nettleton tribe	13190_DA03, Issue 5	21 June 2024
4.	Roof Terrace Floor Plan, prepared by Nettleton tribe	13190_DA04, Issue 5	21 June 2024
5.	Roof Plan, prepared by Nettleton tribe	13190_DA05, Issue 3	21 June 2024
6.	Area Plans, prepared by Nettleton tribe	13190_DA06, Issue 4	21 June 2024
7.	Elevation Sheet 1, prepared by Nettleton tribe	13190_DA21, Issue 4	21 June 2024 (Amended In Red 11 November 2024)
8.	Elevation Sheet 2, prepared by Nettleton tribe	13190_DA22, Issue 3	21 June 2024
9.	Elevation Sheet 3, prepared by Nettleton tribe	13190_DA23, Issue 3	21 June 2024
10.	Auditorium Section – Sheet 1, prepared by Nettleton tribe	13190_DA31, Issue 5	21 June 2024
11.	Auditorium Section – Sheet 2, prepared by Nettleton tribe	13190_DA32, Issue 4	21 June 2024
12.	Perspectives, prepared by Nettleton tribe	13190_DA41, Issue 1	21 June 2024 (Amended In Red 11 November 2024)
13.	Bowen Centre Auditorium & Conference Centre Landscape Design Report, prepared by ASdesign	-	08 August 2024 (Amended In Red 09 October 2024)
14.	Landscape Concept Plan – Lower Ground Floor, prepared by ASdesign	2309-SD-1, Revision 02	08 August 2024 (Amended In Red 09 October 2024)
15.	Landscape Concept Plan – Upper Ground Floor, prepared by ASdesign	2309-SD-2, Revision 03	08 August 2024 (Amended In Red 09 October 2024)
16.	Landscape Concept Plan – Roof Terrace Floor, prepared by ASdesign	2309-SD-3, Revision 02	08 August 2024 (Amended In Red 01 November 2024)
17.	Landscape Concept Plan – Roof, prepared	2309-SD-4, Revision 02	08 August 2024 (Amended

## 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
	by ASdesign		In Red 09 October 2024)
18.	Auditorium Section, prepared by ASdesign	2309-SD-5, Revision 01	08 August 2024 (Amended In Red 30 October 2024)
19.	Proposed Character Images (1 of 2), prepared by ASdesign	2309-SD-6, Revision 01	08 August 2024 (Amended In Red 09 October 2024)
20.	Proposed Character Images (2 of 2), prepared by ASdesign	2309-SD-7, Revision 01	08 August 2024 (Amended In Red 09 October 2024)
21.	Indicative Plant Schedule, prepared by ASdesign	2309-SD-8, Revision 01	08 August 2024 (Amended In Red 09 October 2024)
22.	Proposed Plant Palette (1 of 3), prepared by ASdesign	2309-SD-9, Revision 01	08 August 2024 (Amended In Red 09 October 2024)
23.	Proposed Plant Palette (2 of 3), prepared by ASdesign	2309-SD-10, Revision 01	08 August 2024 (Amended In Red 09 October 2024)
24.	Proposed Plant Palette (3 of 3), prepared by ASdesign	2309-SD-11, Revision 01	08 August 2024 (Amended In Red 09 October 2024)
25.	Preliminary Earthworks Cross Sections, prepared by ADG	DA08, Revision 01	04 September 2024
26.	Preliminary Civil Services Layout Plan, prepared by ADG	DA03, Revision 03	04 September 2024
27.	Bulk Earthworks Sections Sheet 01, prepared ADG	DA02, Revision 2	21 June 2024
28.	CFMEU Bowen Centre Acoustic Report – Noise Impact Assessment, prepared by Stantec	301050765, Revision 002	19 September 2024
29.	Transport Engineering Report, prepared by TTM	Revision 1	15 April 2024
30.	Civil Engineering Report, prepared by ADG	Revision No 00	11 April 2024
31.	Report on Geotechnical Investigation, prepared by Douglas Partners	227045.00.R.001.Rev0	04 June 2024
32.	Operational Waste Management Plan, prepared by TTM	Issue 2	12 April 2024

