



Our ref: DEV2024/1479

18 June 2025

Wren Street Health Investments Pty Ltd
C/- Urbis Pty Ltd
Attn: Mr Michael Cattoni
Level 32. 300 George Street
BRISBANE QLD 4000

Email mcattoni@urbis.com.au

Dear Michael

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

PDA Development Permit for Material Change of Use for multiple dwelling, bar, food and drink outlet, health care services, shop and parking station at 15-21 Wren Street, Bowen Hills described as Lot 23 on RP9941 and Lot 24 on SP276528

On 18 June 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 Elrico Koeberg, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7715 or at Elrico.Koeberg@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	15-21 Wren Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 23	RP9941
	Lot 24	SP276528
PDA development application details		
DEV reference number	DEV2024/1749	
'Properly made' date	10 April 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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 type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use (MCU) for multiple dwelling (242 build to rent units), bar, food and drink outlet, health care services, shop and parking station.	
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:</p> <ul style="list-style-type: none"> • Material Change of Use for multiple dwelling (242 build to rent units), bar, food and drink outlet, health care services, shop and parking station. 	
Decision date	18 June 2025	
Currency period	6 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Elrico Koeberg, Senior Planner – Development Assessment
Manager	Jennifer Sneesby, Manager – Development Assessment
Engineer	Sanjib Bhowmick, Senior Engineer, Infrastructure Services
Delegate	Beatriz Gomez, Director, Development Assessment

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.	Site Plan prepared by Thomson Adsett	DA01.02 Rev 4	25 March 2025
2.	Lower Ground Floor Plan prepared by Thomson Adsett as amended in red 20 May 2025	DA02.01 Rev 7	26 March 2025
3.	Ground Floor Plan – Lobby prepared by Thomson Adsett as amended in red 20 May 2025	DA02.02 Rev 6	26 March 2025
4.	Mezzanine Level prepared by Thomson Adsett	DA02.03 Rev 4	25 March 2025
5.	Level 1 Plan – Medical Tenancy prepared by Thomson Adsett	DA02.04 Rev 5	25 March 2025
6.	Level 2 to 3 Plan – Medical Tenancy prepared by Thomson Adsett	DA02.05 Rev 6	26 March 2025
7.	Level 4 Plan – Medical Tenancy prepared by Thomson Adsett	DA02.06 Rev 5	25 March 2025
8.	Level 5 Plan – Parking prepared by Thomson Adsett as amended in red 20 May 2025	DA02.07 Rev 8	19 May 2025
9.	Level 6 to 7 Plan – Parking prepared by Thomson Adsett as amended in red 20 May 2025	DA02.08 Rev 8	19 May 2025
10.	Level 8 to 9 Plan – Units & Carparks prepared by Thomson Adsett as amended in red 20 May 2025	DA02.09 Rev 7	25 March 2025
11.	Level 10 Plan – Units, Carparks & Stage 1 Roof prepared by Thomson Adsett as amended in red 20 May 2025	DA02.10 Rev 8	25 March 2025
12.	Level 11 – Units & Communal Areas prepared by Thomson Adsett as amended in red 20 May 2025	DA02.11 Rev 8	26 March 2025
13.	Level 12 – Units & Communal Areas prepared by Thomson Adsett	DA02.12 Rev 5	25 March 2025
14.	Level 13 to 29 Plan – Typical Units prepared by Thomson Adsett	DA02.13 Rev 5	25 March 2025
15.	Level 30 Plan – Sky Garden prepared by Thomson Adsett as amended in red 20 May 2025	DA02.14 Rev 7	19 May 2025
16.	Sections – Sheet 1 prepared by Thomson Adsett	DA03.01 Rev 5	26 March 2025
17.	Sections – Sheet 2 prepared by Thomson Adsett	DA03.02 Rev 5	26 March 2025

