



Our ref: DEV2016/759/5

24 February 2025

KordaMentha Pty Ltd
C/- Urbis Ltd
Att: Ms Beth Foley – Senior Consultant
Level 32, 300 George Street
BRISBANE CITY QLD 4000

Email: bfoley@urbis.com.au

Dear Ms Foley

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Multiple Residential (641 Dwelling Units), Business, Food Premises, Indoor Entertainment, Medical Centre, Office, Shop, Community Facility and Outdoor Sport and Recreation at 527 Gregory Terrace, Fortitude Valley described as Lot 22 on RP202547

On 24 February 2025 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact Ms Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	527 Gregory Terrace, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 22	RP202547
PDA development application details		
DEV reference number	DEV2016/759/5	
'Properly made' date	24 January 2025	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Material Change of Use for Multiple Residential (641 Dwelling Units), Business, Food Premises, Indoor Entertainment, Medical Centre, Office, Shop, Community Facility and Outdoor Sport and Recreation	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approval is for the following amendments:</p> <ul style="list-style-type: none"> • Condition 5 – clarified the eastern side setback and included the provisions for tower separation, tower footprint, maximum horizontal dimension and balcony sizes. Amended the timing for condition compliance to two (2) years prior to end of currency period. • Condition 47 – Clarified condition wording to align with Scheme provisions. • Condition 47A – Introduced a new condition to provide housing diversity with regards to dwelling size. • Conditions 1, 6, 7, 9, 19, 23, 29, 30, & 43 – Administrative amendments to align with current EDQ drafting practice. 	
Original Decision date	25 January 2017	

1 st Change to approval date	10 March 2022
2 nd Change to approval date	24 February 2025
Currency period	Twelve (12) years from the original decision date, as per the extension to the currency period granted under s102 (EDQ Ref: DEV2016/759/4)

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner, EDQ DA
Manager	Peita McCulloch, Manager, EDQ DA
Engineer	N/A
Delegate	Beatriz Gomez, Director, EDQ DA

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Staging Plan, prepared by nra-co-lab	SK9100	16 January 2017 (Amended in Red 10 February 2025)
2.	Typical Plan Level 02-24, prepared by nra-co-lab	SK3100	16 December 2016 (Amended in Red 10 February 2025)
3.	Typical Plan Level 25-29, prepared by nra-co-lab	SK3250	16 December 2016 (Amended in Red 10 February 2025)
4.	04 Apartment Details – Typical Floor Plan, prepared by nra-co-lab	Issue 02, p.14	December 2016 (Amended in Red 10 February 2025)
Plans and documents previously approved on 10 March 2022		Number	Date
5.	Staging Section	SK9200	16/01/2017 (amended in red, 15/02/2022)
6.	Perspective	SK1000	16/01/2017 (amended in red, 15/02/2022)
7.	Rear Perspective	SK1010	16/12/2016 (amended in red, 15/02/2022)
8.	Entry	SK1020	16/12/2016 (amended in red, 15/02/2022)
9.	Entry Street Level Views	SK1030	16/12/2016
10.	Basement 05	SK2010	16/12/2016
11.	Basement 04	SK2020	16/12/2016
12.	Basement 02 & 03	SK2030	16/12/2016
13.	Basement 01	SK2050	16/01/2017 (amended in red, 15/02/2022)
14.	Ground	SK2100	16/12/2016 (Amended in Red on 25/01/2017, and 15/02/2022)