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

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

**BFP** means Building Format Plan.

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

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

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

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

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

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

**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*.

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

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

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

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

## 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

## PDA Development Conditions

No.	Condition	Timing
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first.
2.	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
<b>Sufficient Grounds</b>		
3.	<b>Sufficient Grounds – Electric Vehicle Charging Station</b>  a) Install a minimum two (2) Destination chargers (three phase 22kW AC charger or 25 kW DC) within the car park located in <i>Lower Ground Floor Plan</i> , drawing no. 13190_DA01, Issue 6, dated 21 June 2024.  b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use  b) Prior to commencement of use
4.	<b>Sufficient Grounds – Sustainability and Efficiency – Compliance Assessment</b>  a) Submit to EDQ IS for compliance assessment the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a 5 Star Rating under the Green Building Council of Australia (GBCA) Green Star New Buildings rating tool (or equivalent GBCA tool as agreed by EDQ IS). <ul style="list-style-type: none"> <li>i) Green Star submission package prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves a minimum projected 5 Star Green Star Rating, with suitable rating points buffer and contingency measures to address rating risk areas.</li> <li>ii) Evidence of project registration of the above documentation to the GBCA.</li> <li>iii) Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the</li> </ul>	a) Prior to commencement of works

PDA Development Conditions		
No.	Condition	Timing
	<p>building construction is contractually required to achieve a 5 Star Rating under the Green Star Building's rating tool.</p> <p><i>NOTE: It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</i></p> <p>b) Submit to EDQ IS Green Star Designed assessment from the GBCA verifying that the documentation submitted under part a) is projected to achieve the credits required for a 5 Star Rating under the Green Star for Buildings tool (or tool approved under part a) of this condition).</p> <p><i>NOTE: Should changes to the design submitted under part a)i) of this condition be required in response to GBCA Green Star Designed feedback (to achieve a projected 5 Star Rating), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ.</i></p> <p>c) Design, construct and operate the approved development generally in accordance with the final submission assessed to achieve a projected 5 Star Rating by the Green Star Designed review undertaken by the GBCA under part b) of this condition.</p> <p>d) Submit to EDQ IS evidence that the requirements of part c) of this condition have been met, including submission of 5 Star 'as-built' rating certification from the GBCA.</p>	<p>b) Prior to commencement of works</p> <p>c) Prior to commencement of use</p> <p>d) Within 12 months of commencement of use</p>
Construction Management		
5.	<p><b>Hours of Work – Construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed.
6.	<p><b>Out of Hours Work – Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date.
7.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times

