



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1579

5 February 2025

Limitless Residential No 9 Pty Ltd
C/- Mewing Planning Consultants
Att: Ms Tea Tsang
GPO Box 1506
BRISBANE QLD 4001

Email: tea.tsang@mewing.com.au

Dear Ms Tsang

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

PDA Development Permit for Material Change of Use for Rooming Accommodation, Short-Term Accommodation, Shop, Food and Drink Outlet, Health Care Service, Educational Establishment, Bar, Hotel and Indoor Sport and Recreation at 5 Hercules Street, Hamilton described as Lot 1 on SP231749 and Part of Lot 0 on SP172640 (Access Easement)

On 5 February 2025, 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 Jennifer Sneesby, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6753 or at Jennifer.sneesby@edq.qld.gov.au, who will assist.

Yours sincerely

**Development Assessment
Economic Development Queensland**



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	5 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 1	SP231749
	Lot 0	SP17260 (Easement Access)
PDA development application details		
DEV reference number	DEV2024/1579	
'Properly made' date	14 January 2025	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Rooming Accommodation, Short-term Accommodation, Shop, Food and Drink Outlet, Health Care Service, Educational Establishment, Bar, Hotel, and Indoor Sport and Recreation	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice The approval is for: - Rooming Accommodation (107 rooms) - Short-term accommodation (130 hotel rooms) - Shop, Food and Drink Outlet, Health Care Service, Educational Establishment, Bar, Hotel and Indoor Sport and Recreation (582sqm of non-residential GFA)	
Decision date	5 February 2025	
Currency period	6 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Hayden Jensen, Senior Planner
Manager	Jennifer Sneesby, Manager
Engineer	Manjurul Alam, Principal Engineer
Delegate	Beatriz Gomez, Director

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.	Floor Plan – Ground Level	DA100	December 2024 and Amended in Red on 29 January 2025
2.	Floor Plan – Mezzanine	DA100.5	December 2024
3.	Floor Plan – Level 01 – Podium Carparking	DA101	December 2024 and Amended in Red on 29 January 2025
4.	Floor Plan – Level 02 – Podium Carparking	DA102	December 2024 and Amended in Red on 29 January 2025
5.	Floor Plan – Level 03 – Recreation Terrace	DA103	December 2024
6.	Floor Plan – Level 04 – Co-Live + Upper Recreation Terrace	DA104	December 2024 and Amended in Red on 29 January 2025
7.	Floor Plan – Level 05 – Co-Live Typical	DA105	December 2024 and Amended in Red on 29 January 2025
8.	Floor Plan – Level 10-15 Hotel Typical	DA110	December 2024
9.	Floor Plan – Level 16 – Hotel Suites	DA116	December 2024
10.	Floor Plan – Roof	DA117	December 2024
11.	Elevation – North	DA200	December 2024
12.	Elevation – East	DA201	December 2024
13.	Elevation – South	DA202	December 2024
14.	Elevation – West	DA203	December 2024
15.	Detail Elevation – North	DA250	December 2024
16.	Detail Elevation – East	DA251	December 2024
17.	Detail Elevation – South (Main Street)	DA252	December 2024
18.	Detail Elevation – West (Hercules Stret)	DA253	December 2024
19.	Building Section A	DA300	December 2024
20.	Building Section B	DA301	December 2024

21.	5 Hercules Street, Hamilton Landscape Statement of Design Intent prepared by Archipelago which includes: - Landscape Design – Master Plan - Landscape Design – Ground Level - Ground Level Landscape Palette - Ground Level – Sections - Landscape Design – Level 1 - Landscape Design – Level 2 Podium Carparking - Level 3 Outdoor Terrace Planting Palette - Landscape Design – Level 3 Recreation (as Amended in Red on 29 January 2025) - Level 3 Pool Planting Palette - Landscape Design – Level 3 Pool - Level 4 Recreation Planting Palette - Landscape Design – Level 4 - Landscape Design – Level 17 Rooftop - Level 17 Rooftop Planting Palette - Landscape Design – Upper Levels - Landscape Design – Media Depths - Landscape Design – Planting Areas - Irrigation Strategy	Issue for DA_D	1 December 2024 and Amended in Red on 29 January 2025
22.	Traffic Engineering Report prepared by TTM	20GCT0106_LT04A	6 December 2024
23.	Operational Refuse Management Plan prepared by TTM	24BRW0124	29 November 2024
24.	Environmental Noise Assessment prepared by TTM	20BRA0062 R01_4	12 December 2024
25.	Site-Based Stormwater Management Plan prepared by Naxos Engineers Pty Ltd	C20-272 SBSMP Quantity and Quality Issue 7	22 January 2025
26.	Engineering Codes Compliance Report prepared by Naxos Engineers Pty Ltd	C20-272 Code Compliance Issue 6	23 January 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

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

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*.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

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

- 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.