Approved plans and documents

15.	Tower 1 – Ground	SK2101	16/12/2016
16.	Tower 2 – Ground	SK2102	16/12/2016
17.	Level 01	SK3010	16/12/2016 (amended in red, 15/02/2022)
18.	Tower 1 – Level 01	SK3011	16/12/2016 (amended in red, 15/02/2022)
19.	Tower 2 – Level 01	SK3012	16/12/2016 (amended in red, 15/02/2022)
20.	Tower 1 – Typical Level	SK3101	16/12/2016 (amended in red, 15/02/2022)
21.	Tower 2 – Typical Level	SK3102	16/12/2016 (amended in red, 15/02/2022)
22.	Tower 1 – Top Levels	SK3251	16/12/2016 (amended in red, 15/02/2022)
23.	Tower 2 – Roof Level	SK3252	16/12/2016
24.	Roof Terrace Tower 1	SK3350	16/12/2016 (amended in red, 15/02/2022)
25.	Tower 1 – Roof Level	SK3351	16/12/2016 (amended in red, 15/02/2022)
26.	Brunswick St Elevation	SK4010	16/12/2016 (amended in red, 15/02/2022)
27.	Gregory Terrace Elevation	SK4020	16/12/2016 (amended in red, 15/02/2022)
28.	North East Elevation	SK4030	16/12/2016 (amended in red, 15/02/2022)
29.	South East Elevation	SK4040	16/12/2016 (amended in red, 15/02/2022)
30.	Streetscape Elevation	SK4050	16/12/2016 (amended in red, 15/02/2022)
31.	Internal Elevation – Tower 2	SK4150	16/12/2016
32.	Internal Elevation – Tower 1	SK4250	16/12/2016 (amended in red, 15/02/2022)
33.	Sections Tower 2	SK5100	16/12/2016
34.	Sections Tower 1	SK5110	16/12/2016
35.	Additional Perspective – Pedestrian View – Intersection of Brunswick Street & Gregory Terrace	Issue 02, pg. 7	December 2016
36.	Additional Perspective – View from Intersection	Issue 02, pg. 8	December 2016 (amended in red, 15/02/2022)
37.	Building Aesthetic – Tower Distinction – Concept Finishes	Issue 02, pg. 63	December 2016

Approved plans and documents			
38.	Apartment Details – Typical Floor Plan – Cross Ventilation	SK5300	16/12/2016
39.	Apartment Details – Typical Floor Plan	Issue 02, pg. 15	December 2016
40.	Western Façade Details – Operable Façade	Pg. 22	
41.	Western Façade Details – Tower 01 – Western Screens / Sun Shading	Issue 02, pg. 24	December 2016
42.	Eastern Façade Details – Tower 01 – Eastern Screens / Sun Shading	Issue 02, pg. 25	December 2016 (amended in red, 15/02/2022)
43.	North West Façade Details – Tower 02 – North West Screens / Sun Shading	Issue 02, pg. 26	December 2016 (amended in red, 15/02/2022)
44.	South West Façade Details – Tower 02 – South Western Screens / Sun Shading	Issue 02, pg. 27	December 2016
45.	Vertical Gardens – Tower 01 – Green Wall Details	Issue 02, pg. 43	December 2016 (amended in red, 15/02/2022)
46.	Vertical Gardens – Tower 02 – Green Wall Details	Issue 02, pg. 44	December 2016 (amended in red, 15/02/2022)
47.	Vertical Gardens – Detail Plan & Recommended System for Trellis	Issue 02, pg. 45	December 2016 (amended in red, 15/02/2022)
48.	Concept Design – Proposed Roadworks – Brunswick St – Fortitude Valley, prepared by Brisbane City Council – Brisbane Infrastructure	RPN677, Revision C	12-11-14
49.	Landscape Design Intent, prepared by Form	160602, Issue DA07	16/09/2016 (amended in red 25/01/2017 and 15/02/2022)
50.	Engineering Report, prepared by Bornhorst & Ward	14313B, Revision E	September 2016
51.	Noise Impact Assessment, prepared by MWA Environmental	15-182, Version 2	20.09.2016

Preamble, Abbreviations, and Definitions			
PREAMBLE			
Nil			
ABBREVIATIONS AND DEFINITIONS			
The following is a list of abbreviations utilised in this approval:			
AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.			
BFP means Building Format Plan.			
CERTIFICATION PROCEDURES MANUAL means the document titled <i>Certification Procedures Manual</i> , prepared by EDQ, dated April 2020 (as amended from time to time).			