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



PDA Development Conditions		
No.	Condition	Timing
8.	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) complaints procedures;</li> <li>iv) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through and around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul> <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>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
9.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design</li> </ul>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</p> <p>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></p> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>b) During construction</p>
10.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorization from Council or the Department of Transport and Main Roads (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>
11.	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in associated 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 records their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in associated with the approved development.</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
12.	<b>External Detail of Southern Façade – Compliance Assessment</b> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed architectural drawings for the final details of the Southern façade treatment, generally in accordance with Elevation Sheet 1, Drawing No. DA21 Rev 4, prepared by nettletontribe, dated 21 June 2024 (Amended In Red 11 November 2024). The drawings are to depict a higher level of documentation detail than shown on the approved plans and are to include elevations and a materials and finishes schedule that demonstrate the final design outcome of the southern façade built form. The architectural drawings are to include:</p> <ul style="list-style-type: none"> <li>i) Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the façade.</li> <li>ii) Roof top or building capping elements, awnings and soffits.</li> <li>iii) dimensions for the extent of projecting elements. Nominate a materials, colours and finishes palette for the building. Title blocks and be cross referenced to large-scaled drawings.</li> <li>iv) Consistency with the landscaping outcomes from the <i>Landscape Works – Compliance Assessment</i> condition.</li> </ul> <p>b) Carry out the building work in accordance with the approved architectural drawings.</p> <p>c) Submit to EDQ DA certification by a Registered Architect or other similarly qualified person confirming that the building has been constructed in accordance with the approved architectural drawings.</p>	<p>a) Prior to commencing building work</p> <p>b) While building work is occurring and then to be maintained</p> <p>c) Prior to commencement of use</p>
13.	<b>Landscape Works – Compliance Assessment</b> <p>a) 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 roof. The detailed landscape plans shall be generally in accordance with the approved plans and address the following:</p> <ul style="list-style-type: none"> <li>i) Incorporate any amendments required in response to providing Stormwater Management (Quality) Infrastructure in accordance with the <i>Stormwater Management (Quality)</i> condition.</li> </ul> <p><u>Planting – Generally</u></p> <ul style="list-style-type: none"> <li>ii) Provide details, locations, pot size and all plant species to be utilised in the roof terrace / southern façade and green roof landscape.</li> </ul> <p><u>Roof Terrace and Southern Façade Planters</u></p> <ul style="list-style-type: none"> <li>iii) Roof terrace planting to achieve a minimum area of 58.2m<sup>2</sup> landscaping buffer on the southern and western edge, as</li> </ul>	<p>For all parts of this condition, prior to commencement of site works.</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>generally shown on <i>Landscape Concept plan – Roof Terrace Floor</i> (prepared by ASdesign, drawing no. 2309-SD-3 Revision 02, dated 08 August 2024 [Amended In Red 09 October 2024]).</p> <p>iv) Southern Façade to provide planting cascading from the Roof Terrace planter along the total boundary width of the Southern Façade, as generally shown on <i>Landscape Concept plan – Roof Terrace Floor</i> (prepared by ASdesign, drawing no. 2309-SD-3 Revision 02, dated 08 August 2024 [Amended In Red 01 November 2024]) and <i>Auditorium Section</i> (prepared by ASdesign, drawing no. 2309-SD-5 Revision 01, dated 08 August 2024 [Amended In Red 30 October 2024]).</p> <p>v) Provide details about the planting and maintenance of any planting on the roof terrace, including:</p> <ol style="list-style-type: none"> <li>1. Structure – details of all elements attached to structure to support plant growth.</li> <li>2. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</li> <li>3. Plants, including species, size and location.</li> <li>4. Landscape maintenance access. Safety harness anchor point/s should be provided where necessary.</li> <li>5. Centralised irrigation/fertigation system to vertical gardens to ensure plants are sufficiently nourished.</li> <li>6. Preventative measures to ensure no accidental dropping of object and plant material from southern façade vertical gardens; and nesting of birds within the vertical gardens.</li> <li>7. Installation of anchors for trees on the green roof are to be RPEQ and AILA certified.</li> </ol> <p>vi) Must demonstrate consistency with the condition for <i>External Detail of Southern Façade – Compliance Assessment</i></p> <p><u>Green Roof Planters</u></p> <p>vii) Green roof planting to achieve a minimum area of 173.67m<sup>2</sup> for landscaping as generally shown on <i>Landscape Concept Plan – Roof</i> (prepared by ASdesign, drawing no. 2309-SD-4 Revision 02, dated 08 August 2024 [Amended In Red 09 October 2024]).</p> <p>viii) Provide details about the planting and maintenance of any planting on the green roof, including:</p> <ol style="list-style-type: none"> <li>1. Structure – details of all elements attached to structure to support plant growth.</li> <li>2. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</li> <li>3. Installation of anchors for trees on the green roof are to be RPEQ and AILA certified.</li> </ol>	