18.	Site Sections – Wren Street prepared by Thomson Adsett	DA03.03 Rev 4	26 March 2025
19.	Ground to Level 1 – Sections prepared by Thomson Adsett	DA03.06 Rev 1	26 March 2025
20.	Elevation – Wren Street prepared by Thomson Adsett	DA03.10 Rev 3	25 March 2025
21.	Elevation – O’Connell Terrace prepared by Thomson Adsett	DA03.11 Rev 3	25 March 2025
22.	Elevation – Campbell Street prepared by Thomson Adsett	DA03.12 Rev 4	25 March 2025
23.	Elevation – ICB prepared by Thomson Adsett	DA03.13 Rev 4	25 March 2025
24.	Unit Layouts – Sheet 1 prepared by Thomson Adsett	DA04.01 Rev 3	25 March 2025
25.	Unit Layout – Sheet 2 prepared by Thomson Adsett	DA04.02 Rev 3	25 March 2025
26.	Unit Layout – Sheet 3 prepared by Thomson Adsett	DA04.03 Rev 3	25 March 2025
27.	Unit Layout – Sheet 4 prepared by Thomson Adsett	DA04.04 Rev 4	25 March 2025
28.	Landscape Concept Plan prepared by Laud Ink	Job No. 2303-010 SK001 Rev C	14 November 2024
29.	Landscape Concept Plan – Lower Ground Floor Planting Plan prepared by Laud Ink as amended in red 20 May 2025	Job No. 2303-010 SK002 Rev C	14 November 2024
30.	Landscape Concept Plan – Ground Floor Lobby Planting Plan prepared by Laud Ink as amended in red 20 May 2025	Job No. 2303-010 SK003 Rev C	14 November 2024
31.	Landscape Concept Plan – Level 5 – Parking Planting Plan prepared by Laud Ink as amended in red 20 May 2025	Job No. 2303-010 SK004 Rev C	14 November 2024
32.	Landscape Concept Plan – Level 6 to 7 – Parking Planting Plan prepared by Laud Ink as amended in red 20 May 2025	Job No. 2303-010 SK005 Rev C	14 November 2024
33.	Landscape Concept Plan – Level 8 to 9 – Units & Carparks Planting Plan prepared by Laud Ink as amended in red 20 May 2025	Job No. 2303-010 SK006 Rev C	14 November 2024
34.	Landscape Concept Plan – Level 10 – Carparks & Stage 1 Roof Planting Plan prepared by Laud Ink as amended in red 20 May 2025	Job No. 2303-010 SK007 Rev C	14 November 2024
35.	Landscape Concept Plan – Level 11 – Units & Communal Areas Planting Plan prepared by Laud Ink	Job No. 2303-010 SK008 Rev C	14 November 2024
36.	Landscape Concept Plan – Level 11 – Units & Communal Areas Planting Plan prepared by Laud Ink	Job No. 2303-010 SK009 Rev C	14 November 2024
37.	Landscape Concept Plan – Level 30 – Sky Garden Planting Plan prepared by Laud Ink as amended in red 20 May 2025	Job No. 2303-010 SK010 Rev C	14 November 2024
38.	Landscape Concept Plan – Podium Planter Structure Diagrams – Sheet 1 of 2 prepared by Laud Ink	Job No. 2303-010 SK020 Rev C	14 November 2024

39.	Landscape Concept Plan – Podium Planter Structure Diagrams – Sheet 2 of 2 prepared by Laud Ink	Job No. 2303-010 SK020 Rev C	14 November 2024
40.	Landscape Concept Plan – Typical Podium Planter Details prepared by Laud Ink	Job No. 2303-010 SK022 Rev C	14 November 2024
41.	Landscape Concept Plan – Sections prepared by Laud Ink	Job No. 2303-010 SK030 Rev C	14 November 2024
42.	Landscape Concept Plan – Planting Species, Schedules, Images & Notes prepared by Laud Ink	Job No. 2303-010 SK040 Rev C	14 November 2024
43.	Air Quality Assessment prepared by Trinity Consultants Australia	247401.0068.R03V02	1 April 2025
44.	Noise Impact Assessment prepared by Palmer Acoustics	5843 Version V3	13 November 2024
45.	Traffic Engineering Report prepared by TTM	23BRT0197 Revision 2	20 December 2023
46.	Traffic Response prepared by TTM	P0055090_LTR_RFI Response	22 August 2024
47.	Technical Memorandum prepared by Urbis	P0055090	2 February 2025
48.	Response to EDQ Further Issues Letter – Flood and Stormwater prepared by Acor Consultants Pty Ltd	NA250253	5 March 2025
49.	Civil Services Concept Bulk Earthworks Plans prepared by Acor Consultants Pty Ltd	SKC04-0001 Issue A	5 March 2025
50.	Civil Services Concept Stormwater Management Plan prepared by Acor Consultants Pty Ltd	SKC08-0001 Issue A	5 March 2025
Supporting Documentation			
51.	Operational Waste Management Plan prepared by TTM	23BRW0065 Revision 2	08 December 2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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.