Preamble, Abbreviations, and Definitions

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.

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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.

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.

Compliance assessment

- 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

PDA Development Conditions		
No.	Condition	Timing
1.	<p>Carry Out the Approved Development</p> <p>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.</p>	Prior to commencement of use
2.	<p>Certification of Operational Works</p> <p>Carry out all operational works in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
4.	<p>Community Management Statement</p> <p>Any Community Management Statement for the development must include the following requirements:</p> <ul style="list-style-type: none"> a) All areas of the 'public realm' at Ground Level and Basement 01 shall form part of the common property and must allow unimpeded access by the public 24 hours, 7 days a week. These areas must not be designated for the exclusive use of any unit and/or use. These areas are to be maintained by the Body Corporate at all times in accordance with the approved plans; b) Ensure evidence of adequate public liability insurance; c) Schedule of exclusive use allocation for PDA Guideline-compliance accessible car parking spaces to accessible dwelling units; d) Ongoing maintenance of all landscaping internal to the site, including the ground plane, rooftop recreational decks and vertical façade landscaping; e) Maintain a directional visitor parking sign at the site adjacent to, or clearly visible from, the vehicle entrance to the site; f) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance; g) Maintain all areas, including the collection of refuse, repair of 	At Building Format Plan endorsement for each stage

PDA Development Conditions

No.	Condition	Timing
	<p>infrastructure, reinstatement of damaged infrastructure;</p> <p>h) Access for service authorities to enter the site to undertake all necessary work; and</p> <p>i) Maintenance of landscaping, taking into account the approved Landscape Design Intent and the requirements of Conditions 40-43.</p>	
Architecture and Design		
5.	<p>Compliance Assessment – Building Design</p> <p>Submit to EDQ DA for compliance assessment updated architectural drawings, which demonstrate that compliance has been achieved with the amendments in red made to the approved drawings, and that the following design considerations have been addressed:</p> <ul style="list-style-type: none"> a) Components of buildings (e.g. basements and planters) have been amended to retain existing significant vegetation to the extent identified on the approved plans, as amended in red. b) Building separation between the approved development and development to the south, so as to: <ul style="list-style-type: none"> i) Provide amenity for all residents in terms of privacy, access to outlook, ventilation, and daylight; and ii) Protect the ability for daylight to penetrate and breezes to flow through the site. c) The eastern component of Tower 2 has been amended in the manner outlined in the amendments in red, to achieve a 9.0 metre setback and avoid overlooking / privacy impacts on the future development to the east and avoid prejudicing the development potential of that land. d) An 18.0 metre tower setback between Tower 1 and Tower 2 to avoid overlooking / privacy impacts for each respective tower. e) A maximum tower footprint of 1,200m² for each respective tower. f) A maximum horizontal dimension of 50.0 metres for any part of the building for Tower 1 and Tower 2. g) Balconies for 2 and/or 3 bedroom dwellings must achieve a minimum area of 12.0m² with a minimum dimension of 3.0 metres. h) The design of Towers 1 and 2 incorporates any changes arising from the compliance assessment conditions in this development permit associated with landscape architecture. <p>The amended drawings are to be accompanied by updated details of dwelling units and gross floor area associated with each land use.</p>	<p>Prior to 25 January 2027 (two [2] years prior to the end of the currency period)</p>