PDA Development Conditions		
No.	Condition	Timing
	<u>Irrigation and Maintenance</u> ix) Provide design details for all irrigation and maintenance which demonstrate that planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.	
14.	<b>Universally Accessible Communal Open Space – Compliance Assessment</b>  a) Provide a minimum area of 280m <sup>2</sup> of a mix of ground level, vertically integrated or roof top setting dedicated to universally accessible communal open space, in accordance with the approved plans and documents.  b) Submit to EDQ DA documentation confirming that the requirements of part a) of this condition have been met.	a) Prior to commencement of use  b) Prior to commencement of use
15.	<b>Earthworks</b>  a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii) the approved <i>Preliminary Earthworks Cross Sections</i> (drawing no. DA08, Revision 01, dated 04 September 2024) and <i>Bulk Earthworks Sections Sheet 01</i> (drawing no. DA02, Revision 02, dated 21 June 2024), prepared by ADG.</li> </ul> <p><u>The certified earthworks plans are to:</u></p> <ul style="list-style-type: none"> <li>iii) include a geotechnical soils assessment of the site;</li> <li>iv) accord with the Erosion and Sediment Control Plans, as required by the Erosion and Sediment Management condition;</li> <li>v) include the location and finished surface levels of any cut and/or fill;</li> <li>vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>vii) provide details of any areas where surplus soils are to be stockpiled;</li> <li>viii) detail protection measures to:               <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> <li>ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ul>	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS RPEQ certification that:               <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</li> </ul>
<b>16.</b>	<b>Geotechnical Assessment – Compliance Assessment</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS, for Compliance Assessment, the detailed design plans for the earthworks retention system. The retention system shall be designed in consideration of the ultimate design of the site and is to be generally in accordance with the approved document <i>Report on Geotechnical Investigation</i>, prepared by Douglas Partners (document no. 227045.00.R.001.Rev0, dated 04 June 2024).</li> <li>b) Submit to EDQ IS the ultimate foundation design of the building for compliance assessment.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of any earthworks on site</li> <li>b) Prior to commencement of basement construction works</li> </ul>
<b>17.</b>	<b>Acoustic Treatments</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS detail design plans of the acoustic treatments endorsed by a suitably qualified professional (by a Mechanical Engineer RPEQ or an Australian Acoustical Society member). The acoustic treatments must be designed generally in accordance with:               <ul style="list-style-type: none"> <li>i) PDA Engineering Guideline No. 13 – Engineering standards – Acoustic treatments; and</li> <li>ii) <i>CFMEU Bowen Centre Acoustic Report – Noise Impact Assessment</i>, prepared by Stantec (document no. 301050765, Revision 002, dated 19 September 2024).</li> </ul> </li> <li>b) Construct the approved development generally in accordance with part a) of this condition.</li> <li>c) Submit to EDQ IS evidence that the requirements of parts a) and b) of this condition have been met.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of building works</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
18.	<p><b>Streetscape Works</b></p> <p>a) Submit to EDQ DA, detailed streetscape works drawings, certified by an AILA and RPEQ, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/documents:</p> <ul style="list-style-type: none"> <li>i) <i>Bowen Centre Auditorium &amp; Conference Centre Landscape Design Report</i> (prepared by ASdesign, dated 08 August 2024 [Amended In Red 09 October 2024])</li> <li>ii) <i>Lower Ground Floor Plan</i> (prepared by Nettleton tribe, drawing no. 13190_DA01, Issue 6, dated 21 June 2024)</li> <li>iii) <i>Upper Ground Floor Plan</i> (prepared by Nettleton tribe, drawing no. 13190_DA02, Issue 6, dated 08 August 2024)</li> </ul> <p>The certified drawings are to include, where relevant:</p> <ul style="list-style-type: none"> <li>1. location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’;</li> <li>2. footpath treatments;</li> <li>3. signs and pavement markings;</li> <li>4. location and specifications of streetscape furniture; and</li> <li>5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.</li> </ul> <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
19.	<p><b>Pedestrian and/or Awning Lighting</b></p> <p>a) Submit to EDQ DA, detailed Pedestrian Lighting Design for the full street frontage of the development, and/or Awning Lighting Design to the underside of the proposed awning over the verge in accordance with:</p> <p><u>Pedestrian Lighting</u></p> <ul style="list-style-type: none"> <li>i) Provide electrical reticulation plans prepared and certified by a RPEQ that the design complies with Australian Standard – AS/NZS3000 Electrical installations known as the Australian/New Zealand Wiring Rules and Council’s standard drawings (BSD-11000 series).</li> <li>ii) Provide pedestrian and cycle lighting plans prepared by a RPEQ or a member of the Illuminating Engineering Society of Australia and New Zealand certifying that the design complies with Australian Standard – AS/NZS 1158.3.1 Lighting for roads and public spaces – Pedestrian area (Lighting Sub-category PP3) lighting – Performance and</li> </ul>	<p>a) Prior to commencing building work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>Design requirements.</p> <p><i>AND / OR</i></p> <p><u>Awning Lighting</u></p> <p>iii) Submit to EDQ DA detailed Awning Lighting Plan demonstrating that the under awning lighting complies with Australian Standard – AS/NZS 1158.3.1 Road Lighting Part 3.1 : Pedestrian area (Lighting Sub-category PA1) lighting – Performance and installation design requirements and achieves glare control to ensure zero candelas (cd) at 90 degrees.</p> <p>b) Install Pedestrian and/or Awning Lighting in accordance with the requirements under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>20.</b>	<p><b>Acid Sulfate Soils Management Plan</b></p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of use or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
<b>21.</b>	<p><b>Vehicle Access</b></p> <p>Construct a vehicle crossover:</p> <p>a) located generally in accordance with the approved plans; and</p> <p>b) designed generally in accordance with Brisbane City Council's adopted standard for a Modified Type C1 Concrete Vehicle Crossover as per BCC STD BSD – 2021 Vehicle Crossing.</p>	<p>Prior to commencement of use</p>
<b>22.</b>	<p><b>Car Parking</b></p> <p>a) Construct, sign and delineate car parking spaces (including Accessible Parking Bays) generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>