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

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.

- 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.	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 as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
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.	Sufficient Grounds – Compliance Assessment – Affordable Housing a) Submit to MEDQ evidence that the development provides 10% dwellings as affordable to rent by households on median household income for the Brisbane LGA.	a) Prior to survey plan endorsement or commencement of

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Maintain the units as affordable and submit to MEDQ annual evidence of number of units provided as affordable as per part a).</p> <p><i>Notes:</i> Refer to PDA Guideline 16 – Housing, and the ED Regulation for further guidance</p>	<p>use which ever occurs first</p> <p>b) For 15 years from commencement of use</p>
4.	<p>Sufficient Grounds – Compliance Assessment – Accessible Housing</p> <p>a) Submit to EDQ DA for Compliance Assessment amended plans illustrating 21.4% (total of 52 dwellings) of the total residential GFA as equitable access units in accordance with the Bowen Hills PDA Development Scheme and EDQ Accessible Housing Guideline no. 2. Ensure that the identified units include the following:</p> <ul style="list-style-type: none"> i. usable internal spaces including access to balconies and all areas of the dwelling; ii. legible equitable access to appropriate parking spaces; iii. legible equitable access to communal open space areas; and iv. appropriate corridor widths. <p>b) Carry out the development in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) While construction is occurring and to be maintained</p>
5.	<p>Compliance Assessment – Detailed Landscape plans</p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans prepared by an AILA Registered Landscape Architect, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following documents:</p> <ul style="list-style-type: none"> i. Landscape Concept Plans prepared by Laud Ink, Job No. 2303-010 Revision C. dated 14 November 2024; ii. <i>Crime Prevention Through Environmental Design – Guidelines for Queensland</i>; iii. The approved Noise Impact Assessment prepared by Palmer Acoustics. <p>The certified drawings are to include:</p> <ul style="list-style-type: none"> iv. trees, shrubs, climbers and groundcover species, size and location with a minimum of 50% native plant species; v. species selection that reflects available light levels. Demonstrate all planters and areas affected by screening on the external façade of the building, including the car parking façade, will receive adequate light to ensure plant viability. vi. detailed design of all fencing, retaining wall and structures (including vertical planting support); vii. light-weight media for Horizon A and Horizon B media profiles that are suitable for planting on built structures; viii. wayfinding signage and lighting at building entry / exit 	<p>a) Prior to commencing site works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>locations;</p> <p>ix. details confirming planting on the ground level along the existing bikeway and below the cantilevered building does not exceed 0.5m in height at maturity, and maintains clear view lines along the bikeway;</p> <p>x. Provide an increased width planter, of approximately 3m wide, along the north-eastern boundary of the communal open space on Level 11 for the full extent of the car parking footprint on the levels below as shown on approved Level 11 – Units & Communal Areas Plan prepared by Thomson Adsett, Document no. DA02.11 Revision 8, dated 26/03/2025</p> <p>Maintenance and Access</p> <p>xi. Landscape designs are to incorporate maintenance and access considerations:</p> <ol style="list-style-type: none"> 1. safety harness anchor point/s to be provided where necessary. 2. centralised irrigation/fertigation system to planter boxes to ensure plants are sufficiently nourished. 3. demonstrate that the planting on podium and façade will be designed to achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation; 4. any installation of anchors for trees on the rooftop level are to be RPEQ and AILA certified. <p>b) Carry out the works in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA certification by a suitably qualified RPEQ that the building structure can support constructed roof top landscape structures and planters.</p>	<p>b) Prior to commencing site works</p> <p>c) Prior to commencement of use</p>
6.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed streetscape works drawings, including a schedule of proposed standard assets to be transferred to Council, certified by an AILA, for any proposed works within the public streetscape.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii. footpath treatments; iii. location and types of streetscape furniture; iv. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. 	<p>a) Prior to commencing site works</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ DA, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA. 	<ul style="list-style-type: none"> b) Prior to commencement of use c) Prior to commencement of use
7.	Compliance Assessment - Tree Protection <ul style="list-style-type: none"> a) Submit to EDQ Compliance Assessment an Arboricultural Impact Assessment Report prepared by a suitably qualified arborist (AQF Level 5 or above) demonstrating that the significant trees can be retained during construction works. The retention of trees must involve the following: <ul style="list-style-type: none"> i. An AQF5 minimum Project Arborist (a member of the Queensland Arboricultural Association) to be engaged during the project life. ii. Pre-Start inspection and audit of Tree Protection Fencing before works commence. b) Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works in accordance with <i>AS4970 Protection of Trees on Development Sites</i>, <i>AS4373 Pruning of Amenity Trees</i> where required: <ul style="list-style-type: none"> i. Any required tree works including overhanging canopy from adjacent lots to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist. Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia; ii. Any works that interfere with the root system of a tree must be assessed through a Qualified Tree Risk Assessment by the supervising Project Arborist prior to severance of roots; iii. Written approval from the tree owner for any roots to be cut over 50mm. <i>NOTE: Where approval cannot be obtained, redesign and resubmission of retaining wall and earthworks plans under Conditions 20 and 22 may be required.</i> c) An exclusion zone to be established along the perimeters of the TPZ and cordoned off with fencing with signage to signify the relevant TPZ. All works to be excluded from the Structural Root Zone. Encroachment of the TPZ to be in accordance with the approved Arboricultural Impact Assessment. d) All works within the TPZ (including fencing) to be supervised by the Project Arborist (Min AQF Level 5). e) Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist. 	<ul style="list-style-type: none"> a) Prior to commencement of site works. b) At all times c) At all times d) At all times e) At all times