PDA Development Conditions

No.	Condition	Timing
6.	<p>Compliance Assessment – Terracotta Screen and Banding</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed concept plans for the brick terracotta feature screening and banding of balconies, generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> i) Additional Perspective – View from Intersection, pg. 8 Issue 02, December 2016, Amended in Red 15-Feb-2022. ii) Entry, drawing reference SK1020, dated 16/12/2016 iii) Entry Street Level Views, drawing reference SK1030, dated 16/12/2016 <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, a Certificate of Compliance by a Registered Architect, certifying that the constructed works comply with part a) of this condition.</p>	<p>a) Prior to commencement of works for the first stage</p> <p>b) Prior to commencement of use for the relevant stage and to be maintained</p> <p>c) Prior to commencement of use for the relevant stage</p>
7.	<p>Compliance Assessment – Façade Treatment – Materials and Colours</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed perspective and elevation plans, accompanied by a material and colour schedule and samples for façade treatments of Stages 1 and 2, generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> i) Brunswick Street Elevation, drawing reference SK4010, dated 16/12/2016, Amended in Red 15-Feb-2022 ii) Gregory Terrace Elevation, drawing reference SK4020, dated 16/12/2016, Amended in Red 15-Feb-2022 iii) North East Elevation, drawing reference SK4030, 16/12/2016, Amended in Red 15-Feb-2022 iv) South East Elevation, drawing reference SK4040, dated 16/12/2016, Amended in Red 15-Feb-2022 v) Streetscape Elevation, drawing reference SK4050, dated 16/12/2016, Amended in Red 15-Feb-2022 vi) Internal Elevation – Tower 2, drawing reference SK4150, dated 16/12/2016 vii) Internal Elevation – Tower 1, drawing reference SK4250, dated 16/12/2016, Amended in Red 15-Feb-2022 viii) Additional Perspective – Pedestrian View – Intersection of Brunswick Street & Gregory Terrace, Issue 02, pg. 7, dated December 2016 ix) Additional Perspective – View from Intersection, Issue 02, pg. 8, dated December 2016, Amended in Red 15-Feb-2022 x) Building Aesthetic – Tower Distinction – Concept Finishes, Issue 02, pg. 63, dated December 2016 	<p>a) Prior to the commencement of works for the first stage</p>

PDA Development Conditions

No.	Condition	Timing
	<p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, a Certificate of Compliance by a Registered Architect, certifying that the constructed works comply with part a) of this condition.</p>	<p>b) Prior to the commencement of use for the relevant stage and to be maintained</p> <p>c) Prior to the commencement of use for the relevant stage</p>
8.	<p>Compliance Assessment – Ground Level & Level 01 – Pavement Treatment</p> <p>a) Submit to EDQ DA, for compliance assessment, a detailed plan, accompanied by a materials and colours schedule and samples, for the pavement treatment of the Ground Floor and Basement 01, generally in accordance with the approved plans.</p> <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to the commencement of works for the first stage</p> <p>b) Prior to the commencement of use for the first stage and to be maintained</p>
9.	<p>Compliance Assessment – Cross Ventilation System</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed engineering drawings for a cross ventilation system utilising both passive and mechanical systems to be implemented in all residential components of the development, generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> i) Apartment Details – Typical Floor Plan – Cross Ventilation, drawing reference SK5300, dated 16/12/2016 ii) 04 Apartment Details – Typical Floor Plan, prepared by nra-co-lab, Issue 02, p.14, dated December 2016 (Amended in Red 10 February 2025) iii) Apartment Details – Typical Floor Plan, Issue 02, pg. 15, dated December 2016 <p>The system is to provide the opportunity for cross ventilation through all habitable residential spaces to create a comfortable indoor environment.</p> <p>b) Carry out the works in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ DA, either written evidence from a RPEQ or ‘as-constructed’ drawings, certified by a RPEQ, demonstrating that the constructed works comply with part a) of this condition.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to the commencement of use for the relevant stage</p> <p>c) Prior to the commencement of use for the relevant stage</p>

PDA Development Conditions

No.	Condition	Timing
Engineering		
10.	<p>Hours of Work - Construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
11.	<p>Compliance Assessment – Out of Hours Work</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 form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
12.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), 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; 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; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of employee and visitor parking areas; 9. of anticipated staging and programming; 	a) Prior to commencing work