PDA Development Conditions		
No.	Condition	Timing
23.	<b>Electric Vehicle Readiness</b>  a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, including provision of dedicated conduits and circuits to individual parking bays.  b) Electric vehicle charging shall be: i) capable if electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation.  c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to commencement of use, or prior to endorsement of the BFP, whichever occurs first
24.	<b>Water Connection</b>  Connect the approved development to the existing water reticulation network generally in accordance with the local authority's current adopted standards.	Prior to commencement of use
25.	<b>Sewer Connection</b>  Connect the approved development to the existing sewer reticulation network generally in accordance with the local authority's current adopted standards.	Prior to commencement of use
26.	<b>Stormwater Connection</b>  Connect the approved development to a lawful point of discharge generally in accordance with the approved plans with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.
27.	<b>Stormwater Management (Quantity)</b>  a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with the approved document <i>Civil Engineering Report</i> , prepared by ADG, Revision No 00, dated 11 April 2024 and the <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> .  b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works  b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
28.	<b>Stormwater Management (Quality)</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with the approved document <i>Civil Engineering Report</i>, prepared by ADG, Revision No 00, dated 11 April 2024 and the <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>.</li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>
29.	<b>Electricity</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>
30.	<b>Telecommunications</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</li> <li>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>
31.	<b>Broadband</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</li> <li>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>
32.	<b>Refuse Collection</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS evidence of approved refuse collection arrangement, from Council or a private waste contractor, for general waste, recycling (including glass) and cardboard waste for the approved development.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
33.	<b>Outdoor Lighting</b>  Outdoor lighting within the site is to be design and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
34.	<b>Road Dedication</b>  Dedicate as new road, land identified on the following approved plans as ' <i>LAND DEDICATION</i> ': a) <i>Lower Ground Floor Plan</i> , prepared by Nettleton tribe, drawing no. 13190_DA01 Issue 6, dated 21 June 2024. b) <i>Upper Ground Floor Plan</i> , prepared by Nettleton tribe, drawing no. 13190_DA02 Issue 6, dated 08 August 2024.	Prior to commencement of use or at registration of Building/Standard Format Plan, whichever occurs first.
35.	<b>Easement (Volumetric)</b>  Grant a volumetric easement for the purposes of public thoroughfare, underground utilities and access, on the southern Laneway frontage, in favour of and at no cost to the grantee (Council), over land identified as ' <i>VOLUMETRIC EASEMENT</i> ' on the following approved plans for Contributed Assets: a) <i>Lower Ground Floor Plan</i> , prepared by Nettleton tribe, drawing no. 13190_DA01 Issue 6, dated 21 June 2024. b) <i>Landscape Concept Plan – Lower Ground Floor</i> , prepared by ASdesign, drawing no. 2309-SD-1 Revision 02, dated 08 August 2024. c) <i>Landscape Concept Plan – Upper Ground Floor</i> , prepared by ASdesign, drawing no. 2309-SD-2 Revision 03, dated 08 August 2024.  The terms of the volumetric easement are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.
Infrastructure Contributions		
36.	<b>Infrastructure Charges</b>  Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.  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.	In accordance with the DCOP.

**SUFFICIENT GROUNDS**

1. Condition 3, and
2. Condition 4.

**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 \*\***