PDA Development Conditions		
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10.	<p>Sustainability and efficiency</p> <p>a) Submit to EDQ DA the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a minimum 4 Star Rating under the Green Building Council of Australia (GBCA) Green Star Buildings rating tool (or equivalent GBCA tool as agreed by EDQ).</p> <ul style="list-style-type: none"> i) Green Star submission package or suitable evidence prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves the projected Green Star Rating, with suitable rating points buffer and contingency measures to address rating risk areas. ii) Evidence of submission of the above documentation to the GBCA for Green Star Designed assessment. iii) Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the building construction is contractually required to achieve the projected Star rating under the Green Star Building's rating tool. <p>It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</p> <p>b) Submit to EDQ IS Green Star Designed assessment from the GBCA verifying that the documentation submitted under part a) is projected to achieve the credits required for the projected Star Rating under the Green Star for Buildings tool (or tool approved under part a).</p> <p><i>Note: Should changes to the documentation submitted under a) i. be required in response to GBCA Green Star Designed feedback (to achieve the projected Star Rating), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ.</i></p> <p>c) Design, construct and operate the approved development generally in accordance with the final submission assessed to achieve the applicable Star Rating by the Green Star Designed review undertaken by the GBCA under b).</p> <p>d) Submit to EDQ IS evidence that the requirements of part c) of this condition have been met, including submission of the applicable Star "As-Built" rating certification from the GBCA.</p>	<p>a) Prior to the commencement of building works</p> <p>b) Prior to the commencement of building works</p> <p>c) Prior to commencement of use</p> <p>d) Within 12 months of commencement of use</p>
11.	<p>Transport Air Quality Corridor</p> <p>The development is required to include the following ventilation measures to ensure impacts from the tunnel ventilation system and surface road traffic is limited on residents for the Multiple Dwelling component of the development in accordance with section 10.2 of the approved Air Quality Assessment Report prepared by Trinity Consults,</p>	<p>Prior to commencement of use and to be maintained at all times</p>