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

PDA Development Conditions

No.	Condition	Timing
	<p>10. for the provision of safe and functional emergency exit routes; and</p> <p>11. any out of hours work as endorsed via Compliance Assessment.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
13.	<p>Construction Noise Management Plan</p> <p>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:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; 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. <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>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
14.	<p>Compliance Assessment – Hoarding and Placing of Advertising Devices</p> <p>a) Submit to the MEDQ for Compliance Assessment detailed plans of any proposed Hoarding, certified by a suitably qualified and experienced RPEQ, and any advertising devices to be placed on the proposed hoarding.</p> <p>b) Erect the approved Hoarding in accordance with the plans approved under part a) of this condition.</p>	<p>a) As required, prior to commencing Works in the relevant Precinct or Sub-precinct</p> <p>b) As required, prior to commencing Works in the relevant Precinct or Sub-precinct</p>

PDA Development Conditions

No.	Condition	Timing
15.	<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.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the management of traffic around and through the site during and outside of construction work hours; ii) provision of parking for workers and materials delivery during and outside of construction hours of work; iii) planning including risk identification and assessment, staging, etc.; iv) ongoing monitoring, management review and certified updates (as required); v) traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>
16.	<p>Haulage Management Plan</p> <p>a) Submit to the MEDQ a Haulage Management Plan (HMP) prepared by a suitably qualified and experienced person holding current Traffic Management Design qualifications. The HMP is to include at a minimum:</p> <ul style="list-style-type: none"> i) Heavy vehicle size and load limits; ii) An estimate of the quantity of excavated / demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads; iii) Designated haulage route(s) including contingency haulage for all stages of the Works, both inside and outside of the CBD; iv) Haulage times; v) An auditable process to manage, monitor and report on the compliance with the 42.5 tonne total GML (General Mass Limit) of vehicles unless otherwise permitted by DTMR; vi) Monitoring arrangements, daily metric reporting and monthly reporting to manage load limit compliance; vii) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded; viii) Contingency planning for non-standard operations and unpredicted impacts, including a safety management protocol; ix) A communication strategy (including a community engagement plan) for routes and corridors that are being 	<p>a) Prior to commencing work</p>

PDA Development Conditions

No.	Condition	Timing
	<p>utilised for the transportation of material(s), with provision for a complaints register, and the ability to identify relevant trucks or drivers in relation to a complaint received; and</p> <p>x) Evidence of consultation with Council which demonstrates their support of the HMP.</p> <p>b) Undertake all haulage in accordance with the relevant HMP, which must be current and available on site at all times.</p>	<p>b) At all times</p>
17.	Erosion and Sediment Management	
	<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> <p>i) construction phase stormwater management design 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>a) Prior to commencing work</p> <p>b) During construction</p>
18.	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>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) If encountered on site during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
19.	Filling and Excavation	
	<p>a) Submit to the EDQ IS an Excavation Design Report, certified by a RPEQ, including:</p> <p>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</p> <p>ii) consistency with:</p> <p>1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</i></p>	<p>a) Prior to commencing work</p>

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No.	Condition	Timing
	<ul style="list-style-type: none"> 2. the Geotechnical Shoring and Design Report submitted under Condition 20 of this approval; 3. the Structural Monitoring and Vibration Report submitted under Condition 21 of this approval; 4. the Rock and Ground Anchor Report submitted under Condition 22 of this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater and; viii) Detailed Design and Construction Plans, including staging where proposed, for excavation design, certified by a RPEQ. <p>b) Carry out excavation work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that excavation work has been undertaken in accordance with part b) of this condition.</p>	<p>b) During construction</p> <p>c) Prior to commencement of use</p>
20.	<p>Shoring</p> <p>a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ul style="list-style-type: none"> 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ul style="list-style-type: none"> 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; iii) analysis and measures to minimise impacts to existing buildings and public utilities, including: 	<p>a) Prior to commencing work</p>