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

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.

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Screening of car park a) Submit to EDQ DA detailed architectural plans, sections and elevations in accordance with the approved plans illustrating further details of the southern and western car park walls, glazing and screening. The detailed plans are to be prepared and certified by a Registered Architect and include elevation and façade treatment drawings that demonstrate the final design outcome for the elevation including (where relevant): i. Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the façade including structural elements and fixed and operable elements; ii. One rendered perspective showing the intended finished built form; iii. External materials, colours and finishes; iv. Provision of planters on plans to match that shown on elevations and to be of minimum width and depth as detailed in Landscape Works condition. b) Construct development generally in accordance with detailed plans submitted under part a) of this condition.	a) Prior to commencement of site works b) During construction
4.	Affordable Housing – Sufficient Ground Submit to EDQ DA evidence that the approved development delivers 107 Rooming Accommodation affordable units in accordance with the following: - Each rooming accommodation unit will be rented at a rate that aligns to not more than 30% of the household income for a household in the low to medium household income range (based on Brisbane LGA incomes on current year data). - The rooming accommodation units will be made available to households inclusive of low to moderate income households and key worker households.	Prior to commencement of use and ongoing.

PDA Development Conditions

No.	Condition	Timing
5.	Landscape Works – Compliance Assessment a) Submit to EDQ DA for compliance assessment detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans and include the following: Design – Generally i. All landscape areas are to be designed: • In accordance with CPTED and include appropriate DDA access • To include appropriate lighting and way finding signage Planting – Generally ii. Provide details and locations of plant species utilised for the development, including ground covers and trees iii. Provide details of the proposed maintenance and irrigation strategy for the whole development. Demonstrate that the planting on podium, façade and roof will be designed to achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation. Planting and Design – Public Plaza iv. Provide a high quality landscape plan showing planting within the public plaza and the re-use of timber from the original wharves (Heritage wharf timber arbor). Planting – Podium Planters v. The detailed plans are to show location of all proposed podium planters and ensure they provide media depth of the following minimum requirements: • Ground covers up to mature height of 200mm or less – minimum 300mm • Ground covers over 200mm in height – suitable depth to support plant growth and longevity; • Shrubs of mature height over 200mm – minimum 500mm; • Trees – minimum 1500mm vi. Provide specification for the podium planters of specialised light-weight media types for Horizon A and Horizon B media profiles that are suitable for planting on built structures. Planting – Facades vii. Provide further details for the planting and maintenance of the vegetation including: a. Structure – details of all elements required to support plant growth / climbing b. Media type – specification of light-weight media suitable for vertical planting on built structures c. Media volume: • Minimum planting depth 400mm minimum media volume	a) Prior to commencement of ground level building work

PDA Development Conditions		
No.	Condition	Timing
	• 100L media for every 1m² foliage at 100mm of thickness • The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. Planting – Rooftop and Podium viii. Detailed plans are to demonstrate an appropriate media depth of the following requirements: • Ground covers with a mature height of 200mm or less – minimum 300mm; • Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity; • Shrubs with mature height of 200mm or more – minimum 600mm; • Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater. • Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures. ix. Detailed plans for the rooftop are to show an appropriate clearance between solar panels and garden in accordance with the solar panel manufacturer's instructions to ensure there is enough room for maintenance. x. Provide a concept cross section which shows soil depth, waterproofing, drainage and irrigation. Irrigation and maintenance xi. Provide further design details for all irrigation and maintenance b) Carry out the works in accordance with the plans endorsed under part a) of this condition.	b) Prior to commencement of use
Construction Management		
6.	Hours of Work – Construction 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
7.	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 form³.	Minimum of 10 business days prior to proposed out of hours work commencement

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

PDA Development Conditions

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PDA Development Conditions

No.	Condition	Timing
10.	Erosion and Sediment Management 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: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
11.	Traffic Management Plan 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: 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. 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. <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 DTRM as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
12.	Construction Noise Management Plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
	iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
13.	Structural Monitoring and Vibration Report a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: 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: 1. installation of new foundations (i.e. piling); 2. 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) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	a) Prior to commencing site work b) During construction
14.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions

No.	Condition	Timing
15.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments and ii) the approved Concept Bulk Earthworks Plan, Dwg No. SK004 Rev F, prepared by Naxos, dated 23 January 2025. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by the Erosion and sediment management condition; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
16.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (as amended from time to time). 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use

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
Access and Parking		
17.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Type B2 of 6.35m wide. b) Submit to EDQ IS, RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
18.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities, the approved Letter regarding 5 Hercules St, Hamilton – Traffic Engineering, prepared by ttm, dated 6 December 2024, and the approved plans. b) Submit to EDQ IS, RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
19.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> to reflect the minimum numbers in accordance with the approved plans (as amended in red), and the following: - Ground floor – 37 rooming accommodation bicycle parking bays – Security Level B - Ground floor – 3 visitor bicycle parking bays – Security Level C - Level 1 – 17 rooming accommodation bicycle parking bays – Security Level B - Level 2 – 7 staff bicycle parking bays – Security level B b) Residents using the ground floor bicycle parking store must be able to gain access to the residential lobby without exiting the building.	a) Prior to commencement of use b) At all times
20.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EV chargers for 100% of parking bays, including visitor spaces; and	For all parts of this condition, prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EV installation; b) Electric vehicle charging shall be: i) capable of 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.	
Stormwater & Hydraulics		
21.	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 the approved Concept Service Plan, Dwg SK003, Rev F, prepared by Naxos, dated 23 January 2025 and Council's current adopted standards.	Prior to commencement of use
22.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality; ii) Site Based Stormwater Management Quantity & Quality plan, prepared by Naxos, dated 22 January 2025; iii) Concept Services Plan, Dwg No. SK003, Rev F, prepared by Naxos, dated 23 January 2025. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices, incl filter basket have been constructed 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 c) Prior to commencement of use
23.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:	a) Prior to commencement of stormwater works

PDA Development Conditions

No.	Condition	Timing
	i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity and: ii) Site Based Stormwater Management Quantity & Quality plan, prepared by Naxos, dated 22 January 2025; iii) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. b) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	b) Prior to commencement of use
24.	Flood Emergency Management Plan (FEMP) Prepare and implement a Flood Emergency Management Plan generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council's Flood Planning Scheme Policy (SC6.11) and PDA Guideline No. 13 Engineering standards. The FEMP is to be prepared by a registered professional engineer (RPEQ or equivalent) specialised in hydraulic engineering, to include (but not limited to) the following information: i) Plans showing the flood free road networks for safe evacuation. ii) Flood planning and execution strategies including monitoring, evacuation, shelter-in-place, roles and responsibilities, training etc. iii) Ensure residents/occupants of the property are moved into the refuge area or evacuated into a safe place and non-residents are evacuated during flood events.	At all times
Utilities		
25.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
26.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
27.	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 b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
28.	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 b) Prior to commencement of use
29.	Broadband 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 Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
Streetscape Works		
30.	Footpath works Construct a 2.0m wide concrete footpath along the frontage of Hercules Street in accordance with IPWEA Standard Drawing RS – 065.	Prior to commencement of use
31.	Streetscape Works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings in Hercules Road reserve, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must: - Provide shrubs and ground cover, and must not have any turf area. - Include provision of the 2.0m wide footpath. The certified drawings are to include, where relevant: - location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; - footpath treatments; - location and specifications of streetscape furniture, if any; - location and size of stormwater treatment devices; and - street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.	a) Prior to commencement of streetscape works

PDA Development Conditions

No.	Condition	Timing
	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use c) Prior to commencement of use
32.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
33.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in Section 7 of the following approved document: Environmental Noise Assessment, prepared by ttm, dated 12 December 2024 b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. In particular, demonstrate compliance of deliveries and waste collection to occur during allowed operating hours 6am - 10pm.	a) Prior to commencement of use b) Prior to commencement of use
34.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use
Sustainability		
35.	Sustainability and Efficiency a) Construct the approved development to achieve one of the following sustainability ratings: - A minimum 4 star Green Star: Design and as Built certification; or - A minimum 6 leaf EnviroDevelopment Certification; or - An equivalent rating under an agreed alternative rating system 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

PDA Development Conditions		
No.	Condition	Timing
Other		
36.	Contaminated Land Submit to EDQ IS a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act. NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act. NOTE: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.	Prior to commencement of use
37.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
Infrastructure Contributions		
38.	Infrastructure Contributions 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.

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 ****