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	<p>Document ref: 247401.0068.R03V02, dated 1/04/2025:</p> <ul style="list-style-type: none"> i. Supply outdoor air in accordance with AS 1668.2: The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings; ii. Intake requirements: <ul style="list-style-type: none"> 1. Locate mechanical ventilation outdoor air intakes at least the minimum distance from the kerb in both horizontal and vertical planes (i.e. intakes to be located outside pink area in Figure 10.2 to Figure 10.5 for affected floor levels, being level and below); 2. Alternatively, if within the minimum separation distance, employ filtration to outdoor air to a minimum performance standard of F6 or minimum efficiency report value (MERV) 9. iii. Level 7 and lower are to remain occupied by non-sensitive uses, including no childcare centre use. Sensitive uses such as the approved health care services (“medical tenancies”) may be located on Level 7 and lower where the intake requirements stated above are met. 	
12.	<p>Noise Impacts</p> <p>The approved development is required to incorporate the noise mitigations measures as identified in the approved Noise Impact Assessment report prepared by Palmer Acoustics Pty Ltd, Document No: 5843, dated 13/11/2024.</p>	Prior to commencement of use and to be maintained at all times
13.	<p>Office to be Ancillary</p> <p>All office areas are to remain at all times ancillary and subordinate to the approved use of the site. Office areas are limited to the areas shown on the approved plans.</p>	At all times
14.	<p>Balconies/Verandahs/Terraces</p> <p>All balconies/verandahs/terraces must remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures (excluding screening required by the development approval).</p>	Prior to commencement of use and to be maintained at all times
15.	<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

PDA Development Conditions		
No.	Condition	Timing
16.	<p>Out of Hours Work – Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form.</p> <p><i>Note:</i> <i>The out of hours work request form is available at EDQ's website.</i></p>	Minimum of 10 business days prior to proposed out of hours work commencement date
17.	<p>Certification of Operational Works</p> <p>All operational works undertaken 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>
18.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS, a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of construction under the current approval</p> <p>b) At all times during construction</p>
19.	<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 or higher. 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. details of the management of the temporary diversion of cyclists during the time the bikeway is closed; iii. provision of parking for workers and materials delivery during and outside of construction hours of work; iv. planning including risk identification and assessment, staging, 	a) Prior to commencement of construction under the current approval

PDA Development Conditions

No.	Condition	Timing
	<p>etc;</p> <ul style="list-style-type: none"> v. ongoing monitoring, management review and certified updates (as required); vi. 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>b) At all times during construction</p>
20.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i. <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii. <i>Approved Concept Bulk Earthworks Plan</i> prepared by <i>Acor Consulting Pty Ltd</i>, Document ref: <i>SKC04-0001, Revision A, Project No: 250253</i> dated 05/03/2025 <p>The certified plans are to:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. accord with the Erosion and Sediment Control Plans, as required by 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: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and d) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks under the current approval</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval</p>

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	c) Submit to EDQ IS RPEQ certification that: <ul style="list-style-type: none"> i. all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii. any unsuitable material encountered has been treated or replaced with suitable material. 	c) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval
21.	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).	a) Prior to commencement of or during earthworks under the current approval
	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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval
	c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval
22.	Retaining Walls	
	a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> i. certified to achieve a minimum 50 year design life; ii. designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – Concrete Structures); iii. design to ensure construction (and associated earthworks) will not compromise road reserve, public infrastructure and private properties. 	a) Prior to commencing earthworks under the current approval
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval

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	c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval
23.	Construction Noise Management Plan	
	<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>
24.	Structural Monitoring and Vibration Report	
	<p>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> i. the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: <ul style="list-style-type: none"> o excavation of basement and shoring; o new excavation; o installation of new foundations (i.e. piling); o 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 	<p>a) Prior to commencing work under the current approval</p>