PDA Development Conditions

No.	Condition	Timing
	<ol style="list-style-type: none"> 1. a dilapidation survey of buildings located within 50m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; <p>iv) assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> 1. an Excavation, Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections that demonstrate a suitable factor of safety against global instability of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
21.	<p>Structural Monitoring and Vibration Report</p> <p>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <p>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:</p> <ol style="list-style-type: none"> 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. any other works that may risk damage to the heritage buildings; 5. proposed methods to mitigate and control vibration and ground movement during construction; <p>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</p>	<p>a) Prior to commencing work</p>

PDA Development Conditions

No.	Condition	Timing
	<p>of permanent works;</p> <p>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>iv) In relation to the existing Heritage Places in proximity to the excavation, the report is to provide:</p> <ol style="list-style-type: none"> 1. Existing footing information (i.e. footing construction, footing depth, footing width and founding soil type and consistency); 2. Evidence to demonstrate that interim differential settlements (which may be much higher than final differential settlements) have been taken into account in the predictive analysis and that suitable controls / mitigations have been considered and put in place to protect heritage and other sensitive assets or confirmation; 3. Evidence that the effects of the high value of lateral retention wall movement arising from the Plaxis modelling has been considered; 4. Evidence that the construction methodology has considered the effects of vibrations, arising from retention, excavation; 5. Evidence that the limits for vibration, retention wall movements for Heritage Places close to the top of the retention structures have been determined; 6. Points 1. to 5. are to be considered in the design of the construction methodology proposed shoring, underpinning and stabilisation methods; 7. Evidence to demonstrate that all Heritage Places within the zone of influence (geotechnical and vibrations) are categorised as high risk, and protected accordingly, regardless of the existing condition of the Heritage Place; <p>v) proposed anchoring, including:</p> <ol style="list-style-type: none"> 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; <p>vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>b) During construction</p>

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No.	Condition	Timing
22.	<p>Temporary Rock and Ground Anchors</p> <p>a) Submit to EDQ IS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii) where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii) RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: <ol style="list-style-type: none"> 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ IS RPEQ:</p> <ol style="list-style-type: none"> i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition. ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: <ol style="list-style-type: none"> 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. 	<p>a) Prior to Commencing work</p> <p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p>

PDA Development Conditions

No.	Condition	Timing
	<p>d) Submit to EDQ IS on request survey monitoring results and an accompanying report certified by a RPEQ.</p> <p>e) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>f) Submit to EDQ IS 'as-constructed' plans certified by a RPEQ or suitably qualified professional, of any mitigation measures, structural augmentation, repairs performed to heritage buildings.</p> <p>g) Complete make good provisions as specified in the endorsed HMMP under part a) of this condition.</p> <p>Advice Note: <i>Any proposal to add additional structural bracing which does not form part of this current approval should be submitted for development approval prior to it being installed.</i></p>	<p>d) on request</p> <p>e) Prior to the commencement of use</p> <p>f) Prior to the commencement of use</p> <p>g) Prior to the commencement of use</p>
24.	<p>Vehicle Access</p> <p>Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council's adopted standards.</p>	<p>Prior to commencement of use and to be maintained</p>
25.	<p>Compliance Assessment – Car Parking Numbers</p> <p>Provide updated traffic assessment documentation to demonstrate the appropriateness of any parking reductions required as a result of amendments in red to the approved architectural and landscape architecture drawings.</p>	<p>Prior to commencement of site works for the first stage</p>
26.	<p>Car Parking</p> <p>a) Provide car parking spaces, designed in accordance with AS2890 – <i>Parking Facilities</i> delineated and signed* generally in accordance with the approved plans.</p> <p>b) On completion, submit to EDQ IS written evidence from a RPEQ demonstrating that the constructed works comply with part a) of this condition.</p> <p>Note: <i>Accessible car parking spaces must meet the requirements of PDA Guideline no. 2 Accessible Housing; however, do not need to be signed as such, with the exception of those required by other relevant legislation.</i></p>	<p>a) Prior to the commencement of use for the first stage</p> <p>b) Prior to the commencement of use for the first stage</p>
27.	<p>Bicycle Parking</p> <p>a) Provide 763 bicycle parking spaces designed in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> delineated and signed generally in accordance with the approved plans.</p>	<p>a) Prior to the commencement of use for the first stage</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS written evidence from a RPEQ demonstrating that the constructed works comply with part a) of this condition.	b) Prior to the commencement of use for the first stage
28.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor for the proposed 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
29.	Water Connection Connect the development to the existing water reticulation network in accordance with UU current adopted standards and Service Advisory Notice (SAN).	Prior to commencement of use for each stage
30.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with UU current adopted standards and SAN.	Prior to commencement of use for each stage
31.	Compliance Assessment – Stormwater Management – Consequential Changes Submit updated stormwater documentation to EDQ IS for compliance assessment, commensurate with changes to the design of the development as required by amendments in red to the approved drawings.	Prior to the commencement of site works, excluding demolition
32.	Stormwater Connection a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the stormwater pipe connection to the intersection of Brunswick and Water Streets generally in accordance with the approved Site Based Stormwater Management Plan and Council standards. b) Construct the works to Council standards generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of use for the first stage b) Prior to commencement of use for the first stage c) Prior to commencement of use for the first stage.
33.	Stormwater Quality a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with the approved Site Based Stormwater Management Plan.	a) Prior to commencement of site works for the first stage