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	<p>construction, and finish one month after the completion of permanent works;</p> <p>iii. confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>iv. proposed anchoring, including:</p> <ul style="list-style-type: none"> o whether anchors are temporary or permanent; o anchors' lifespan; o consent from affected landowners and/or road managers; <p>v. 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>
25.	Vehicle Access	
	<p>a) Construct vehicle crossover(s):</p> <ul style="list-style-type: none"> i. located generally in accordance with the approved plans; and ii. designed generally in accordance with Council's adopted standards for a Modified Type B2 (8.2m) and Modified Type B1 (7.8m) for the Ambulance Bay. <p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval</p>
26.	Roadworks	
	<p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for any external roadworks to facilitate the development. The RPEQ certified engineering plans must be designed generally in accordance with the approved Ground Floor Plan – Lobby prepared by Thomson Adsett., Document no: DA02.02, Revision 6, dated 26/03/2025</p> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i. certification from a suitably qualified and experienced RPEQ that external roadworks to facilitate the development have been constructed generally in accordance with the certified 	<p>a) Prior to commencing roadworks under the current approval</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval</p> <p>c) Prior to commencement of use or BFP endorsement,</p>

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	<ul style="list-style-type: none"> plans submitted under part b) of this condition; and i. all documentation as required by the Certification Procedures Manual. ii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	whichever occurs first under the current approval
27.	<p>Street Lighting</p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <ul style="list-style-type: none"> a) Design and install a Rate 2 street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: <ul style="list-style-type: none"> i. meet the relevant standards of Energex ii. be endorsed by Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces. b) Design and install a Rate 3 street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: <ul style="list-style-type: none"> i. be in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' ii. meet the requirements of AS3000 – 'SAA Wiring Rules'. iii. meet the requirements of Energex for unmetered supply iv. be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval b) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval c) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval
28.	<p>Stormwater Connection</p> <p>Connect the approved development to a lawful point of discharge:</p> <ul style="list-style-type: none"> a) With 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; b) Generally in accordance with Council's current adopted standards; and c) As per approved Concept Stormwater Management Plan prepared by Acor Consulting, Drawing No: SKC08-0001, Revision A, Project no: NA250252, dated 05/03/2025. 	Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval

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29.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
30.	<p>Stormwater Quantity</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity</i>, Stormwater Management Plan & Flood Assessment prepared by Topo, Version A, dated 14/09/2023, and Response to EDQ Further Issues Letter – Flood and Stormwater prepared by Urbis, dated 05/03/2025 (Attachment E, Ref: NA250253 prepared by Acor Consulting).</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of construction under the current approval</p> <p>b) Prior to commencement of use under the current approval</p> <p>c) Prior to commencement of use under the current approval</p>
31.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ol style="list-style-type: none"> PDA Guideline No. 13 Engineering standards – Stormwater quality; and Concept Stormwater Management Plan & Flood Assessment prepared by Topo, Version A, dated 14/09/2023; and Response to EDQ Further Issues Letter – Flood and Stormwater prepared by Urbis, dated 05/03/2025 (Attachment 	<p>a) Prior to commencement of stormwater works under the current approval</p>

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	<p>E, Ref: NA250253 prepared by Acor Consulting).</p> <p>b) Provide evidence that a maintenance management agreement has been reached between the legal entity of the development and the proprietor of the treatment device.</p> <p>c) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices, incl rubbish bin(s) and filter basket have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval</p> <p>c) Prior to commencement of use under the current approval</p> <p>d) Prior to commencement of use under the current approval</p>
32.	<p>Flood Emergency Management Plan (FEMP)</p> <p>a) Submit to EDQ IS for compliance assessment a Flood Emergency Management Plan certified by a registered professional engineer (RPEQ or equivalent) specialised in hydraulic engineering accompanied by evidence that the report has been reviewed by risk management specialist. The plan must be prepared in accordance with the Bowen Hills Priority Development Area Scheme, Brisbane City Council's Flood Planning Scheme Policy (SC6.11) and PDA Guideline No. 13 Engineering standards. The report should include the following information:</p> <ol style="list-style-type: none"> Plans showing the flood free emergency evacuation paths for the retail and residential users. Flood planning and execution strategies including monitoring, evacuation, shelter-in-place, roles and responsibilities, training etc. 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 Reference to the following documents: <ol style="list-style-type: none"> State Planning Policy, July 2017 AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; and In accordance with the approved <i>Response to EDQ Further Issues Letter – Flood and Stormwater prepared by Acor Consultants Pty Ltd</i>, Document no: NA250253, dated 05 March 2025 	<p>a) Prior to commencement of use</p>