PDA Development Conditions

No.	Condition	Timing
	<p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Provide written evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>b) Prior to commencement of use for each stage and to be maintained</p> <p>c) Prior to commencement of use for each stage</p>
34.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use for each stage and to be maintained
35.	<p>Electricity</p> <p>Submit to EDQ IS either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement to provide underground or overhead electricity services where agreed to by the local authority electricity services.</p>	Prior to commencement of use for the first stage
36.	<p>Telecommunications</p> <p>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 proposed development.</p>	Prior to commencement of use for the first stage
37.	<p>Broadband</p> <p>a) Submit to EDQ IS a written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:</p> <p style="margin-left: 20px;">i) <i>The Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects; and</i></p> <p style="margin-left: 20px;">ii) Federal government and telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co.</p> <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use, BFP endorsement, or classification of use for each stage of the development</p> <p>b) During construction</p>

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No.	Condition	Timing
	<p>good health, having regard for planter depths, soil/media volumes, irrigation and maintenance systems, access to light, and choice of appropriate species. Inter alia, the plans are to include details of irrigation and trellis systems and media type.</p> <p>The detailed landscape drawings are to be supported by a management and maintenance plan for the façade landscaping, prepared or supported by documentation from a suitably qualified Registered Landscape Architect (certified by AILA), with experience in the design of green facades/walls and their associated maintenance systems.</p> <p>b) Carry out the works in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</p> <p>d) Submit to EDQ DA, written evidence from an AILA registered Landscape Architect, demonstrating that the works comply with part a) of this condition.</p>	<p>b) During construction for each relevant stage</p> <p>c) During construction for each relevant stage</p> <p>d) Prior to the commencement of use for the relevant stage</p>
42.	<p>Landscape works – Maintenance</p> <p>a) Maintain all landscape works shown on the approved plans to the satisfaction of EDQ, replacing any dead, diseased, or damaged plants.</p> <p>b) Provide evidence to EDQ DA that maintenance requirements associated with the requirements of Conditions 40-42 are incorporated into the Building Management Statement for each relevant stage.</p>	<p>a) At all times</p> <p>b) Prior to the commencement of the use for each stage</p>
43.	<p>Compliance Assessment – Interim Treatment of Stage 2 Building Envelope</p> <p>a) Unless otherwise agreed to in writing by EDQ DA, submit for compliance assessment, detailed plans certified by an AILA Registered Landscape Architect, illustrating the proposed interim landscaping treatment of the Stage 2 building envelope, as illustrated on the approved Staging Plan, prepared by nra-co-lab, drawing no. SK9100, dated 16 January 2017 (Amended In Red 10 February 2025).</p> <p>b) Unless otherwise agreed to in writing by the MEDQ, construct the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to survey plan endorsement or commencement of use for the first stage, whichever is earlier</p> <p>b) Within 3 months of the commencement of use for Stage 1</p>