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	b) Implement the Flood Emergency Management Plan approved under part a) of this condition.	b) At all times following commencement of use
33.	Flooding Management (Railway Corridor) c) The flooding management of the development must not:. i. reduce the floodplain immunity of the railway corridor (North Coast Line and Cross River Rail); ii. adversely impact on the railway corridor (North Coast Line and Cross River Rail) by impeding or interfering with hydraulic conveyance. d) Submit RPEQ Certification, with supporting documentation, to EDQ DA confirming that the development has been designed in accordance with part (a) of this condition. In particular, the RPEQ certification must include a revised Flood Impact Assessment based on the approved proposal plans. e) Submit RPEQ certification, with supporting documentation, to EDQ DA confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	a) At all times b) Prior to commencement of works c) Within 20 Business days of the completion of works
34.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with UU (Urban Utilities) current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
35.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with UU (Urban Utilities) current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
36.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use under the current approval and to be maintained
37.	Electricity Submit to EDQ IS, either: 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	Both condition parts a) or b) prior to commencement of building works above ground level under the current approval

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	b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	
38.	Telecommunications 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.	Prior to commencement of building works above ground level under the current approval
39.	Broadband Submit to EDQ IS a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of building works above ground level under the current approval
40.	Gas Submit to EDQ IS documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the development.	Prior to commencement of building works above ground level under the current approval
41.	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 (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DES) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of construction under the current approval b) At all times during construction
42.	Compliance Assessment - Refuse Collection a) Submit to EDQ IS for Compliance Assessment an amended Operational Waste Management Plan demonstrating the following i. the refuse and recycling storage area has been designed to accommodate 3:1 compaction technology, while maintaining the approved number of bins. ii. Sufficient transfer path and clearance to the rear of the refuse collection vehicle (RCV) during collection times in accordance with Refuse planning scheme policy (PSP) iii. evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved	a) Prior to commencement of use or BFP endorsement, whichever occurs first under the current approval

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	development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
43.	Compliance Assessment – Bikeway a) Submit to EDQ IS, for Compliance Assessment detailed engineering plans, certified by a RPEQ demonstrating the proposed works within the site does not impact on the existing bikeway and is designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and Council's current adopted standards and the following approved plans and documents: i. Lower Ground Floor Plan prepared by Thomson Adsett as amended in red 20 May 2025, document no: DA02.01 Rev 7, dated 26 March 2025, ii. Ground Floor Plan – Lobby prepared by Thomson Adsett as amended in red 20 May 2025, document no: DA02.02 Rev 6, dated 26 March 2025 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS, 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of the works constructed in accordance with this condition.	a) Prior to commencement of construction b) Prior to commencement of use c) Prior to commencement of use
44.	Bicycle Parking a) Provide 355 bicycle parking spaces to be designed in accordance with AS2890.3 – 1993 Bicycle parking facilities and approved plans. b) Demonstrate bicycle parking facilities have been provided in accordance with parts a) of this condition.	Both condition parts a) and b) Prior to commencement of use under this current approval and to be maintained
45.	Car Parking a) Construct, sign and delineate 158 (122 resident and 36 visitor) car parking spaces (including 6 PWD parking spaces), 12 car share spaces and 15 Motorcycle spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans (Technical Memorandum, Project Ref: P0055090, dated 02/02/2025 prepared by Urbis); 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 or BFP endorsement, whichever occurs first under the current approval b) Prior to commencement of use or BFP endorsement,

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		whichever occurs first under the current approval
46.	Easements over Infrastructure 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. 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.	Prior to commencement of use for each stage or prior to endorsement of a Building Format Plan, whichever occurs first
47.	Pay to the MEDQ Infrastructure charges in accordance with the DCOP, indexed to the date of payment. Certified construction plans detailed 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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**** End of Package ****