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No.	Condition	Timing
	c) Provide ongoing maintenance to temporary landscaping until such time that it is decommissioned for the commencement of site works for Stage 2.	c) As indicated
44.	<p>Compliance Assessment – Public Streetscape Improvements</p> <p>a) Submit to EDQ IS and DA, for compliance assessment, detailed landscape plans for all proposed public streetscape works, certified by an AILA registered Landscape Architect and generally in accordance with Council’s <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i>. Where applicable, the detailed streetscape plans are to include:</p> <ul style="list-style-type: none"> i) a schedule of proposed standard and non-standard assets to be transferred to Council; ii) location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; iii) footpath treatments, including tactile paver treatments; iv) location and types of streetscape furniture; v) location and size of stormwater treatment devices; vi) street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council’s adopted planting schedules and guidelines; and vii) reflect the ultimate Brunswick Street alignment. <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘As Constructed’ plans and asset register, in a format acceptable to Council, certified by an AILA registered landscape architect.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to survey plan endorsement or commencement of use for the relevant stage, whichever is the earlier</p> <p>c) Prior to commencement of use for the relevant stage</p>

Surveying, Land Transfers and Easements

45.	<p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of, and at no cost, to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p>
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PDA Development Conditions		
No.	Condition	Timing
46.	<p>Road Dedication – Brunswick Street & Gregory Terrace Truncation</p> <p>Dedicate as public road, at no cost to Brisbane City Council, the road widening of Brunswick Street, including the Gregory Terrace truncation, generally in accordance with the approved Concept Design Proposed Roadworks Brunswick St – Fortitude Valley, Drawing Number RPN677 Rev C, prepared by Brisbane City Council, dated 12-11-14.</p>	Prior to commencement of use or endorsement of a Building Format Plan for the first stage, whichever occurs first
Housing Diversity		
47.	<p>Affordable Housing</p> <p>Submit to EDQ DA, evidence that the approved development delivers a minimum of 5% of the total residential GFA dedicated to the provision of affordable housing.</p>	Prior to commencement of use
47A.	<p>Dwelling Size Diversity</p> <p>Submit to EDQ DA, evidence that the approved development delivers a minimum of 10% of the total residential GFA dedicated to the provision of dwellings with three (3) or more bedrooms.</p>	Prior to commencement of use
48.	<p>Accessible Housing – Stage 1</p> <p>Submit to EDQ DA, certification that the approved development delivers 82 accessible units, generally in accordance with the approved plans and in accordance with the provisions of <i>PDA Guideline no. 2 Accessible Housing</i>:</p> <ul style="list-style-type: none"> • 24 x 1-Bedroom Dwelling Units • 53 x 2-Bedroom Dwelling Units • 5 x 3-Bedroom Dwelling Units 	Prior to commencement of use for Stage 1
49.	<p>Accessible Housing – Stage 2</p> <p>Submit to EDQ DA, certification that the approved development delivers the 46 accessible units, generally in accordance with the approved plans and in accordance with the provisions of <i>PDA Guideline no. 2 Accessible Housing</i>:</p> <ul style="list-style-type: none"> • 23 x 1-Bedroom Dwelling Units • 23 x 2-Bedroom Dwelling Units 	Prior to commencement of use for Stage 2
Infrastructure Contributions		
50.	<p>Infrastructure Contributions</p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), July 2016, indexed to the date of payment.</p>	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 ****